

COMMODORE'S CLUB  
DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

THIS DECLARATION, made on the date hereinafter set forth by JOHN D. BAILEY, SR. AND MARGARET B. BAILEY his wife, and RUNK PROPERTIES, INC., (hereinafter referred to collectively as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in St. Augustine, County of St. Johns, State of Florida, which is more particularly described on Exhibit A attached hereto and made a part hereof. ("The Property")

WHEREAS, Declarant desires to provide for the orderly development of the Property so as to promote the well being of the residents and the value of the Property.

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

FURTHER PROVIDED that Declarant deems it desirable to create a not-for-profit association to manage the Property. The Association, as hereinafter defined, shall own, operate, maintain and administer all the Common Property, as hereinafter defined, and shall administer and enforce the covenants, conditions, restrictions and limitations set forth herein. The Association shall enforce the easements created herein and collect and disburse the assessments hereinafter created.

ARTICLE I

DEFINITIONS

Section 1. "Additional Property" shall mean and refer to any land which is adjacent or contiguous to the Property or is located such that if such land is annexed to the Declaration by the Declarant, or its successors or assigns, it shall form an integrated community with the Property. Declarant or its successors or assigns may annex the Additional Property by recording in the public records a supplemental declaration subjecting such Additional Property to the covenants and conditions of the Declaration.

Section 2. "Articles" shall mean and refer to the Articles of Incorporation of the Association as amended from time to time.

Section 3. "Association" shall mean and refer to Commodore's Club Homeowners Association, Inc., its successors and assigns.

Section 4. "Bylaws" shall mean and refer to the Bylaws of the Association as amended from time to time.

Section 5. "Common Expenses" shall mean and refer to those items of expense for which the Association is or may be responsible under this Declaration and those additional items of expense approved by the Owners in the manner set forth in the Declaration, the Articles or the Bylaws.

Section 6. "Common Roads" shall mean and refer to the roads depicted on any plat of the Property which provide ingress and egress to a Lot. The Common Roads shall be considered Common

Property of the Association and unless specifically set forth herein to the contrary, all rules and regulations and provisions relating to the Common Property shall include the Common Roads.

Section 7. "Common Property" shall mean and refer to those tracts of land which are deeded to the Association and designated in the deed as "Common Property" and such improvements thereon as are specifically conveyed to the Association. The term "Common Property" shall also include any personal property acquired by the Association, if the personal property is designated as "Common Property", as well as certain easements conveyed to the Association. All Common Property is to be devoted to and intended for the common use and enjoyment of the Owners and their guests, lessees or invitees and the visiting general public (to the extent permitted by the Board of Directors of the Association) subject to any operating rules adopted by the Association and subject to any use rights made or reserved by Declarant prior to conveyance of such Common Property or granting of the easements.

Section 8. "Declarant" shall mean and refer to John D. Bailey, Sr., and Margaret S. Bailey, his wife, and Runk Properties, Inc., their successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development and provided that such rights as Declarant are specifically assigned to the successor or assign and such successor or assign shall specifically assume the obligations of Declarant under the Declaration, Articles and Bylaws.

Section 9. "Declaration" shall mean and refer to this Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements applicable to the Property, as amended from time to time as provided herein.

Section 10. "Lot" shall mean and refer to any plot of land together with the improvements thereon shown upon any recorded subdivision plat of the Property or on any preliminary plan for Additional Property which the Declarant intends to plat as a part of the Property.

Section 11. "Member" shall mean and refer to those persons entitled to Class "A" or "B" Membership in the Association as provided in the Declaration and Articles.

Section 12. "Mortgagee" shall mean and refer to any institutional holder of a first mortgage encumbering a portion of the Property as security for the performance of an obligation; an insurer or guarantor of such mortgage, including without limitation, the Veterans Administration ("VA") or Federal Housing Administration ("FHA") and/or a purchaser of such mortgages in the secondary market including without limitation, Federal National Mortgage Association ("FNMA") and Government National Mortgage Association ("GNMA"); and the Declarant, if it is holding a first mortgage on any portion of the Property.

Section 13. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot, which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. "Property" or "Properties" shall mean and refer to that certain real property described in Exhibit "A" together with improvements thereon, (except such improvements the title of which are reserved by the Declarant or its assignees), and such portions of the Additional Property as any hereafter be brought within the jurisdiction of the Association by annexation.

Section 15. "Recreational Areas" shall mean and refer to those certain areas of the Property dedicated to recreation. The Recreational Areas shall be maintained by the Association. The Declarant, at its option, may lease or convey the Recreational Areas to the Association on terms acceptable to the Declarant.

ARTICLE II

PROPERTY RIGHTS

O. R. 898 PG 0780

Section 1. Owners' Common Property Easements. Subject to the provisions of the Declaration, the rules and regulations of the Association, and any prior use rights granted in the Common Property, every Owner(s), their successors and assigns and their families and every guest, tenant, and invitee of such Owner(s) is hereby granted a right and easement of ingress and egress and enjoyment in and to Common Property which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to suspend the voting rights and right to use of the recreational facilities located on the Common Property by an Owner for any period during which any Assessment against his Lot remains unpaid; and for a period, not to exceed 60 days, for any infraction of its published rules and regulations. In no event may the Association deny an Owner use of the entrance areas or private roads or cul-de-sac, if any, so as to prohibit ingress and egress to his Lot.

(b) The right of the Board of Directors, without further consent from Owners or their Mortgagees, to dedicate, transfer or grant an easement over all or any part of the Common Property to any public agency, authority or utility company for the purpose of providing utility or cable television service to the Property and the right of the Board to acquire, extend, terminate or abandon such easement.

(c) The right of the Association to sell, convey or transfer the Common Property or any portion thereof to any third party other than those described in Subsection (b) for such purposes and subject to such conditions as may be approved by a majority vote of the Association. (See Section 3, Article III).

(d) The right of the Board of Directors to adopt reasonable rules and regulations pertaining to the use of the Common Property.

(e) The right of the Board to mortgage any or all of the Common Property for the purpose of improvement or repair of the Common Property with the approval of a majority vote of the Association.

Section 2. Declaration of Use. Any Owner may delegate his right of enjoyment to the Common Property to the members of his family, his tenants, or contract purchasers who occupy the Lot within the Property.

Section 3. Owner's Common Road Easements. It is specifically acknowledged that the Common Roads will be conveyed by the Declarant to the Association free and clear of all liens and encumbrances, except taxes and except Declarant's reserved right to install, repair, restore and maintain all utilities, street lighting and signage, including without limitation, cable television in the road right of way and right to grant further easements over the common Roads. Each Owner of a Lot, his successors and assigns, domestic help, delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities serving the Property, holders of mortgage liens on the Property and such other persons as the Declarant and/or the Association shall designate, are hereby granted a perpetual non-exclusive easement for ingress and egress over the Common Roads.

The Declarant and the Association shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Declarant or the Association, may create or participate in a disturbance or nuisance on any part of the Property; provided that, the Declarant or Association shall not deny an

Owner or Mortgagee the right of ingress and egress to any portion of the Property owned by such Owner or mortgaged in favor of such Mortgagee. The Declarant and the Association shall have (a) the right to adopt reasonable rules and regulations pertaining to the use of the Common Roads, (b) the right, but not the obligation, from time to time, to control and regulate all types of traffic on the Common Roads. The Declarant and the Association shall have the right but no obligation to control speeding and impose speeding fines to be collected by the Association in the manner provided for assessments and to prohibit use of the Common Roads by traffic or vehicles (including without limitation, motorcycles, "go-carts", three wheeled vehicles), which in the opinion of Declarant or the Association would or might result in damage to the Common Roads or create a nuisance for the residents, (c) the right, but not the obligation, to control and prohibit parking on all or any part of the Common Roads, and (d) the right, but not the obligation, to remove or require the removal of any fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial placed or located on the Property, if the location of the same will in the opinion of the Declarant or the Association obstruct the vision of a motorist.

The Declarant reserves the sole and absolute right at any time to redesignate, relocate, or close any part of the Common Roads without the consent or joinder of any Owner or Mortgagee so long as no Owner or his Mortgagee is not denied reasonable access from his lot to a public roadway by such redesignation, relocation or closure. In such event, the foregoing easement over the Common Road shall be terminated and the Association shall reconvey the Common Road at the request of the Declarant.

Section 4. Conveyance of Common Property. The Declarant may convey the Common Property (other than the Common Roads) to the Association at such time as all the planned improvements, if any, are complete and in the event the Common Property is unimproved at such time as the Declarant determines, but in all events prior to the termination of the Class B membership. Such conveyance shall be subject to easements and restrictions of record and free and clear of all liens and financial encumbrances other than taxes for the year of conveyance. The Declarant may reserve certain rights to itself for use of the Common Property and/or Common Roads which are not adverse to the Owners.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

Section 1. Qualification for Membership: Every Owner of a lot which is subject to this Declaration shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to this Declaration.

Section 2. Classes of Membership: The Association shall have two classes of voting membership:

(a) Class A. Class A Members shall be all Owners of Lots, with the exception of the Declarant, and there shall be one vote for each Lot.

(b) Class B. Class B Member shall be the Declarant who shall be entitled to the number of votes equal to the number of lots from time to time, subject to the Declaration or which are depicted on a preliminary plan for Additional Property which the Declarant intends to plat as a part of the Property plus one. The total number of votes of the Class B member shall be increased at the time of submission of the preliminary plat to include the number of lots contained within the Additional Property plus one. The Class B membership shall cease upon the happening of the first of the following events to occur:

- (1) when the Declarant has conveyed one hundred percent (100%) of the Property or Additional

Property which it owns;

- (ii) twenty (20) years from the date of recording this Declaration;
- (iii) when Declarant, in its sole discretion, elects to transfer control to the Class A Members.

(c) For the purpose of this Section, a Lot shall be deemed to be a part of the Property at the time at which the Declarant submits a preliminary plat thereof for the approval of St. Johns County, Florida.

Section 3. Approval by Voting. Whenever in this Declaration a proposed action or issue must be approved by a specified percentage of the vote of the Association such approval may be obtained by:

(a) the specified percentage of Members casting their respective votes to approve such action or issue in person or by proxy at duly noticed and constituted meeting of the Members at which a quorum is present, or

(b) the specified percentage of Members holding all votes giving the approval by written consent to approve the action or issue.

#### ARTICLE IV

##### COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments as set forth in Section 4 of this Article, in Section 13 of this Article and Section 15 of Article VI, or Section 3 of Article IX, such assessments to be established and collected as hereinafter provided. The annual and special assessments, (Sometimes jointly referred to herein as "Assessments") together with interest, costs, and reasonable attorney's fees, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall be the joint obligation of the grantor and grantee under a deed, without affecting the grantee's right to recover the grantor's share from the grantor.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used to promote the recreation, health, safety, and welfare of the Owners and residents of the Property, for the improvement and maintenance of the Common Property, including without limitation the Common Roads, for the operation and administration of the Association, for the establishment of a maintenance, repair and reserve account for the installing and maintaining of street lighting and signage, landscaping and improvements for payment of taxes and insurance in all Common Property for rental and maintenance of recreational areas leased by the Declarant to the Association and for such other purposes as are set forth or permitted in this Declaration, the Articles or Bylaws.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum Annual Assessment per Lot shall be \$360.00 a year, payable quarterly in advance.

- (a) From and after January 1 of the year immediately

following the recording of this Declaration, the maximum Annual Assessment for a Lot may be increased each year not more than 15% above the maximum Assessment for the previous year without approval of the majority vote of each class of membership.

(b) From and after January 1 of the year immediately following the recording of this Declaration, the maximum Annual Assessment to be levied against each class of Members may be increased by more than fifteen percent (15%) by a vote of a two-thirds majority of the Association.

(c) The Board of Directors may fix the Annual Assessment at an amount not in excess of the maximum.

(d) The Association in determining the Common Expenses shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Property.

Section 4. Special Assessments. In addition to the Annual Assessments authorized above, the Association may levy, in any assessment year, a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Property, including fixtures and personal property related thereto, provided that any such assessment shall have the approval of two-thirds (2/3) majority vote of the Association unless the Special Assessment is required due to the inadequacy of the insurance proceeds to cover the cost of a repair to Common Property (See Article IX, Section 1) wherein no approval shall be required.

Section 5. Uniform Rate of Assessment. Both Annual Assessments and Special Assessments, for the purpose set forth in Section 4 above, must be fixed at a uniform rate for all Lots in a class and any increase must be applied uniformly for all classes. In the event that an Owner or his family, guest or invitees specifically damage the Common Property as elsewhere provided, Such Lot may be subjected to a nonuniform Special Assessment for payment of such costs. There shall be no Assessment against the Common Property.

Section 6. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments shall commence upon substantial completion of the installation of the Common Roads and utilities serving a specified Lot subject to this Declaration. A Lot shall be deemed substantially complete and subject to Assessments when the Common Roads necessary to provide access to a particular Lot have been constructed, utilities for use of Owner are in place and the Owner is able to obtain a building permit therefore. In the event that any Additional Property is annexed to this Declaration, Assessments for the land annexed shall commence at such time as the roads and utilities serving that portion of the Additional Property are installed. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto.

Section 7. Association Certificate. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments for a special lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessments not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest permitted by the law. The Associa-

tion may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Property or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any mortgage held by a Mortgagee. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessment thereafter becoming due or from the lien thereof. Any such delinquent Assessments which were extinguished pursuant to the foregoing may be reallocated and assessed against all of the Lots as part of the annual budget.

Section 10. Exempt Property. All properties dedicated to, and accepted by, a local public authority or utility company and serving a public use and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida and properties owned by the Association shall be exempt from the Assessment created herein, except no land or improvements which are occupied as a residence shall be exempt from Assessments.

Section 11. Reserves. The Board shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Property. This reserve fund shall constitute a portion of the annual budget. In addition, the Board of Directors may establish reserve funds from the Annual Assessments to be held in reserve in an interest bearing account for:

- (a) major rehabilitation or major repairs;
- (b) for emergency and other repairs required as a result of storm, fire, mutual disaster or other casualty loss; and
- (c) initial cost, if any, new service to be performed by the Association.

Section 12. Declarant Payment. The Declarant, for any Lots which it owns, shall not be liable for the Annual Assessment so long as it funds any deficit in the operating expenses of the Association. Provided further, in its sole discretion Declarant may at any time commence paying Assessments as to Lots owned by it and thereby automatically terminate its obligation for any deficit in the operating expenses of the Association.

Section 13. Assessments for Failure to Maintain. In the event that an Owner fails to maintain his Lot or the improvements thereupon as required herein, the Association shall give written notice specifying such failure to the Owner and if the Owner fails to correct such unperformed maintenance within ten (10) days from the Association's written notice, the Association may perform such maintenance and the cost of such shall constitute a Special Assessment for which a claim of lien may be filed and enforced.

Section 14. Failure to Revise Budget. The failure or delay of the Board to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of the Owner's obligation to pay any Assessment as herein provided, whenever the same shall be determined. In the absence of an annual budget, each Owner shall continue to pay the Assessment as established for the previous year.

#### ARTICLE V

#### ARCHITECTURAL CONTROL

Section 1. General Provisions. No building, fence, wall or other structure, landscaping or exterior lighting plan or any other type of improvement, other than those erected by the Declarant, shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the ARB. Improvements or modifications which are specifically subject to ARB approval include without limitation, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, jacuzzis, construction of privacy fences; additions of awnings, shelters, gates, flower boxes, shelves, and statues.

Section 2. Architectural Review Board ("ARB")

(a) Composition of the ARB.

The architectural review and control functions shall be administered and performed by the ARB, which shall consist of at least three (3) members who need not be members of the Association. The Declarant shall have the right to appoint all of the members of the ARB, or such lesser number as it may, in its sole discretion, appoint for so long as it is a Class B Member. Members of the ARB as to whom Declarant may relinquish the right to appoint, and all members of the ARB subsequent to the transfer of control shall be appointed by, and shall serve at the pleasure of, the Board of Directors of the Association. At any time that the Board of Directors has the right to appoint one or more members of the ARB, the Board shall appoint at least one (1) architect or building contractor thereto. A majority of the ARB shall constitute a quorum to transact business at any meeting of the ARB, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the ARB. Any vacancy occurring on the ARB because of death, resignation, or other termination of service of any member thereof shall be filled by the Board of Directors; except that Declarant, to the exclusion of the Board, shall fill any vacancy created by the death, resignation, removal or other termination of services of any member of the ARB appointed by Declarant.

(b) Powers and Duties of the ARB.

The ARB shall have the following powers and duties:

(i) To draft Architectural Planning Criteria subsequent to the termination of the Declarant's control of the ARB. The ARB shall recommend to the Board modifications and/or amendments to the Architectural Planning Criteria. Any modification or amendment to the Architectural Planning Criteria shall be consistent with the provisions of this Declaration, and shall not be effective until adopted by a majority of the members of the Board of Directors of the Association at a meeting duly called and noticed and at which a quorum is present and voting. Notice of any modification or amendment to the Architectural Planning Criteria including a verbatim copy of such change or modification, shall be delivered to each member of the Association. However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change or modification, shall be delivered to each member of the Association. However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change or modification. No Board approval shall be required during the time the Declarant has control of the ARB.

(ii) To require submission to the ARB of two (2) complete sets of preliminary and final plans and specifications as herein-

after defined for any improvement or structure of any kind, including, without limitation, any building, dwelling, fence, wall, sign, site paving, grading, parking and building additions, alterations, screen enclosure, sewer, drain, disposal system, decorative building, landscaping, landscape device or object, exterior lighting scheme, mail boxes or other improvement described in Section 1 ("Proposed Improvement") the construction or placement of which is proposed upon any Lot or Property, together with a copy of any building permits which may be required. The ARB may also require submission of samples of building materials and colors proposed for use on any Lot or the Property, and may require such additional information as reasonably may be necessary for the ARB to completely evaluate the proposed structure or improvement in accordance with the Declaration and the Architectural Planning Criteria.

(iii) To approve or disapprove any Proposed Improvement of change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot or the Property and to approve or disapprove any exterior additions, changes, modifications or alterations including the color thereof, therein or thereon. Subsequent to the transfer of control of the ARB by the Declarant, any party aggrieved by a decision of the ARB shall have the right to make a written request to the Board within thirty (30) days of such decision, for a review thereof. The determination of the Board upon reviewing any such decision shall in all events be dispositive. Provided, however, during the time the Declarant is a Class B Member determination by the ARB shall be final.

(iv) To evaluate each application for the total effect, including the manner in which the homesite is developed. This evaluation relates to matters of judgment and taste which can not be reduced to a simple list of measurable criteria. It is possible, therefore, that a Proposed Improvement might meet individual criteria delineated in this Article and the Architectural Planning Criteria and still not receive approval, if in the sole judgment of the ARB, its overall aesthetic impact is unacceptable. The approval of an application for one Proposed Improvement shall not be construed as creating any obligation on the part of the ARB to approve applications involving similar designs for Proposed Improvements pertaining to different Lots.

(v) If any Proposed Improvement as aforesaid shall be changed, modified or altered without prior approval of the ARB of such change, modification or alteration, and the plans and specifications therefore, if any, then the Owner shall, upon demand, cause the Proposed Improvement to be restored to comply with the original plans and specifications, or the plans and specifications originally approved by the ARB, and shall bear all costs and expenses of such restoration, including costs and reasonable attorneys' fees of the ARB.

(vi) In addition, any Owner making or causing to be made any Proposed Improvement or additions to the Property or a Lot agrees and shall be deemed to have agreed, for such Owner and his heirs, personal representatives, successors and assigns to hold the ARB, Association, Declarant and all other Owners harmless from any liability, damage to the Property and from expenses arising from any Proposed Improvement and such Owner shall be solely responsible for the maintenance, repair and insurance of any Proposed Improvement and for assuring that the Proposed Improvement meets with all applicable governmental approvals, rules and regulations.

(vii) The ARB is hereby authorized to make such charges as it deems necessary to cover the cost of review of the plans and specifications.

Section 3. Procedure for Approval of Plans. The ARB shall approve or disapprove the preliminary and final applications for a Proposed Improvement within thirty (30) days after each has been submitted to it in proper form together with all supporting

information. If the plans are not approved within such period, they shall be deemed disapproved. The applications and plans submitted to the ARB shall meet the following standards:

(a) The preliminary application shall be submitted in duplicate and "sketch" form and shall include:

(i) landscape plan by landscape company showing location, quantity and species of all plants, trees, shrubs and ground cover to be used;

(ii) a suggested layout of home on Lot at one inch = 20 feet showing proposed drainage plan, location of all decks, pools, patios, driveways and utility routing;

(iii) dimensioned floor plan at one-fourth inch = 1 foot, one section through main living area of house one fourth inch = 1 foot and an indication of materials and colors to be specified for exterior walls, roofs, window trims and exterior trims;

(iv) sketch of improvement showing elevations from all sides of house;

(b) Upon approval of the preliminary application, a final application shall be filed in duplicate and shall include everything shown on preliminary application and actual samples of exterior material with specified paint colors applied to those materials.

#### Section 4. Architectural Planning Criteria.

(a) Building Type. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family residence containing not less than one thousand (1,000) square feet of livable, enclosed, heated floor area (exclusive of open or screen porches, patios, terraces, garages) for a single story dwelling and fourteen hundred fifty (1,450) square feet for a two story building not to exceed thirty-five (35) feet in height and having a private and enclosed garage for not less than (1) nor more than two (2) cars. Unless approved by the ARB as to use, location and architectural design, no tool or storage room may be constructed separate and apart from the residential dwelling nor can any such structure(s) be constructed prior to construction of the main residential dwelling.

(b) Set Back Restrictions. No part of any structure shall be constructed within five (5) feet of the front property line, five (5) feet from rear line and ten (10) feet from any other dwelling. A dwelling may be located upon a single platted lot or on a combination of platted lots and in such event the set back line shall apply to the outermost lot lines. The ARB shall have the right to impose additional set back requirements for all lot lines to preserve line of sight of neighboring properties. The ARB may modify the set back restrictions for an individual lot where in its opinion and sole discretion, such modification is necessary for the preservation of trees or the maintenance of overall aesthetics in the area. A residence may be located wholly within a single Lot or a combination of Lots and in such event the set back restrictions shall apply to the most exterior boundary lines.

(c) Height Limitations. No structure shall exceed thirty-five (35) feet in height.

(d) Exterior Color Plan. The ARB shall have final approval of all exterior colors plans and each Owner must submit to the ARB prior to initial construction and development upon any Lot a color plan showing the color of the roof, exterior walls, shutters, trims, which shall be consistent with the homes in the surrounding areas.

(e) Roofs. Flat roofs shall not be permitted unless approved by the ARB. Minimum pitch of roof will be 6/12. Pro-

trusions through roofs for power ventilators or other apparatus, including the color and location thereof, must be approved by the ARB.

(f) Driveway Construction. All dwellings shall have a paved driveway of poured concrete construction of at least eight (8') feet in width at the entrance to the one (1) car garage and sixteen (16') feet at the two (2) car garage. All driveways must be constructed of an approved material. Driveways must have a minimum 3" sleeve under them for cable, phones, etc.

(g) Games and Play Structures. All basketball backboards and play structures shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platforms, doghouse, playhouse or structure of a similar kind or nature shall be constructed on any part of a lot located in front of the rear line of residence constructed thereon, and any such structure must have prior approval of the ARB.

(h) Fences and Walls. The composition, location and height of any fence or wall to be constructed on any lot shall be subject to the approval of the ARB. The ARB shall require composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. Wire or chain link fences are prohibited. If an Owner owns a pet as permitted hereunder, such Owner shall be required either to erect and maintain a fenced enclosure or to construct and maintain another ARB-approved method for keeping and maintaining such permitted pets. Such enclosure shall be of a reasonable design and construction to adequately contain such pets in accordance with the provisions hereof and shall be screened so that the pets are not visible from neighboring property. Any fence, wall, hedge or other similar structure or improvement must be included in the development plan with respect to location, height, and type of material and must be approved by the ARB.

(i) Landscaping. A basic landscaping plan shall be prepared for each lot and must be submitted to and approved by the ARB prior to initial construction and development therein. The plan shall call for landscaping improvements, to include sodding of front yards, exclusive of sprinkling systems, requiring a minimum expenditure of \$500.00 by Owner. No artificial grass, plants or other artificial vegetation or sculptural landscape decor shall be placed or maintained on any lot unless approved by the ARB.

(j) Swimming Pools. Any swimming pool to be constructed on any lot shall be subject to the requirements of the ARB, which include, but are not limited to the following:

(i) Composition to be of a material thoroughly tested and accepted by the industry for such construction;

(ii) The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of dwelling unless approved by the ARB;

(iii) No screening of pool areas may stand beyond a line extended and aligned with the side walls of the dwelling unless approved by the ARB;

(iv) Pool screening may not be visible from the street in front of the dwelling unless approved by the ARB;

(v) Any lighting of a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting.

If one Owner elects to purchase two (2) adjoining lots and use one for recreation purposes, the lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on both the front and side as required by the ARB.

(k) Garbage and Trash Containers. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers which shall be kept within an enclosure constructed with each dwelling in a location approved by the ARB, or in garage. All Lots shall be maintained during construction in a neat nuisance-free condition. Owner agrees that the ARB or the Association shall have the discretion to rectify any violation of the subsection, with or without notice, and that Owner shall be responsible for all expenses incurred by the ARB thereby, which expenses shall constitute a lien against the Lot enforceable in appropriate court of equity or law.

(l) Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently.

(m) Removal of Trees. In reviewing building plans, the ARB shall take into account the natural landscaping such as trees, shrubs and palmettos, and encourage the Owner to incorporate them in his landscaping plan. No tree of six (6) inches in diameter at two (2) feet above natural grade shall be cut or removed without approval of the ARB, which approval may be given when such removal is necessary for the construction of a dwelling or other improvement.

(n) Window Air Conditioning Units. No window or wall air conditioning units will be permitted, nor any water cooled AC units. All air conditioner compressors shall be screened from view and insulated by a fence, wall or shrubbery so as to minimize noise.

(o) Utility Connections. Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility considered unless excess water can be dispelled directly into a storm water drainage structure.

(p) Lighting. Every residence shall be required to have front yard lighting, such as a type that will automatically cause illumination from dusk to dawn. Styles will require approval from the ARB.

(q) Mailboxes. No mailbox, paperbox or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be erected on any Lot without the approval of the ARB as to style and location. If and when the United States Postal Service or the newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to dwellings, each Owner, on the request of the ARB, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to dwellings.

(r) Well Limitation. Any wells to be installed and constructed on any portion of the Property shall be approved by the ARB and shall be in strict compliance with any regulations of the applicable utility company. No water cooled AC units shall be allowed. All free flowing artesian wells developed within Commodore's Club shall have a drainage valve installed and shall be maintained in good working order. If at any time governmental regulations prohibit this type of well throughout the county, the provisions of this section shall be automatically modified to apply such prohibition to future construction.

(s) Lot Size. No Lot which has been improved by the construction of a single family dwelling shall be further subdivided or separated into small lots by any Owner; provided that this provision shall not prohibit corrective deeds or similar

corrective instruments. The Declarant shall have the right to modify the subdivision plats of the Property provided that all Owners of the affected Lots consent to such modification, which consent shall not be unreasonably withheld. The Declarant, without the consent of any Owners, may modify a Lot(s) it owns for the purpose of creating a street or right of way and the restrictions as to use contained herein shall not be applicable to such Lot(s).

(t) Sight Distance at Intersection. No fence, wall, hedge or shrub planting which obstructs sightliness and deviations between two (2) and six (6) feet above the Common Roads shall be placed or permitted to remain on any corner lot within the triangular area formed by the street and property lines and a line connecting them at points twenty-five (25) feet from the intersection of street lines. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent construction of such sightlines.

(u) Waiver of Architectural Planning Criteria. The Architectural Planning Criteria set forth herein are intended as guidelines to which adherence shall be required by each Owner in the Property; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver in the best interest of the Property and the deviation requested is compatible with the character of the Property. A waiver shall be evidenced by an instrument signed and executed by the ARB upon approval by a majority of its members.

## ARTICLE VI

### USE RESTRICTIONS

In order to provide for congenial occupancy of the Property and for the protection of the value of the Lots, the use of the Property and Lots shall be in accordance with the following provisions so long as the Property and Lots are subject to this Declaration.

Section 1. Residential Uses. Lots shall be used for residential living units and for no other purpose, and no business or commercial building may be erected on any Lot and no business may be conducted on any part of any Lot.

Section 2. Antennae. No aerial, antenna, satellite receptor dish or similar device shall be placed or erected upon any Lot or affixed in any manner to the exterior of any building on such Lot without the written consent of the ARB and if approved, must be appropriately screened from view of the neighboring Owners and from the street, such screening to be approved by the ARB.

Section 3. Clothes Drying Area. No portion of any Lot shall be used as a drying or hanging area for laundry of any kind unless screened from the view of neighboring Owners and from the street.

Section 4. Nuisances. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or become a nuisance, such dispute or questions shall be submitted to the Board of Directors of the Association and the written decision of the Board shall be dispositive of such dispute or question.

Section 5. Signs. No signs, greater than 3 square feet, may be placed on any Lot, and all signs must be approved by the ARB.

Section 6. Energy Conservation. Solar energy and other energy conservation devices are not prohibited or discouraged, but the design and appearances of such devices will be closely scrutinized and controlled to assure consistency with neighborhood aesthetics. Request for approval of installation of any type of solar equipment shall be included in the development plan and must be approved in accordance therewith.

Section 7. Window Coverings. No reflective window coverings or treatments shall be permitted on any building in the Property. The ARB, at its discretion, may control or prohibit window coverings and treatments not reasonably compatible with aesthetic standards set forth herein.

Section 8. Off-Street Motor Vehicles. No motorized vehicles including, without limitation, two and three wheel all terrain vehicles or "dirt bikes" may be operated off of paved roadways and drives except as specifically approved in writing by the ARB. Without limiting the Association's right to collect and assess fines in other instances, it is specially acknowledged that Owners may be fined for each violation of this provision by themselves, their families, guests, tenants and invitees.

Section 9. Noise. Exterior noise, and noises emanating from within buildings or other improvements, including without limitation, talking, singing, television, radio, record or tape player or musical instruments, shall be maintained from 11:00 p.m. until 7:30 a.m. at such volume that the noise is not audible beyond the boundaries of the Lot from which it originates and at all times as not to constitute a nuisance or unreasonable annoyance to neighbors.

Section 10. Pets and Animals. No animals except common domestic household pets, not to exceed two (2) in number, within the ordinary meaning and interpretation of such words, may be kept, maintained or cared for in any Lot or within the Property. No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance; and no pets will be allowed on the Property other than on the Lot of the owner of such pets, unless confined to a leash. No pet shall be allowed to run at large and all pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste. Upon written request of any Owner the ARB may conclusively determine at its sole discretion, in accordance with its rules, whether an animal is a domestic household pet, whether such animal is making an unreasonable amount of noise, whether an animal is being allowed to run at large or whether an animal is a nuisance. The decision of the ARB in such matters is conclusive and shall be enforced as other restrictions contained herein. No pet may be maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels for boarding or operation shall be allowed. All cats are required to wear bell collars.

Section 11. Oil and Mining Operation. No oil drilling, mining operations, oil refining, quarrying or oil development operations, or tanks, tunnels, mineral excavations or shafts shall be permitted upon, in, or under any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 12. Commercial Trucks, Trailers and Boats. No vehicles of any kind including, without limitation, commercial vans, trucks, trailers, boats, recreational vehicles or automobiles shall be permitted to park outside of any enclosed garage or unapproved screening; nor shall any of the above be permitted to be stored on blocks or maintained outside of an enclosed garage or approved screening in an unoperable condition. Approval of screening locations and material shall be at the sole discretion of the ARB and shall be determined on a case-by-case basis.

Section 13. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof

and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

Section 14. Additional Use Restrictions. The Board of Directors of the Association may adopt such additional use restrictions, rules or regulations, applicable to all or any portion or portions of the Property and to waive or modify application of the foregoing use restrictions with respect to any Lot(s) as the Board, in its sole discretion, deems appropriate.

Section 15. Maintenance Required and Failure to Maintain. No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot, and no refuse piles or unsightly objects shall be allowed to be placed or suffered to remain anywhere on any Lot. The Owner shall maintain the exterior of all buildings and improvements on his Lot in good and workmanlike manner, and shall present a neat and clean appearance upon the Lot including painting, repairing, replacing and caring for roofs, gutters, downspouts, exterior improvements, etc. In the event that any Owner fails or refuses to keep his Lot free of weeds, underbrush, refuse piles, debris or other unsightly growth or objects, etc., or to keep the buildings or improvements on his Lot in a good and workmanlike manner, or in a neat and clean appearance, the ARB or the Board may authorize its agents to enter upon the Lot and perform any necessary maintenance at the expense of the Owner, and such entry will not be deemed a trespass. During construction of a dwelling or other improvement, each Owner will be required to maintain his Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot.

## ARTICLE VII

### RIGHTS OF MORTGAGEES

Section 1. Mortgagee Notice Rights. Upon written request to the Association, identifying the name and address of a Mortgagee, such Mortgagee will be entitled to timely written notice of:

(a) Any condemnation loss or casualty loss which affects a material portion of the Common Property or any Lot on which there is a first mortgage held, insured or guaranteed by such Mortgagee.

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to a first mortgage held, insured or guaranteed by such Mortgagee, which remains uncured for a period of 60 days.

(c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

(d) Any proposed action which would require the consent of a specified percentage of Mortgagees.

Section 2. Mortgagee Information. The Association shall make available to Owners and Mortgagees current copies of this Declaration, Articles, Bylaws and rules and regulations of the Association, as well as books, records and financial statements of the Association. "Available" means available for inspection, upon written request during normal business hours or under other reasonable circumstances.

## ARTICLE VIII

### ANNEXATION OF PROPERTY

Section 1. Declarant's Annexation. The Declarant shall have the right, for so long as it is a Class B member from time to time in its sole discretion, to annex to the Property and to include within this Declaration any additional Property.

Section 2. Association Annexation. The Association may annex Additional Property owned by the Association to the Property with the approval of 2/3 of the votes of the Association.

Section 3. Supplemental Declarations. Any such additions authorized in section 1 or 2 above may be made by filing of record of one or more supplemental declarations. With respect to Additional Property annexed by the Declarant, the supplemental declaration need only be executed by the Declarant; in the case of Additional Property to be annexed by the Association, the supplemental declaration shall be executed by the President of the Association and shall state that such annexation is in accordance with a resolution passed by the Association in accordance with the terms of this Declaration. A supplemental declaration shall contain a statement that the real property that is the subject of the supplemental declaration constitutes Additional Property which is to become a part of the Properties subject to this Declaration. Such supplemental declaration shall become effective upon being recorded in the public records of St. Johns County, Florida.

Section 4. Effect of Annexation. In the event that any Additional Property is annexed to the Property pursuant to the provisions of this Article, then such Additional Property shall be considered within the definition of Property for all purposes of this Declaration, and each Owner of a Lot therein shall be a Class A Member and shall be entitled to one (1) vote and the Class B Member shall be entitled to additional votes as provided in Article III.

## ARTICLE IX

### INSURANCE AND RECONSTRUCTION

Section 1. Damage to Common Property. In the event that any portion of the Common Property is damaged or destroyed by casualty, it shall be repaired or restored by the Association to substantially its condition prior to the damage or destruction.

Repair or reconstruction of the Common Property shall be substantially in accordance with the plans and specifications pursuant to which the same was originally constructed. All insurance proceeds shall be applied to the restoration and repair. If the insurance proceeds and any reserves maintained by the Association for such purpose are insufficient, the deficit shall be assessed against all Owners as a Special Assessment. If there is a surplus of insurance proceeds, it shall become the property of the Association.

Section 2. Damage to the Lots. In the event of damage or destruction to any portion of the improvements on a Lot, the improvements shall be repaired or restored by the Owner. In the event that the damage or destruction renders the improvements uninhabitable or the damage is so substantial that the Owner determines not to rebuild the improvements on the Lot, the Owner shall clear the debris and have the Lot leveled within 60 days from the date of destruction or damage.

Section 3. Damage to Common Property Due to Owner Negligence. In the event that the Common Property is damaged as a result of the willful or negligent acts of the Owner, his tenants, family, guests or invitees, such damage shall be repaired by the Association and the cost thereof shall be a Special Assessment as described in Article IV, Section 4.

Section 4. Insurance. The policy of property insurance shall cover all of the Common Property (except land, foundation, excavation and other items normally excluded from coverage) but including fixtures and building services equipment, to the extent that they are part of the Common Property.

The policy shall afford, as a minimum, protection against

(a) loss or damage by fire and other perils normally covered by the standard extended coverage endorsement;

(b) all other perils which are customarily covered with respect to projects similar in construction, location and use, including flood insurance, if applicable, and all perils normally covered by the standard "all risk" endorsement, where such is available. If flood insurance is required, it must be in an amount of 100% of current replacement cost of the improvement or the maximum coverage under the National Flood Insurance Program.

(c) Losses covered by general liability insurance coverage covering all Common Property in the amount of at least \$1,000,000.00 for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Coverage under this policy shall include, without limitation, legal liability of the insureds for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of Common Property and any legal liability that results from lawsuits related to employment contracts in which the Association is a party.

The hazard policy shall be in an amount equal to 100% of the current replacement cost of the insured properties exclusive of land, foundation, excavation and items normally excluded from coverage. The policy shall provide that it may not be canceled or substantially modified without at least 10 days' prior written notice to the Association. The Board may obtain such additional insurance as it in its sole discretion deems reasonable, convenient or necessary. In the event that any of the coverage required herein becomes unavailable or prohibitively expensive, the Association may make such changes in coverage as it deems reasonable and prudent provided such coverage is consistent with the then applicable FNMA standards.

## ARTICLE X

### EASEMENTS

Section 1. Utility Easements. For so long as the Declarant is a Class A Member, the Declarant hereby reserves the right to grant perpetual nonexclusive easements for the benefit of Declarant or its designees, upon, across, over, through and under any portion of the Property for ingress, egress, installation, replacement, repair and maintenance of utility and service systems, public and private. Declarant, for itself and its designees, reserves the right to retain title to any and all pipes, lines, cables, upon termination of the Declarant's right to grant such easements, the Association shall have the right to grant the easements described herein.

Section 2. Declarant's Easement to Correct Drainage. For so long as the Declarant is a Class B member, Declarant hereby reserves the blanket easement on, over and under the ground within the Property to maintain and correct drainage of surface waters and other erosion controls in order to maintain reasonable standards of health, safety and appearance.

Section 3. Easement for Unintentional Encroachment. The Declarant hereby reserves an exclusive easement for the unintentional encroachment by any Lot upon the Common Property or vice-versa caused by or resulting from, construction, repair, shifting, settlement or movement of any portion of the Property, which exclusive easement shall exist at all times during the continuance of such encroaching Property to the extent of such encroachment.

Section 4. Central Telecommunication Receiving and Distribution System. The Declarant hereby reserves unto itself, its successors and assigns, an exclusive easement for installing, maintaining and supplying the services of any central telecommu-

nication receiving and distribution systems serving the Property. Declarant reserves to itself, its successors and assigns, the right to connect to any central telecommunication receiving and distribution system to such source as Declarant may, in its sole discretion, deem to provide CATV service in St. Johns County, Florida for which service the Declarant, its successors and assigns shall have the right to charge the Association and/or individual Owners a reasonable fee not to exceed any maximum allowable charge for CATV services to single family residences as from time to time defined by the Code of Laws and Ordinances of St. Johns County, Florida.

## ARTICLE XI

### LAKE AND WATER RIGHTS

Section 1. Ownership of Lakes. Certain portion of the Property and/or the Additional Property shall constitute "lakes". The bottom of any such lake subjected to this Declaration may be conveyed to an individual owner of the Association, who shall be the "Owner" of the lake for the purposes set forth in this Declaration; provided however, the waters, water quality and maintenance of such lake shall be controlled by the Association.

Section 2. Maintenance of Lake Embankments and Lake Bottoms. Irrespective of the ownership of the lakes, the Association shall maintain and control the water quality of the lakes and shall maintain the lake bottom. The Association shall have the power and right as it deems appropriate, to control and eradicate plants, fowl, reptiles, animals, fish and fungi in and on any lakes, as well as to maintain any drainage device and/or water level devices so as to insure compliance with applicable governmental regulations as they exist from time to time. The Owner of the land adjacent to the water edge ("Adjacent Owner") shall maintain the embankment to the water edge as such level shall rise and fall from time to time. Maintenance of the embankment shall be conducted so that the grass, planting or other natural support of the embankment shall exist in a clean and safe manner and so as to prevent erosion. If the Adjacent Owner shall fail to maintain the embankment, the Association shall have the right, but not the obligation, to enter onto the adjacent Owner's property and perform the maintenance at the expense of the Owner, which expense shall be a Special Assessment against the Owner and his lot as provided in Article IV, Section 4.

Section 3. Improvements on Lake. In the event that Declarant, an entity designated by the Declarant, or the Association shall construct any bridges, docks, or other improvements which may extend over or into the lake or construct any bulkheads or similar improvements to support or enhance the lake, the Association shall maintain any and all improvements in good repair and condition. No Owner, except the Declarant, its designee of the Association, shall be permitted to construct any improvement, permanent or temporary, on, over or under any lake without the written consent of the ARB, which consent may be withheld for any reason.

Section 4. Easements. The Owners' use and access to the lakes shall be subject to and limited by the rules and regulations of the Association. If permitted, the use of lakes shall be limited to fishing, boating, and/or recreational use. The Association is hereby granted a non-exclusive easement for ingress and egress over the lakes for the purpose of providing the maintenance required herein and the Adjacent Owners are hereby granted a non-exclusive easement over the lake for the purpose of providing any maintenance to the embankment.

Section 5. Lake Use Restrictions and Covenants. In connection with the use of any lake, the following restrictions shall apply:

(a) No motorized equipment, power boat or motorized personal watercraft shall be permitted on any lake with the

exception of boats used for maintenance thereof.

(b) No bottles, trash, cans or garbage of any kind or description shall be placed in any lake.

(c) No activity shall be permitted on any lake which may become an annoyance or nuisance to the adjacent property and the Owners thereof. The Association's determination whether any activity constitutes an annoyance or nuisance shall be dispositive.

(d) No person or entity, except Declarant or the Association, shall have the right to pump or otherwise remove any water from any lake for the purpose of irrigation or other use.

(e) The lake shall not be used in conjunction with any business enterprise or public use whatsoever.

(f) There shall be no fishing permitted from bridges, streets or rights of ways. Only Owners shall be permitted to fish in the lakes and only in areas designated.

(g) The Board shall be entitled to establish, amend, or modify rules and regulations governing the use of the lake as the Board deems necessary or convenient.

Section 6. Indemnification. In connection with the platting of the Property, Declarant assumed certain obligations of the maintenance of the lakes. The Declarant hereby assigns to the Association and the Association hereby assumes all the obligations of the Declarant under the plat. The Association further agrees that subsequent to the recording of this Declaration, it shall indemnify and hold Declarant harmless from suits, actions, damages, liability and expense in connection with loss of life, bodily or personal injury or property damage or other damage arising from or out of occurrence, in, upon, or from the maintenance of the lake, occasioned wholly or in part by any act or omission of the licensees but not including any liability occasioned wholly or in part by the acts of the Declarant, its successors, assigns, agents or invitees.

## ARTICLE XII

### GENERAL PROVISIONS

Section 1. Enforcement. The Association, the Declarant for so long as it is a Class B member, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Provided, however, the foregoing shall not be construed to limit the Declarant's rights under Article V to retain Architectural Control of Commodore's Club as provided therein. Failure by the Association, the Declarant or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any action to enforce any provision of this Declaration shall be entitled to an award of reasonable attorney fees at all levels of the proceeding.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Term. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of forty (40) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless a termination thereof is approved by ninety-percent (90%) of the votes of the Association.

Section 4. Amendment. For so long as Declarant retains

its Class B Membership, Declarant reserves the right without consent or joinder of any Owner or Mortgagee to (a) amend this Declaration, provided that such amendments shall conform to the general purposes and standards of the covenants and restrictions, herein contained, (b) amend this Declaration for the purpose of curing any ambiguity in or inconsistency between the provisions herein contained, (c) include in any supplemental declaration or other instrument hereafter made any additional covenants, restrictions and easements applicable to the Property which do not lower the standards of the covenants, restrictions and easements herein contained and (d) release any Lot from any part of the covenants and restrictions which have been violated, if Declarant, in its sole judgment determines such violation to be a minor or insubstantial violation. This Declaration may be amended during the first twenty (20) years after recording of this Declaration by an instrument signed by Owners representing not less than ninety percent (90%) of all the votes of the Association, and thereafter by an instrument signed by Owners representing not less than seventy-five percent (75%) of all the votes of the members. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, as hereunto set its hand and seal this 17 day of June, 1991.

Witnesses:

John D. Bailey  
Margaret B. Bailey

John D. Bailey  
Margaret B. Bailey

John D. Bailey  
Margaret B. Bailey

RUNK PROPERTIES, INC.

By: Christopher Runk  
Its President



John D. Bailey  
John D. Bailey, Sr.

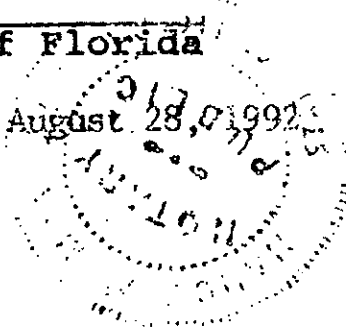
Margaret B. Bailey  
Margaret B. Bailey

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Christopher Runk, as President of RUNK PROPERTIES, INC. a Florida corporation, to me well known to be the person described in and who executed the foregoing and he acknowledged before me that he executed the same as such officer for the uses and purposes therein expressed and the same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, 1991.

Jane A. McAlum  
Notary Public, State of Florida

My Commission Expires: August 28, 1992



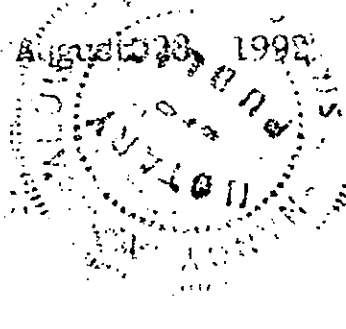
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, JOHN D. BAILEY, SR., to me well known to be the person described in and who executed the same as such for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, 1991.

Jane A. McAlum  
Notary Public, State of Florida

My Commission Expires: August 28, 1992



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, MARGARET B. BAILEY, to me well known to be the person described in and who executed the same as such for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, 1991.

Jane A. McAlum  
Notary Public, State of Florida

My Commission Expires: August 28, 1992

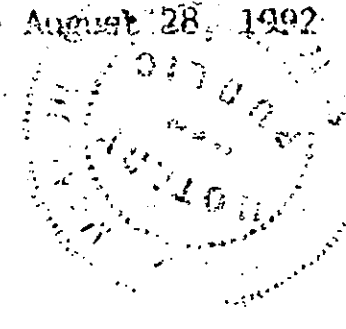


EXHIBIT "A"**PARCEL A:**

All of the land contained in the plat of Commodore's Club 1-A, as per plat thereof recorded in Map Book 24, Pages 46 and 47, public records of St. Johns County, Florida.

**PARCEL B:**

That part of the Southwest quarter of the Northeast quarter of Section 33, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Beginning at the most Southerly corner of Lot 14, Block 1, Commodore's Club 1-A, as recorded in Map Book 24, Pages 46 and 47, of the public records of St. Johns County; thence North 61 degrees 29 minutes 41 seconds West, along the Southwesterly line of said Lot 14, a distance of 108.03 feet to the most Westerly corner of said Lot 14; thence North 01 degree 19 minutes 05 seconds West, along the Westerly line of said Commodore's Club 1-A, a distance of 119.10 feet to the Northwest corner of said Commodore's Club 1-A, said point also being on the Southerly right-of-way line of Sixteenth Street (a 100 foot right-of-way); thence South 88 degrees 40 minutes 55 seconds West, along said Southerly right-of-way of Sixteenth Street, 278.38 feet; thence South 01 degree 37 minutes 43 seconds East 419.94 feet; thence South 40 degrees 31 minutes 30 seconds East 65.82 feet; thence South 76 degrees 38 minutes 21 seconds East 310.29 feet; thence North 12 degrees 21 minutes 34 seconds East 48.37 feet; thence Northerly 6.03 feet along a tangential curve concave to the West having a radius of 25.00 feet, a central angle of 13 degrees 49 minutes 04 seconds; and a chord that bears North 05 degrees 27 minutes 02 seconds East 6.01 feet; thence North 01 degree 27 minutes 30 seconds West 261.28 feet; thence Northeasterly 65.37 feet along a tangential curve concave to the Southeast having a radius of 125.00 feet, a central angle of 29 degrees 57 minutes 49 seconds, and a chord that bears North 13 degrees 31 minutes 27 seconds East 64.63 feet to the Point of Beginning. Containing 3.85 acres, more or less.

**TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:**

A parcel of land for ingress and egress easement purposes that is a portion of the Southwest quarter of the Northeast quarter, Section 33, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Beginning at the most Southerly corner of Lot 14, Block 1, Commodore's Club 1-A, as recorded in Map Book 24, Pages 46 and 47, of the public records of St. Johns County, Florida; thence South 29 degrees 31 minutes 41 seconds East, along the boundary of said Commodore's Club 1-A, a distance of 70.75 feet to the Southeast corner of Lot 14, Block 1, of said Commodore's Club 1-A; thence South 88 degrees 32 minutes 36 seconds West 50.00 feet; thence Northeasterly 65.37 feet along a curve concave to the Southeast having a radius of 125.00 feet, a central angle of 29 degrees 57 minutes 49 seconds and a chord that bears North 13 degrees 31 minutes 27 seconds East 64.63 feet to the Point of Beginning.

REVISED 06/17/91

ST. JOHNS COUNTY CLERK

91 JUN 13 11 11 AM

CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED BY:  
GEORGE M. McCLURE, ESQUIRE  
81 King Street, Suite A  
P. O. Box 3504  
St. Augustine, FL 32085-3504

**AMENDED & RESTATED  
DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

**THIS AMENDED AND RESTATED DECLARATION**, made on the date hereinafter set forth by **ISLAND HAMMOCK, INC.**, a Florida corporation and **RUNK PROPERTIES, INC.**, a Florida corporation, a joint venture partnership, (hereinafter referred to as "Declarant").

**WITNESSETH:**

Declarant pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements of Island Hammock, as recorded in Official Records Book 861 at Page 0198, et. seq., Public Records of St. Johns County, Florida ("the Declaration"); and

**WHEREAS**, Declarant retained the right to make Amendments to the Declaration pursuant to Article XII, Section H thereof; and

**WHEREAS**, Declarant desires to amend and restate the Declaration as set forth herein as to the property described on Exhibit A attached hereto and made a part hereof ("Property").

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

**FURTHER PROVIDED** that Declarant deems it desirable to create a not-for-profit association to manage the Property. The Association, as hereinafter defined, shall own, operate, maintain and administer all the Common Property, as hereinafter defined, and shall administer and enforce the covenants, conditions, restrictions and limitations set forth herein. The Association shall enforce the easements created herein and collect and disburse the assessments hereinafter created.

**ARTICLE I**

**DEFINITIONS**

Section 1. "Additional Property" shall mean and refer to any land which is adjacent or contiguous with the Property or is located such that if such land is annexed to the Declaration by the Declarant, or its successors or assigns, it shall form an integrated community with the Property. Declarant or its successors or assigns may annex the Additional Property by recording in the public records a supplemental declaration subjecting such Additional Property to the covenants and conditions of the Declaration.

Section 2. "Articles" shall mean and refer to the Articles of Incorporation of the Association as amended from time to time.

Section 3. "Association" shall mean and refer to Island Hammock Owners Association, Inc., its successors and assigns.

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Section 4. "Bylaws" shall mean and refer to the Bylaws of the Association as amended from time to time.

Section 5. "Common Expenses" shall mean and refer to those items of expense for which the Association is or may be responsible under this Declaration and those additional items of expense approved by the owners in the manner set forth in the Declaration, the Articles or the Bylaws.

Section 6. "Common Roads" shall mean and refer to the roads depicted on any plat of the Property which provide ingress and egress to a Lot. The Common Roads shall be considered Common Property of the Association and unless specifically set forth herein to the contrary all rules and regulations and provisions relating to the Common Property shall include the Common Roads.

Section 7. "Common Property" shall mean and refer to those tracts of land which are deeded to the Association and designated in the deed as "Common Property" and such improvements thereon as are specifically conveyed to the Association. The "Common Property" shall also include any personal property acquired by the Association, if the personal property is designed as "Common Property," as well as certain easements conveyed to the Association. All Common Property is to be devoted to and intended for the common use and enjoyment of the Owners and their guests, lessees or invitees and the visiting general public (to the extent permitted by the Board of Directors of the Association) subject to any operating rules adopted by the Association and subject to any use rights made or reserved by Declarant prior to conveyance of such Common Property or the granting of the easements.

Section 8. "Declarant" shall mean and refer to Island Hammock, Inc. and Runk Properties, Inc. a joint venture partnership, its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development provided that such rights of Declarant are specifically assigned and the assignee shall specifically assume the obligations of Declarant under the Declaration, Articles and Bylaws.

Section 9. "Declaration" shall mean and refer to this Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of Island Hammock applicable to the Property.

Section 10. "Lot" shall mean and refer to any plot of land together with the improvements thereon shown upon any recorded subdivision plat of the Property or on any preliminary plan for Additional Property which the Declarant intends to plat as a part of the Property.

Section 11. "Member" shall mean and refer to those persons entitled to Class "A" or "B" Membership in the Association as provided in the Declaration and Articles.

Section 12. "Mortgagee" shall mean and refer to any institutional holder of a first mortgage encumbering a portion of the Property as security for the performance of an obligation; an insurer or guarantor of such mortgage, including without limitation, the Veterans Administration ("VA") of Federal Housing Administration ("FHA") and/or a purchaser of such mortgages in the secondary market including without limitation, Federal National Mortgage Association ("FNMA") and Governmental National Mortgage Association ("GNMA"); and the Declarant, if it is holding a first mortgage on any portion of the Property.

Section 13. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot, which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**Section 14.** "Property" or "Properties" shall mean and refer to that certain real property described in Exhibit A together with improvements thereon, (except such improvements the title of which are reserved by the Declarant or its assignees), and such portions of the Additional Property as may hereafter be brought within the jurisdiction of the Association by annexation.

**Section 15.** "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

## ARTICLE II

### PROPERTY RIGHTS

**Section 1.** **Owners' Common Property Easements.** Subject to the provisions of the Declaration, the rules and regulations of the Association, and any prior use rights granted in the Common Property, every Owner(s), their successors and assigns and their families and every guest, tenant, and invitee of such owner(s) is hereby granted a right and easement of ingress and egress and enjoyment in and to Common Property which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Board of Directors, without further consent from owners or their Mortgagees, to dedicate, transfer or grant an easement over all or any part of the Common Property to any public agency, authority or utility company for the purpose of providing utility or cable television service to the property and the right of the Board to acquire, extend, terminate or abandon such easement.

(b) The right of the Association to sell, convey or transfer the Common Property or any portion thereof to any third party other than those described in Subsection (c) for such purposes and subject to such conditions as may be approved by a majority vote of the Association. (See Section 3, Article III).

(c) The right of the Board of Directors to adopt reasonable rules and regulations pertaining to the use of the Common Property.

(d) The right of the Declarant or the Association to authorize other persons to enter upon or use of the Common Property for uses not inconsistent with Owners' right therein.

(e) The right of the board to mortgage any or all of the Common Property for the purpose of improvement or repair of the Common Property with the approval of a majority vote of the Association.

**Section 2.** **Delegation of Use.** Any Owner may delegate his right of enjoyment to the Common Property to the members of his family, his tenants, or contract purchasers who occupy the Lot within the Property.

**Section 3.** **Owner's Common Road Easements.** It is specifically acknowledged that the Common Roads will be conveyed by the Declarant to the Association free and clear of all liens and encumbrances, except taxes and except Declarant's reserved right to install, repair, restore and maintain all utilities, street lighting and signage, including without limitation, cable television in the road right of way and right to grant further easements over the Common Roads. Each owner of a Lot, his successors and assigns, domestic help, delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities serving the Property, holders of mortgage liens on the

property and such other persons as the Declarant and/or the Association shall designate, are hereby granted ingress and egress over the Common Roads

The Declarant and the Association shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Declarant or the Association, may create or participate in a disturbance or nuisance on any part of the Property; provided that, the Declarant or Association shall not deny an Owner or Mortgagee the right of ingress and egress to any portion of the Property owned by such owner or mortgaged in favor of such Mortgagee. The Declarant and the Association shall have (a) the right to adopt reasonable rules and regulations pertaining to the use of the Common Roads, (b) the right, but no obligation, from time to time, to control and regulate all types of traffic on the Common Roads, including the installation of gatehouses and gate systems, if the Declarant or Association so elects. The Declarant and the Association shall have the right but no obligation to control speeding and impose speeding fines to be collected by the Association in the manner provided for assessments and to prohibit use of the Common Roads by traffic or vehicles (including without limitation, motorcycles, "go-carts", three wheeled vehicles), which in the opinion of Declarant or the Association would or might result in damage to the Common Roads or create a nuisance for the residents, (c) the right, but no obligation, to control and prohibit parking on all or any part of the common Roads, and (d) the right, but no obligation, to remove or require the removal of any fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial placed or located on the Property, if the location of the same will in the opinion of the Declarant or the Association obstruct the vision of a motorist.

The Declarant reserves the sole and absolute right at any time to redesignate, relocate, or close any part of the Common Roads without the consent or joinder of any Owner or Mortgagee so long as no Owner or his Mortgagee is not denied reasonable access from his Lot to a public roadway by such redesignation, relocation or closure. In such event, the foregoing easement over the Common Road shall be terminated and the Association shall reconvey the Common Road at the request of the Declarant.

Section 4. Conveyance of Common Property. The Declarant may convey the Common Property (other than the Common Roads) to the Association at such time as all the planned improvements, if any, are complete and in the event the Common Property is unimproved at such time as the Declarant determines, but in all events prior to the termination of the Class B membership. Such conveyance shall be subject to easements and restrictions of record and free and clear of all liens and financial encumbrances other than taxes for the year of conveyance. The Declarant may reserve certain rights to itself for use of the Common Property and/or Common Roads which are not adverse to the Owners.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

Section 1. Qualification for Membership: Every Owner of a Lot which is subject to this Declaration shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to this Declaration.

Section 2. Classes of Membership: The Association shall have two classes of voting membership:

(a) Class A. Class A Members shall be all Owners of Lots, with the exception of the Declarant, and there shall be one vote for each Lot.

(b) Class B. Class B Member shall be the Declarant who shall be entitled to the number of votes equal to the number of Lots from time to time, subject to the Declaration or which are depicted on a preliminary plan for Additional Property

which the Declarant intends to plat as a part of the Property, plus one. The total number of votes of the Class B member shall be increased at the time of submission of the preliminary plat for Additional Property to include the number of Lots contained within the Additional Property plus one. The Class B membership shall cease upon the happening of the first of the following events do occur:

- (i) when the Declarant has conveyed one hundred percent (100%) of the Property or Additional Property which it owns;
- (ii) fifteen (15) years from the date of recording this Declaration;
- (iii) when Declarant, in its sole discretion, elects to transfer control to the Class A Members.

(c) For the purpose of this Section, a Lot shall be deemed to be a part of the Property at the time at which the Declarant submits a preliminary plat thereof for the approval of the City of St. Augustine Beach, Florida.

**Section 3. Approval by Voting.** Whenever in this Declaration a proposed action or issue must be approved by a specified percentage of the vote of the Association such approval may be obtained by:

(a) the specified percentage of Members casting their respective votes to approve such action or issue in person or by proxy at duly noticed and constituted meetings of the Members at which a quorum is present, or

(b) the specified percentage of Members holding all votes giving the approval by written consent to approve the action or issue.

#### ARTICLE IV

##### COVENANT FOR MAINTENANCE ASSESSMENTS

**Section 1. Creation of the Lien and Personal Obligation of Assessments.** The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments as set forth in Section 4 of this Article, in Section 13 of this Article and Section 15 of Article VI, or Section 3 or Article IX, such assessments to be established and collected as hereinafter provided. The annual and special assessments, (sometimes jointly referred to herein as "Assessments") together with interest, costs, and reasonable attorney's fees, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys fees, shall also be the personal obligation of the person who was the owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall be the joint obligation of the grantor and grantee under a deed, without affecting the grantee's right to recover the grantor's share from the grantor.

**Section 2. Purpose of Assessments.** The Assessments levied by the Association shall be used to promote the recreation, health, safety, and welfare of the owners and residents of the Property, for the improvement and maintenance of the Common Property, including without limitation the Common Roads, for the operation and administration of the Association, for the establishment of a maintenance, repair and reserve account for the installing and maintaining of street lighting and signage, for payment of taxes and insurance in all Common Property and for such other purposes as are set forth or permitted in this Declaration, the Articles or Bylaws.

**Section 3. Maximum Annual Assessment.** Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum Annual Assessment per Lot shall be Five Hundred and 00/100 (\$500.00) Dollars per year.

(a) From and after January 1 of the year immediately following the recording of this Declaration, the maximum Annual Assessment for a Lot may be increased each year not more than 10% above the maximum Assessment for the previous year without approval of the majority vote of each class of membership.

(b) From and after January 1 of the year immediately following the recording of this Declaration, the maximum assessment to be levied against each class of members may be increased by more than ten percent (10%) by a vote of a two-thirds majority of the Association.

(c) The Board of Directors may fix the Annual Assessment at an amount not in excess of the maximum.

(d) The Association in determining the Common Expenses shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Property.

**Section 4. Special Assessments.** In addition to the Annual Assessment authorized above, the Association may levy, in any assessment year, a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Property, including fixtures and personal property related thereto, provided that any such assessment shall have the approval of two-thirds (2/3) majority vote of the Association unless the Special Assessment is required due to the inadequacy of the insurance proceeds to cover the cost of a repair to Common Property (See Article IX, Section 1) wherein no approval shall be required.

**Section 5. Uniform Rate of Assessment.** Subject to the provisions of Section 12, below both Annual Assessments and Special Assessments, for the purposes set forth in section 4, above, must be fixed at a uniform rate for all Lots. In the event that an Owner or his family, guest or invitees specifically damage the Common Property as elsewhere provided, owner's such Lots may be subjected to a nonuniform Special Assessment for payment of such costs. There shall be no Assessment against the Common Property.

**Section 6. Date of Commencement of Annual Assessments: Due Dates.** The Annual Assessments shall commence upon substantial completion of the installation of the Common Roads and utilities serving a specified Lot subject to this Declaration. A Lot shall be deemed substantially complete and subject to Assessments when the Common Roads necessary to provide access to a particular Lot have been constructed, utilities for use of Owner are in place and the Owner is able to obtain a building permit therefore. In the event that any Additional Property is annexed to this Declaration, Assessments for the land annexed shall commence at such time as the roads and utilities serving that portion of the Additional Property are installed. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every owner subject thereto. The Annual Assessment may be payable monthly, quarterly or annually and the due date shall be the first day of such payment period unless specifically changed by the Board of Directors.

**Section 7. Association Certificate.** The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments for a specified Lot have been paid.

A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

**Section 8. Effect of Nonpayment of Assessment. Remedies of the Association.** Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest permitted by the law. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Property or abandonment of his Lot.

**Section 9. Subordination of the Lien to Mortgages.** The lien of the Assessments provided for herein shall be subordinate to the lien of any mortgage held by a Mortgagee. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessment thereafter becoming due or from the lien thereof. Any such delinquent Assessments which were extinguished pursuant to the foregoing may be reallocated and assessed against all of the Lots as part of the annual budget.

**Section 10. Exempt Property.** All properties dedicated to, and accepted by, a local public authority or utility company and serving a public use and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida and properties owned by the Association shall be exempt from the Assessment created herein, except no land, improvements or Platted residential Lots.

**Section 11. Reserves.** The board shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Property. This reserve fund shall constitute a portion of the annual budget. In addition, the Board of Directors may establish reserve funds from the Annual Assessments to be held in reserve in an interest bearing account for:

- (a) major rehabilitation or major repairs;
- (b) for emergency and other repairs required as a result of storm, fire, mutual disaster or other casualty loss; and
- (c) initial cost, if any, new service to be performed by the Association.

**Section 12. Declarant Payment.** The Declarant is obligated to pay the Annual Assessment up to the amount of funds required to operate the Association created by short fall in revenue from Class A voting membership for each Lot it owns which is substantially complete as provided in Section 6 hereof. All Assessments paid by the Declarant during the time the Declarant is a Class B Member shall be placed in the Association's account and shall not be commingled with Declarant's general funds.

**Section 13. Assessments for Failure to Maintain.** In the event that an owner fails to maintain his Lot or the improvements thereupon as required herein, the Association shall give written notice specifying such failure to the owner and if the Owner fails to correct such unperformed maintenance within ten (10) days from the Association's written notice, the Association may perform such maintenance and the cost of such shall constitute a Special Assessment for which a claim of lien may be filed and enforced.

**Section 14. Failure to Revise Budget.** The failure or delay of the Board to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of the owner's obligation to pay any Assessment as herein

provided, whenever the same shall be determined. In the absence of an annual budget, each owner shall continue to pay the Assessment as established for the previous year.

## ARTICLE V

### ARCHITECTURAL CONTROL

Section 1. General Provisions. No building, fence, wall or other structure, landscaping or exterior lighting plan or any other type of improvement, other than those erected by the Declarant, shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Declarant. Improvements or modifications which are specifically subject to ARB approval include without limitation, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, jacuzzis, construction of privacy fences; additions of awnings, shelters, gates, flower boxes, shelves, and statues.

### Section 2. Architectural Review Board ("ARB")

#### (a) Composition of the ARB.

The architectural review and control functions of the Declarant shall be administered and performed by the ARB, which shall consist of at least three (3) members who need not be members of the Association. The Declarant shall have the right to appoint all of the members of the ARB, or such lesser number as it may, in its sole discretion, appoint for so long as it is a Class B Member. Members of the ARB as to whom Declarant may relinquish the right to appoint, and all members of the ARB subsequent to the transfer of control shall be appointed by, and shall serve at the pleasure of, the Board of Directors of the Association. At any time that the Board of Directors has the right to appoint one or more members of the ARB, the board shall appoint at least one (1) architect or building contractor thereto. A majority of the ARB shall constitute a quorum to transact business at any meeting at which a quorum is present shall constitute the action of the ARB. Any vacancy occurring on the ARB because of death, resignation, or other termination of service of any member thereof shall be filled by the Board of Directors; except that Declarant, to the exclusion of the Board, shall fill any vacancy created by the death, resignation, removal or other termination of services of any member of the ARB appointed by Declarant.

#### (b) Powers and Duties of the ARB .

The ARB shall have the following powers and duties:

(i) To draft Architectural Planning Criteria subsequent to the termination of the Declarant's control of the ARB. The ARB shall recommend to the Board modifications and/or amendments to the Architectural Planning Criteria. Any modification or amendment to the Architectural Planning Criteria shall be consistent with the provisions of this Declaration, and shall not be effective until adopted by a majority of the members of the Board of Directors of the Association at a meeting duly called and noticed and at which a quorum is present and voting. Notice of any modification or amendment to the Architectural Planning Criteria including a verbatim copy of such change or modification, shall be delivered to each member of the Association. However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change or modification. No Board approval shall be required during the time the Declarant has control of the ARB.

(ii) To require submission to the ARB of two (2) complete sets of preliminary and final plans and specifications as hereinafter defined for any improvement or structure of any kind, including, without limitation, any buildings, dwelling, fence, wall, sign, site paving, grading, parking and building additions, alterations, screen enclosure, sewer, drain, disposal system, decorative building, landscaping, landscape device or object, exterior lighting scheme or other improvement described in Section 1 ("Proposed Improvement") the construction of placement of which is proposed upon any Lot or Property, together with a copy of any building permits which may be required. The ARB may also require submission of samples of building materials and colors proposed for use on any Lot or the Property, and may require such additional information as reasonably may be necessary for the ARB to completely evaluate the proposed structure or improvement in accordance with the Declaration and the Architectural Planning Criteria.

(iii) To approve or disapprove any Proposed Improvement or change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot or the Property and to approve or disapprove any exterior additions, changes, modifications or alterations including the color thereof, therein or thereon. Subsequent to the transfer of control of the ARB by the Declarant, any party aggrieved by a decision of the ARB shall have the right to make a written request to the Board within thirty (30) days of such decision, for a review thereof. The determination of the board upon reviewing any such decision shall in all events be dispositive. Provided, however, during the time the Declarant is a Class B Member determination by the ARB shall be final.

(iv) To evaluate each application for the total effect, including the manner in which the homesite is developed. This evaluation relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible, therefore, that a Proposed Improvement might meet individual criteria delineated in this Article and the Architectural Planning Criteria and still not receive approval, if in the sole judgment of the ARB, its overall aesthetic impact is unacceptable. The approval of an application for one Proposed Improvement shall not be construed as creating any obligation on the part of the ARB to approve applications involving similar designs for Proposed Improvements pertaining to different Lots.

(v) If any Proposed Improvement as aforesaid shall be changed, modified or altered without prior approval of the ARB of such change, modification or alteration, and the plans and specifications therefore, if any, then the owner shall, upon demand, cause the proposed improvement to be restored to comply with the original plans and specifications, or the plans and specifications originally approved by the ARB, and shall bear all costs and expenses of such restoration, including costs and reasonable attorneys' fees of the ARB.

(vi) In addition, any Owner making or causing to be made any Proposed Improvement or additions to the Property or a Lot agrees and shall be deemed to have agreed, for such Owner and his heirs, personal representatives, successors and assigns to hold the ARB, Association, Declarant and all other Owners harmless from any liability, damage to the Property and from expenses arising from any Proposed Improvement and such Owner shall be solely responsible for the maintenance, repair and insurance of any Proposed Improvement and for assuring that the Proposed Improvement meets with all applicable governmental approvals, rules and regulations.

(vii) The ARB is hereby authorized to make such charges as it deems necessary to cover the cost of review of the plans and specifications.

Section 3. Procedures for Approval of Plans. The ARB shall approve or disapprove the preliminary and final applications for a Proposed Improvement within thirty (30) days after each has been submitted to it in proper form together with all supporting information. If the plans are not approved within such period, they shall

be deemed disapproved. The applications and plans submitted to the ARB shall meet such standards as are adopted by the ARB from time to time, but may include:

(a) The preliminary application shall be submitted in duplicate and "sketch" form and shall include:

(i) a tree survey and topographic performed by a registered land surveyor;

(ii) landscape plan by landscape company showing location, quantity and species of all plants, trees, shrubs and ground cover to be used;

(iii) a suggested layout of home on Lot at one-fourth inch = 20 feet showing proposed drainage plan, location of all decks, pools, patios, driveways and utility routing;

(iv) dimensioned floor plan at one-fourth inch = 1 foot, one section through main living area of house one to be specified for exterior walls, roofs, window trims and exterior trims;

(v) sketch of improvement showing elevations from all sides of house;

(b) Upon approval of the preliminary application, a final application shall be filed in duplicate and shall include everything shown on preliminary application and actual samples of exterior material with specified paint colors applied to those materials.

#### **Section 4. Architectural Planning Criteria.**

(a) **Building Type.** No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family residence containing not less than two thousand (2000) square feet of livable permanently enclosed, heated floor area (exclusive of open or screen porches, patios, terraces, garages and carports) for a single story dwelling and 2,200 square feet for a two story building not to exceed thirty-five (35) feet in height and having a private and enclosed garage (or carport if approved) for not less than two (2) nor more than four (4) cars. Unless approved by the ARB as to use, location and architectural design, no tool or storage room may be constructed separate and apart from the residential dwelling nor can any such structure(s) be constructed prior to construction of the main residential dwelling.

(b) **Set Back Restrictions.** No part of any structure shall be constructed within twenty-five (25) feet of the front property line, twenty-five (25) feet from rear line and ten (10) feet of any side line. A dwelling may be located upon a single platted lot or on a combination of platted lots and in such event the set back lines shall apply to the outermost lot lines. The ARB shall have the right to impose additional set back requirements for all lot lines to preserve line of sight of neighboring properties. The ARB may modify the set back restrictions for an individual lot where in its opinion and sole discretion, such modification is necessary for the preservation of trees or the maintenance of overall aesthetics in the area. A residence may be located wholly within a single Lot or combination of Lots and in such event the set back restrictions shall apply to the most exterior boundary lines.

(c) **Height Limitations.** No structure shall exceed thirty-five (35) feet in height.

(d) **Exterior Color Plan.** The ARB shall have final approval of all exterior color plans and each owner must submit to the ARB prior to initial construction and development upon any Lot a color plan showing the color of the

roof, exterior walls, shutters, trims, which shall be consistent with the homes in the surrounding areas.

(s) **Roof.** Flat roofs shall not be permitted unless approved by the ARB. Protrusions through roofs for power ventilators or other apparatus, including the color and location thereof, must be approved by the ARB. Finished roofing material shall be architectural grade dimensional shingles at a minimum.

(t) **Elevations.** Similar elevations shall not be built directly adjacent or across from each other.

(g) **Garages and Automobile Storage.** In addition to the requirements stated in Paragraph (a) above, all garages shall have a minimum width of twenty (20) feet and a minimum depth of twenty-four (24) feet as measured from the outside walls of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage, or two (2) sixteen (16) foot doors for a four-car garage, or two (2), three (3), or four (4) individual overhead doors, each a minimum of nine (9) feet in width, and a service door. All overhead doors shall be electrically operated and shall be kept closed when not in use. No carports will be permitted unless approved by the ARB. The ARB recommends side entry garages. However, where side entry is impractical, the ARB will consider for approval front entry garages. Automobiles shall be stored in garages when not in use. No garage shall be converted to living space unless a garage in compliance with these provisions is constructed in its stead and unless the facade of the enclosed garage is approved by the ARB and a new garage, in compliance with these restrictions, is built. The use of side entry garages is encouraged wherever possible.

(h) **Driveway Construction.** All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen (16) in width at the entrance to the garage. All driveways must be constructed of an approved material.

(i) **Games and Play Structures.** All basketball backboards and play structures shall be located at the rear of the dwelling, or on the inside portion of a corner Lot within the setback lines. No platforms, doghouse, playhouse or structure of a similar kind or nature shall be constructed on any part of a Lot located in front of the rear line of residence constructed thereon, and any such structure must have prior approval of the ARB.

(j) **Fences and Walls.** The composition, location and height of any fence or wall to be constructed on any Lot shall be subject to the approval of the ARB. The ARB shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. Wire or chain link fences are prohibited, unless approved by the ARB. If an Owner owns a pet as permitted hereunder, such Owner shall be required either to erect and maintain a fenced enclosure or to construct and maintain another ARB-approved method for keeping and maintaining such permitted pets. Such enclosure shall be of a reasonable design and construction to adequately contain such pets in accordance with the provisions hereof and shall be screened so that the pets are not visible from neighboring property. Any fence, wall, hedge or other similar structure or improvement must be included in the development plan with respect to location, height, and type of material and must be approved by the ARB.

(k) **Landscaping.** A basic landscaping plan shall be prepared for each Lot and must be submitted to and approved by the ARB prior to initial construction and development therein. The plan shall call for landscaping improvements, exclusive of seeding and serinking systems, requiring a minimum expenditure of \$1,000.00 by Owner. No artificial grass, plants or other artificial vegetation or sculptural landscape decor shall be placed or maintained on any Lot unless approved by the ARB.

(l) **Swimming Pools.** Any swimming pool or tennis court to be constructed on any Lot shall be subject to the requirements of the ARB, which include, but are not limited to the following:

(i) Composition to be of material thoroughly tested and accepted by the industry for such construction;

(ii) The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of dwelling unless approved by the ARB;

(iii) No screening of pool areas may stand beyond a line extended and aligned with the side walls of the dwelling unless approved by the ARB;

(iv) Pool screening may not be visible from the street in front of the dwelling unless approved by the ARB;

(v) Any lighting of a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting;

if one Owner elects to purchase two (2) adjoining Lots and use one for recreation purposes, no sports courts shall be allowed, the Lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on both the front and side as required by the ARB.

(m) **Garbage and Trash Containers.** No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers which shall be kept within an enclosure constructed with each dwelling in a location approved by the ARB. All Lots shall be maintained during construction in a neat nuisance-free condition. Owner agrees that the ARB or the Association shall have the discretion to rectify any violation of this subsection, with or without notice, and that owner shall be responsible for all expenses incurred by the ARB thereby, which expenses shall constitute a lien against the Lot enforceable in appropriate court of equity or law.

(n) **Temporary Structures.** No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently.

(o) **Removal of Trees.** In reviewing building plans, the ARB shall take into account the natural landscaping such as trees, shrubs and palmettos, and encourage the Owner to incorporate them in his landscaping plan. No tree of six (6) inches in diameter at two (2) feet above natural grade shall be cut or removed without approval of the ARB, which approval may be given when such removal is necessary for the construction of a dwelling or other improvement.

(p) **Window Air Conditioning Units.** No window or wall air conditioning units will be permitted. All air conditioner compressors shall be screened from view and insulated by a fence, wall or shrubbery so as to minimize noise.

(q) **Utility Connections.** Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the proper connecting points to the building structure in such a manner to be acceptable to the governing utility authority. Approval of water to air heat pumps will not be considered unless excess water can be dispelled directly unto premises.

(r) **Mailboxes.** No mailbox, paperbox or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be erected on any lot without the approval of the ARB as to style and location. If and when the United States Postal Service or the newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to dwellings, each Owner,

on the request of the ARB, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to dwellings.

(s) **Well Limitation.** Any wells to be installed and constructed on any portion of the Property shall be approved by the ARB and shall be in strict compliance with any regulations of the applicable utility company, any and all wells that supply water to heating or cooling systems and utilize the Florida Aquifer as a supply source shall be fitted with a demand valve. All free flowing artesian wells developed within Island Hammock shall have a drainage valve installed and shall be maintained in good working order. If at any time governmental regulations prohibit this type of well throughout the county, the provisions of this section shall be automatically modified to apply such prohibition to future construction.

(t) **Lot Size.** No Lot which has been improved by the construction of a single family dwelling shall be further subdivided or separated into small lots by any Owner; provided that this provision shall not prohibit corrective deeds or similar corrective instruments. The Declarant shall have the right to modify the subdivision plats of the Property provided that all Owners of the affected Lots consent to such modification, which consent shall not be unreasonably withheld. The Declarant, without the consent of any Owners, may modify a Lot(s) it owns for the purpose of creating a street or right of way and the restrictions as to use contained herein shall not be applicable to such Lot(s).

(u) **Sight Distance at Intersections.** No fence, wall, hedge or shrub planting which obstructs sightlines and deviations between two (2) and six (6) feet above the Common Roads shall be placed or permitted to remain on any corner lot within the triangular area formed by the street and property lines and a line connecting them at points twenty-five (25) feet from the intersection of street lines. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent construction of such sightlines.

(v) **Waiver of Architectural Planning Criteria.** The Architectural Planning Criteria set forth herein are intended as guidelines to which adherence shall be required by each Owner in the Property; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver in the best interest of the Property and the deviation requested is compatible with the character of the Property. A waiver shall be evidenced by an instrument signed and executed by the ARB upon approval by a majority of its members.

## ARTICLE VI

### USE RESTRICTIONS

In order to provide for congenial occupancy of the Property and for the protection of the value of the Lots, the use of the Property and Lots shall be in accordance with the following provisions so long as the Property and Lots are subject to this Declaration.

**Section 1. Residential Uses.** Lots shall be used for residential living units and for no other purpose, and no business or commercial building may be erected on any Lot and no business may be conducted on any part of any Lot.

**Section 2. Antennae.** No aerial, antenna, satellite receptor dish or similar device shall be placed or erected upon any Lot or affixed in any manner to the exterior of any building on such Lot without the written consent of the ARB and if approved, must be appropriately screened from view of the neighboring Owners and from the street, such screening to be approved by the ARB.

Section 3. Clothes Drying Area. No portion of any Lot shall be used as a drying or hanging area for laundry of any kind unless screened from the view of neighboring Owners and from the street.

Section 4. Nuisances. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors of the Association and the written decision of the Board shall be dispositive of such dispute or question.

Section 5. Signs. No signs, greater than 3 square feet, may be placed on any Lot, all signs must be approved by the ARB.

Section 6. Energy Conservation. Solar energy and other energy conservation devices are not prohibited or discouraged, but the design and appearances of such devices will be closely scrutinized and controlled to assure consistency with neighborhood aesthetics. Request for approval of installation of any type of solar equipment shall be included in the development plan and must be approved in accordance therewith.

Section 7. Window Coverings. No reflective window coverings or treatments shall be permitted on any building in the Property. The ARB, at its discretion, may control or prohibit window coverings and treatments not reasonably compatible with aesthetic standards set forth herein.

Section 8. Off-Street Motor Vehicles. No motorized vehicles including, without limitation, two and three wheel all terrain vehicles or "dirt bikes" may be operated off of paved roadways and drives except as specifically approved in writing by the ARB. Without limiting the Association's right to collect and assess fines in other instances, it is specially acknowledged that Owners may be fined for each violation of this provision by themselves, their families, guests, tenants and invitees. Violations will result in automatic fines of \$25.00 for the first offense, \$50.00 for the second offense and \$100.00 for each subsequent offense.

Section 9. Noise. Exterior noise, and noise emanating from within buildings or other improvements, including without limitation, talking, singing, television, radio, record or tape player or musical instruments, shall be maintained from 11:00 p.m. until 7:30 a.m. at such volume that the noise is not audible beyond the boundaries of the Lot from which it originates and at all times so as not to constitute a nuisance or unreasonable annoyance to neighbors.

Section 10. Pets and Animals. No animals except common domestic household pets, within the ordinary meaning and interpretation of such words, may be kept, maintained or cared for in any Lot or within the Property. No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance; and no pets will be allowed on the Property other than on the Lot of the owner of such pets, unless confined to a leash or under voice control. No pet shall be allowed to run at large and all pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste. Upon written request of any Owner the ARB may conclusively determine at its sole discretion, in accordance with its rules, whether an animal is a domestic household pet, whether such animal is making an unreasonable amount of noise, whether an animal is being allowed to run at large or whether an animal is a nuisance. The decision of the ARB in such matters is conclusive and shall be enforced as other restrictions contained herein. No pet may be maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels for boarding or operation shall be allowed. There shall be no more than two dogs allowed nor more than two cats, all cats shall have bell collars.

**Section 11. Oil and Mining Operation.** No oil drilling, mining operations, oil refining, quarrying or oil development operations, or tanks, tunnels, mineral excavations or shafts shall be permitted upon, in, or under any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

**Section 12. Commercial Trucks, Trailers and Boats.** No vehicles of any kind including, without limitation, commercial vans, trucks, trailers, boats, recreational vehicles or automobiles shall be permitted to park outside of an enclosed garage or unapproved screening; nor shall any of the above be permitted to be stored on blocks or maintained outside of an enclosed garage or approved screening in an inoperable condition. Approval of screening locations and material shall be at the sole discretion of the ARB and shall be determined on a case-by-case basis.

**Section 13. Lawful Use.** No immoral, improper, offensive or unlawful use shall be made of the Property or any part thereof and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

**Section 14. Additional Use Restrictions.** The Board of Directors of the Association may adopt such additional use restrictions, rules or regulations, applicable to all or any portion or portions of the Property and to waive or modify application of the foregoing use restrictions with respect to any Lot(s) as the Board, in its sole discretion, deems appropriate.

**Section 15. Maintenance Required and Failure to Maintain.** No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain upon any Lot, and no refuse piles or unsightly objects shall be allowed to be placed or suffered to remain anywhere on any Lot. The Owner shall maintain the exterior of all buildings and improvements on his Lot in good and workmanlike manner, and shall present a neat and clean appearance upon the Lot including painting, repairing, replacing and caring for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements. In the event that any Owner fails or refuses to keep his Lot free of weeds, underbrush, refuse piles, debris or other unsightly growth or objects, or to keep the buildings or improvements on his Lot in a good and workmanlike manner, or in a neat and clean appearance, the ARB or the Board may authorize its agents to enter upon the Lot and perform any necessary maintenance at the expense of the Owner, and such entry will not be deemed a trespass. During construction of a dwelling or other improvement, each Owner will be required to maintain his Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot.

**Section 16. Surface Water or Stormwater Management System.** The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

## ARTICLE VII

### RIGHTS OF MORTGAGEES

**Section 1. Mortgagee Notice Rights.** Upon written request to the Association, identifying the name and address of a Mortgagee, such Mortgagee will be entitled to timely written notice of:

(a) Any condemnation loss or any casualty loss which affects a material portion of the Common Property or any Lot on which there is a first mortgage held, insured or guaranteed by such Mortgagee.

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to a first mortgage held, insured or guaranteed by such Mortgagee, which remains uncured for a period of 60 days.

(c) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

(d) Any proposed action which would require the consent of a specified percentage of Mortgagees.

**Section 2. Mortgagee Information.** The Association shall make available to Owners and Mortgagees current copies of this Declaration, Articles, Bylaws and rules and regulations of the Association, as well as books, records and financial statements of the Association. "Available" means available for inspection, upon written request during normal business hours or under other reasonable circumstances.

## ARTICLE VIII

### INSURANCE AND RECONSTRUCTION

**Section 1. Damage to Common Property.** In the event that any portion of the Common Property is damaged or destroyed by casualty, it shall be repaired or restored by the Association to substantially its condition prior to the damage or destruction.

Repair or reconstruction of the Common Property shall be substantially in accordance with the plans and specifications pursuant to which the same was originally specified. All insurance proceeds shall be applied to the restoration and repair. If the insurance proceeds and any reserve maintained by the Association for such purpose are insufficient, the deficit shall be assessed against all Owners as a Special Assessment. If there is a surplus of insurance proceeds, it shall become the property of the Association.

**Section 2. Damage to the Lots.** In the event of damage or destruction to any portion of the improvements on a Lot, the improvements shall be repaired or restored by the Owner. In the event that the damage or destruction renders the improvements uninhabitable or the damage is so substantial that the Owner determines not to rebuild the improvements on the Lot, the Owner shall clear the debris and have the Lot leveled within 60 days from the date of destruction or damage.

**Section 3. Damage to Common Property Due to Owner Negligence.** In the event that the Common Property is damaged as result of the willful or negligent acts of the Owner, his tenants, family, guests or invitees, such damage shall be repaired by the Association and the cost thereof shall be a Special Assessment as described in Article IV, Section 4.

**Section 4. Insurance.** The policy of property insurance shall cover all of the Common Property (except land, foundation, excavation and other items normally excluded from coverage) but including fixtures and building service equipment, to the extent that they are part of the Common Property.

The policy shall afford, as a minimum, protection against the following:

(a) loss or damage by fire and other perils normally covered by the standard extended coverage endorsement;

(b) all other perils which are customarily covered with respect to projects similar in construction, location and use, including flood insurance, if applicable, and all perils normally covered by the standard "all risk" endorsement, where such is available. If flood insurance is required, it must be in an amount of 100% of current replacement cost of the improvement or the maximum coverage under the National Flood Insurance Program.

(c) losses covered by general liability insurance coverage covering all Common Property in the amount of at least \$1,000,000.00 for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Coverage under this policy shall include, without limitation, legal liability of the insureds for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of Common Property and any legal liability that results from lawsuits related to employment contracts in which the Association is a party.

The hazard policy shall be in an amount equal to 100% of the current replacement cost of the insured properties exclusive of land, foundation, excavation and items normally excluded from coverage. The policy shall provide that it may not be canceled or substantially modified without at least 10 days' prior written notice to the Association. The Board may obtain such additional insurance as it in its sole discretion deems reasonable, convenient or necessary. In the event that any of the coverage required herein becomes unavailable or prohibitively expensive, the Association may make such changes in coverage as it deems reasonable and prudent provided such coverage is consistent with the then applicable FNMA standards.

## ARTICLE IX

### EASEMENTS

Section 1. Utility Easements. For so long as the Declarant is a Class B member, the Declarant hereby reserves the right to grant perpetual nonexclusive easements for the benefit of Declarant or its designees, upon, across, over, through and under any portion of the Property for ingress, egress, installation, replacement, repair and maintenance of utility and service lines and service systems, public and private. Declarant, for itself and its designees, reserves the right to retain title to any and all pipes, lines, cables or other improvements installed on such easements. Upon termination of the Declarant's right to grant such easements, the Association shall have the right to grant the easements described herein.

Section 2. Declarant's Easements of Correct Drainage. For so long as the Declarant is a Class B member, Declarant hereby reserves the blanket easement on, over and under the ground within the Property to maintain and correct drainage of surface waters and other erosion controls in order to maintain reasonable standards of health, safety and appearance.

Section 3. Easement for Unintentional Encroachment. The Declarant hereby reserves an exclusive easement for the unintentional encroachment by any Lot upon the Common Property or vice-versa caused by or resulting from, construction, repair, shifting, settlement or movement of any portion of the Property, which exclusive easement shall exist at all times during the continuance of such encroachment, which easement is appurtenant to the encroaching Property to the extent of such encroachment.

Section 4. Central Telecommunication Receiving and Distribution System. The Declarant hereby reserves unto itself, its successors and assigns, an

exclusive easement for installing, maintaining and supplying the services of any central telecommunication receiving and distribution system serving the Property. Declarant reserves to itself, its successors and assigns, the right to connect to any central telecommunication receiving and distribution system to such source as Declarant may, in its sole discretion, deem appropriate including, without limitation, companies licensed to provide CATV service in St. Augustine Beach for which service the Declarant, its successors and assigns shall have the right to charge the Association and/or individual Owners a reasonable fee not to exceed any maximum allowable charge for CATV services to single family residences as from time to time defined by the Code of Laws and Ordinances of St. Augustine Beach, Florida.

## ARTICLE X

### GENERAL PROVISIONS

**Section 1. Enforcement.** The Association, the Declarant for so long as it is a Class B member, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Provided, however, the foregoing shall not be construed to limit the Declarant's rights under Article V to retain Architectural Control of Island Hammock as provided therein. Failure by the Association, the Declarant or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the surface water or stormwater management system.

**Section 2. Servability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

**Section 3. Term.** The covenants and restrictions of this Declaration shall run with and bind the land, for a term of forty (40) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless a termination thereof is approved by ninety percent (90%) of the votes of the Association.

**Section 4. Amendment.** For so long as Declarant retains its Class B Membership, Declarant reserves the right without consent or joinder of any Owner or Mortgagee to (a) amend this Declaration, provided that such amendments shall conform to the general purposes and standards of the covenants and restrictions, herein contained, (b) amend this Declaration for the purpose of curing any ambiguity in or inconsistency between the provisions herein contained, (c) include in any supplemental declaration or other instrument hereafter made any additional covenants, restrictions and easements applicable to the Property which do not lower the standards of the covenants, restrictions and easements herein contained and (d) release any Lot from any part of the covenants and restrictions which have been violated, if Declarant, in its sole judgment determines such violation to be a minor or insubstantial violation. This Declaration may be amended during the first twenty (20) years after recording of this Declaration by an instrument signed by the votes of the Association, and thereafter by an instrument signed by Owners representing not less than seventy-five percent (75%) of all the votes of the members. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 4<sup>th</sup> day of March, 1992.

Witnesses:

ISLAND HAMMOCK, INC.  
a Florida Corporation

Kimberley J. Dahlberg  
Kimberley J. Dahlberg  
(Name of Witness Typed)  
Edith McNulty  
Edith McNulty  
(Name of Witness Typed)

By: Scott Cole III  
SCOTT COLE III  
Its President

Corporate Seal

RUNK PROPERTIES, INC.  
a Florida Corporation

Kimberley J. Dahlberg  
Kimberley J. Dahlberg  
(Name of Witness Typed)  
Edith McNulty  
Edith McNulty  
(Name of Witness Typed)

By: Christopher Runk  
CHRISTOPHER RUNK  
Its President

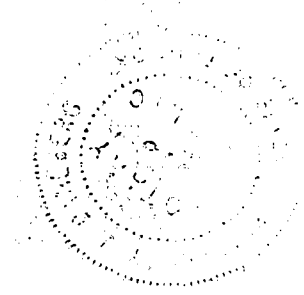
STATE OF FLORIDA

COUNTY OF ST. JOHNS

Before me personally appeared SCOTT COLE III to me well known to be the President of ISLAND HAMMOCK, INC., a Florida corporation, the corporation named in the foregoing instrument, and known to me to be the person who as such officer of said corporation executed the same; then and there the said SCOTT COLE III did acknowledge before me that said instrument is the free act and deed of said corporation by him executed as such officer for the purposes therein expressed; that the seal thereunto attached is the corporate seal by him in like capacity affixed; all under authority in him duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this 4<sup>th</sup> day of March, 1992.

Kimberley J. Dahlberg  
Notary Public  
State of Florida at Large  
My Commission Expires: 4-21-92



STATE OF FLORIDA

O.R. 929 PG 1336

COUNTY OF ST. JOHNS

Before me personally appeared **CHRISTOPHER RUNK** to me well known to be the President of **RUNK PROPERTIES, INC.**, a Florida corporation, the corporation named in the foregoing instrument, and known to me to be the person who as such officer of said corporation executed the same; then and there the said **CHRISTOPHER RUNK** did acknowledge before me that said instrument is the free act and deed of said corporation by him executed as such officer for the purposes therein expressed; that the seal thereunto attached is the corporate seal by him in like capacity affixed; all under authority in him duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this 4<sup>th</sup> day of March, 1992.

*Kimberly Dakiberg*  
Notary Public  
State of Florida at Large  
My Commission Expires: 4-21-92

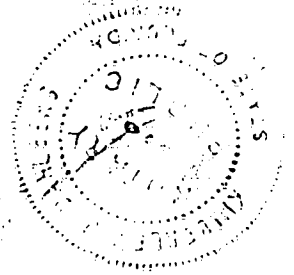


EXHIBIT "A"

Government Lot 8, Less and Except the North 25 feet conveyed for road purposes by deed recorded in Official Records Book 104, Page 190, and the East 50 feet conveyed for use in 100 foot right-of-way for County Road described in Deed Book 216, Page 86, all of the Public Records of St. Johns County, Florida, also known as ISLAND HAMMOCK SUBDIVISION, as described in Map or Plat thereof recorded in Map Book 24, at Pages 43, 44 and 45, Public Records of St. Johns County, Florida.

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA.

CASE NO. CA 94-1273  
DIVISION 55

BARNETT BANK OF ST. JOHNS COUNTY, a banking corporation,

Plaintiff,

vs.

DONALD N. EVANS; CHRISTINA S. EVANS; FLAGLER HOSPITAL, INC., a Florida corporation; and UNITED STATES OF AMERICA,

Defendants.

FILED *Nov. 23, 1994*  
CARL BRIDGEMAN  
CLERK, CIRCUIT COURT  
BY *Janice D. Baiter*  
DEPUTY CLERK

FINAL SUMMARY/DEFAULT JUDGMENT OF FORECLOSURE

This cause came on for hearing upon plaintiff's Motion for Final Summary/Default Judgment of Foreclosure, and the Court having heard argument of counsel, having received evidence and the proofs herein, having found that it has jurisdiction of the subject matter and of the parties, that there is no genuine issue as to any material fact, and that plaintiff is entitled to a judgment as a matter of law,

IT IS ADJUDGED as follows:

1. Plaintiff Barnett Bank of Jacksonville, N.A., is due from defendants Donald N. Evans and Christina S. Evans, jointly and severally, \$13,391.96 as principal, \$341.46 as late charges, \$1,087.05 as interest to the date of this judgment, \$1,543.86 for costs and expenses, and \$ 550<sup>00</sup> for attorneys' fees, making a total sum of \$ 16,914<sup>33</sup> that shall bear interest at the rate of 12% a year. The address of the judgment holder is 9000 Southside Boulevard, Building 200, Third Floor, Jacksonville,

Recorded in Public Records St. Johns County, FL  
Clerk # 95011005 O.R. 1105 PG 103 11:12AM 04-21-95  
Recording 0.00 Surcharge 0.00

Paper No. 19 Case No. CA94-1273

Florida 32256.

2. The Court further finds that the amount of attorneys' fees awarded herein is based on the affidavits submitted into evidence by the plaintiff and said award is consistent with the findings of the Court in Florida Patient's Compensation Fund v. Rowe, 472 So.2d 498 (Fla. 1st DCA 1986), and finds that the effective rate of \$78<sup>24</sup> per hour is an appropriate and reasonable hourly rate, and that 7 hours is an appropriate and reasonable amount of time to be expended in connection with this action, and that no enhancement or reduction of the fee prayed for is appropriate. Accordingly, the Court finds that a reasonable fee for plaintiff's attorney is \$550<sup>00</sup>.

3. Plaintiff holds a lien for the total sum superior to any claim or estate of defendants on the following described real property located in St. Johns County, Florida, to-wit:

Lot 32, SANDY HEIGHTS, according to plat thereof as recorded in Map Book 12, pages 50 and 51 of the public records of St. Johns County, Florida.

1986 Statler Mobile Home by Guerdon, 24 x 48  
I.D. Nos. GDWSGA358533847A and GDWSGA358533847B

4. If the total sum with interest at the rate prescribed in Paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on **December 21, 1994, at 12:00 Noon**, to the highest bidder for cash, except as described in Paragraph 5, at the St. Johns County Courthouse, St. Augustine, Florida, in accordance with Section 45.031, Florida Statutes. The public sale of the property shall

not commence until a duly authorized representative of plaintiff or plaintiff's counsel of record is present; and, in the event plaintiff is not represented at the public sale, the public sale shall be automatically canceled without further order of Court to be rescheduled upon the ex parte application of plaintiff. The judicial sale of the property may be postponed or continued upon ex parte request submitted by plaintiff at any time.

5. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if plaintiff is not the purchaser of the property for sale. Further, if plaintiff is not the successful bidder at the sale, the successful bidder and not plaintiff shall be responsible for payment of the registry fee and any applicable documentary stamp taxes affixed to the Certificate of Title. If plaintiff is the purchaser, the Clerk shall credit plaintiff's bid with the total sum plus interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

6. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the Certificate of Title; third, plaintiff's attorneys' fees; fourth, the total sum due plaintiff less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of sale; and by retaining any remaining amount pending further order of this Court.

7. On filing the Certificate of Title, defendants and all

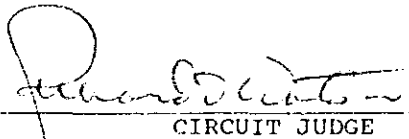
persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property.

8. Defendant United States of America shall have 120 days from the date the Certificate of Sale is issued by the Clerk within which to redeem the property as provided by Section 2410(c) of Title 28, United States Code.

9. If requested by the purchaser of the property, the Clerk of the Court is hereby specifically authorized to issue a Writ of Possession for the property in favor of the purchaser immediately upon request and without further Court action being required. The Sheriff is hereby authorized to serve the Writ of Possession forthwith after issuance of the Certificate of Title.

10. Jurisdiction of this action is retained to enter further orders as are proper, including, without limitation, writs of possession and deficiency judgments.

ORDERED in Chambers at St. Augustine, St. Johns County, Florida, this 22<sup>nd</sup> day of November, 1994.

  
CIRCUIT JUDGE

Copies to: 11/24/94 8

Brett P. Abner, Esquire  
Mahoney Adams & Criser  
Post Office Box 4099  
Jacksonville, Florida 32201  
Attorney for Plaintiff

O.R. 1105 PG 0107

Donald and Christina Evans  
1915 Sheridan Drive  
St. Augustine, Florida

Flagler Hospital, Inc.  
c/o James D. Conzemius, Registered Agent  
400 Health Park Boulevard  
St. Augustine, Florida

Patricia A. Kerwin, Esquire  
Assistant U.S. Attorney  
ATTN: State Foreclosure Unit  
500 Zack Street, Suite 400  
Tampa, Florida 33602

evans.pld

Recorded in Public Records St. Johns County, FL  
Order # 97025354 O.R. 1252 PG 284 08:43AM 07/18/1997  
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**AMENDMENTS TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS**

**COMMODORES CLUB**

The following amendments to the Declaration of Covenants, Conditions, Restrictions, and Easements of Commodore's Club are hereby adopted. Said amendments shall take effect on the fifth (5th) day following the day on which copies thereof are deposited in the United States Post Office by an officer, member, or agent of the Commodore's Club Homeowner's Association, Inc., postpaid, and addressed to each member of the Association, as shown on the records of the Association.

NOTE: New text is indicated by underlining the text; deleted text is indicated by ~~striking-through-the-text~~.

**Article II, Section 1(a) is amended to provide as follows:**

(a) The right of the Association to suspend the voting rights and right to use of the Recreational Areas and facilities located thereon by an Owner and his or her family members, tenants, and guests on the Common Property by an Owner for any period during which any Assessment against his Lot remains unpaid; and for a reasonable period, not to exceed 60 days, for any infraction of its published rules and regulations, as determined by the Board of Directors, for any violation of the Declaration, Bylaws, or published rules and regulations of the Association by the Owner, his tenants, guests, invitees, and employees. In no event may the Association deny an Owner use of the entrance areas or Common private Roads or easements, if any, so as to prohibit ingress and egress to his Lot. Suspensions imposed hereunder for failure to pay assessments are not subject to the procedural and other limitations contained in Section 1 of Article XII.

**Article IV, Section 8 is amended to provide as follows:**

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association: Any Assessments not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate of interest permitted by the law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Property or abandonment of his Lot. In addition to the preceding remedies, the Association shall have the power to impose fines for the failure of any Owner to make timely payment of any assessment. Such fines are not subject to the procedural and other limitations contained in Section 1 of Article XII.

**Article IV, Section 11(c) is amended to provide as follows:**

(c) initial cost of, if any, new service to be performed by the Association.

Article V, Section 2(b)(i) is amended to provide as follows:

(i) To draft Architectural Planning Criteria subsequent to the termination of the Declarant's control of the ARB. The ARB shall recommend to the Board modifications and/or amendments to the Architectural Planning Criteria. Any modification or amendment to the Architectural Planning Criteria shall be consistent with the provisions of this Declaration, and shall not be effective until adopted by a majority of the members of the Board of Directors of the Association at a meeting duly called and noticed and at which a quorum is present and voting. Notice of any modification or amendment to the Architectural Planning Criteria, including a verbatim copy of such change or modification, shall be delivered to each member of the Association. ~~However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change or modification, shall be delivered to each member of the Association.~~ However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to the effectiveness or validity of such change or modification. No Board approval shall be required during the time the Declarant has control of the ARB.

Article V, Section 2(b)(v) is amended to provide as follows:

(v) If any improvement of any kind is made on the lot of an Owner without permission of the ARB, or, if any improvement incorporates an unapproved change, modification, or alteration of plans and specifications previously approved by the ARB, the Owner shall, upon demand of the Declarant, the Association, or any Owner, cause the improvement to be removed and the lot and the improvements thereon restored to their preexisting condition. Notwithstanding the foregoing, if the Board of Directors determines that a change, modification, or alteration of plans and specifications previously approved by the ARB was not willful, the Owner shall not be required to remove the improvement entirely, but shall be required to restore the improvement to comply with the plans and specifications originally approved by the ARB. If any proposed improvement as aforesaid shall be changed, modified or altered without prior approval of the ARB of such change, modification or alteration, and the plans and specifications therefore, if any, then the Owner shall, upon demand, cause the proposed improvement to be restored to comply with the original plans and specifications, or the plans and specifications originally approved by the ARB, and shall bear all costs and expenses of such restoration, including costs and reasonable attorneys' fees of the ARB.

Article V, Section 4(h) is amended to provide as follows:

(h) Fences and Walls. No fence or wall shall be constructed on any lot that is adjacent to any lake or adjacent to any lot that is adjacent to any lake. A fence or wall may be constructed on any other lot if it conforms to the following standards:

(1) No portion of a fence may be erected in the front yard of a dwelling. For this purpose: (1) the front yard of a

dwelling consists of those portions of the Lot that are closer to the street than any part of the dwelling; and (2) a garage shall not be considered part of a dwelling.

(2) No portion of a fence shall extend outside of lines extended from and aligned with the side walls of the dwelling.

(3) The top of the fence shall be flat.

(4) The fence shall be of the stockade variety or may have gaps between the upright members.

(5) The height of the fence from ground level shall not be more than six (6) feet.

(6) The fence shall be natural, but a clear sealer or clear waterproofing may be used.

The ARB may require additional landscaping. Any fence, wall, hedge or similar structure or improvement must be included in the development plan with respect to location, height, and type of material, and must be approved by the ARB.

The composition, location and height of any fence or wall to be constructed on any Lot shall be subject to the approval of the ARB. The ARB shall require composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. Wire or chain-link fences are prohibited. If an Owner owns a pet as permitted hereunder, such Owner shall be required either to erect and maintain a fenced enclosure or to construct and maintain another ARB-approved method for keeping and maintaining such permitted pets. Such enclosure shall be of a reasonable design and construction to adequately contain such pets in accordance with the provisions hereof and shall be screened so that the pets are not visible from neighboring property. Any fence, wall, hedge or other similar structure or improvement must be included in the development plan with respect to location, height, and type of material and must be approved by the ARB.

**Article VI, Section 1 is amended to provide as follows:**

Section 1. Residential Uses: Leases.

(a) Except as otherwise stated herein or as expressly authorized by applicable law, Lots shall be used for residential living units and for no other purpose. Notwithstanding this limitation, and no business or commercial building may be erected on any Lot and no business may be conducted on any part of any Lot.

(1) Under the express authorization of the Declarant or the Association, a sales office trailer may be placed on a lot owned by a builder for a reasonable period of time.

(2) An Owner may maintain an office on his or her Lot, provided that: (a) no employees or business associates use the office; (b) no customers, clients, patients, or other business invitees visit the office; and (c) there is no sign or other outward appearance from the street that a business is being conducted on the Lot.

(b) No Lot shall be leased by the Owner for a period of less than six months. Leases shall be in writing, shall condition their continuation on compliance by the tenant with the provisions of the Declaration and the Bylaws and rules of the Association, and shall prohibit subleasing.

**Article VI, Section 2 is amended to provide as follows:**

Section 2. Antennae. Except as authorized by law or regulation, no aerial, antenna, satellite receptor dish or similar device shall be placed or erected upon any lot or affixed in any manner to the exterior of any building on such Lot without the written consent of the ARB. If installation of such a device is authorized by law or regulation, such device shall not be installed without the written approval of the ARB as to its position on the Lot. In addition, the ARB may require that, to the greatest extent possible, the device and-if-approved, must be appropriately screened from the view of neighboring owners and from the street; -such-screening-to-be-approved-by-the-ARB.

**Article VI, Section 5 is amended to provide as follows:**

Section 5. Signs. Except for signs maintained by a builder with the permission of the Declarant and signs advertising a Lot for resale, no signs, greater than 3 square feet, may be placed on any Lot, and all signs must be approved by the ARB. All signs advertising Lots for resale shall conform to the specifications adopted and published from time to time by the Board of Directors. Only one resale sign may be placed on any Lot.

**Article VI, Section 8 is amended to provide as follows:**

Section 8. Off-Street Motor Vehicles. No motorized vehicles including, without limitation, two and three wheel all terrain vehicles or "dirt bikes" may be operated off of paved roadways and drives except as specifically approved in writing by the Board of Directors or its duly authorized delegate ARB. Without limiting the Association's right to collect and assess fines in other instances, it is specially acknowledged that Owners may be fined for each violation of this provision by themselves, their families, guests, tenants and invitees.

**Article VI, Section 10 is amended to provide as follows:**

Section 10. Pets and Animals. No animals other than dogs, cats, canaries, parrots, parakeets, tropical fish, and such other animals as may be approved in writing by the Board of Directors or its duly authorized delegate except common domestic household pets; -not to exceed two (2) in number; -within the ordinary meaning and interpretation of such words; may be kept, maintained, or cared for, or boarded on in any Lot or within the Property. Unless otherwise permitted by the Board of Directors or its duly authorized delegate, with respect to the category of cats and dogs, no Owner shall keep more than two animals.

No pets shall be allowed to make an unreasonable amount of noise or to become a nuisance; -and no pets will be allowed on the Property either than on the lot of the owner of such pets; -unless

confined to a leash. No animal shall be allowed to run or fly loose pet shall be allowed to run at large and all pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste. Animals shall be restrained on the Owner's Lot or, when off the Owner's Lot, on a leash or other effective means of restraint at all times. Each animal owner shall see to it that animal excrement is not left on a Lot which he or she does not own or on the Common Property. Animal excrement shall be minimized on an Owner's Lot. Upon written request of any Owner the ARB may conclusively determine at its sole discretion, in accordance with its rules, whether an animal is a domestic household pet, whether such animal is making an unreasonable amount of noise, whether an animal is being allowed to run at large or whether an animal is a nuisance. The decision of the ARB in such matters is conclusive and shall be enforced as other restrictions contained herein. No pet may be maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels for boarding or operation shall be allowed. All cats are required to wear bell collars.

No method of animal restraint is permitted if that method constitutes a violation of the provisions of Section 4(h) or Article V (relating to fences and walls).

**Article VI, Section 12 is amended to provide as follows:**

Section 12. Automobiles, Trucks, Trailers, Boats, Etc. Except as otherwise provided in this section, no vehicles shall be permitted to be parked or stored on any Lot or on the Property other than in an enclosed garage. For purposes of this section, the term "vehicle" means a device for the transportation of persons or property including, without limitation, an automobile, van, truck, sport utility vehicle, camper, trailer, boat, motorcycle, or recreational vehicle. It includes both motorized and nonmotorized vehicles. For purposes of this section, the word "Owner" includes the Owner, a member of the Owner's family, a tenant of the Owner, members of the family of a tenant of the Owner, and a guest or invitee of the Owner or the Owner's tenant.

(a) Commercial vehicles owned by persons other than Owner may, for reasonable and necessary periods of time, park on the Common Roads or, with permission of the Owner, in an Owner's driveway, as may be necessary for the purpose of making deliveries, constructing and maintaining dwellings, and providing similar, necessary services.

(b) An Owner may park the following vehicles on the street or on the Owner's driveway during daylight hours: automobiles, sport utility vehicles, vans (other than commercial vans), and pick-up trucks. The term "pick-up truck" does not include vehicles sold by the manufacturer as pick-up trucks that have been altered, after manufacture, through the addition of nonstandard equipment or otherwise, so as to increase the height, length, or width of the vehicle or otherwise change the outward appearance thereof.

(c) During hours other than daylight hours an Owner may park a vehicle referred to in (b), above, in the Owner's driveway.

(d) Notwithstanding (a) through (c), on those occasions when

an Owner is entertaining, vehicles (other than boats, trailers, campers, commercial vans and trucks, and recreational vehicles) belonging to guests may be parked on the Common Roads or in the Owner's driveway.

(e) To facilitate the free movement of traffic on the Common Roads, particularly the free movement of fire and other emergency vehicles, no vehicle shall be parked on the Common Roads in such a way as to inhibit traffic. Without limiting the concept, a person shall be deemed to inhibit traffic if he or she parks parallel to, and immediately across the road from, another vehicle so as to leave only the distance between the vehicles for the passage of traffic.

(f) No Owner shall repair or perform maintenance on a vehicle on the Property except within the Owner's garage. The preceding sentence does not apply to the cleaning of a vehicle.

(g) The Board of Directors may, in its discretion, authorize the temporary parking or storing of vehicles other than in compliance with the foregoing provisions of this section. In its discretion, the Board of Directors may provide, on Common Property, a screened parking area or areas for such vehicles as the Association shall designate. The Board of Directors shall have full power to prescribe the circumstances and conditions under which Owners will be permitted to park or store vehicles in any such area. Parking or storing of vehicles on Common Property shall not be permitted without the consent of the Declarant during any period of time when the Declarant is a Class B Member.

~~Commercial-Trucks,-Trailers-and-Boats,- -No-vehicles-of-any-kind including,-without-limitation,-commercial-vans,-trucks,-trailers, boats,-recreational-vehicles-or-automobiles-shall-be-permitted-to park-outside-of-any-enclosed-garage-or-unapproved-screening,-nor shall-any-of-the-above-be-permitted-to-be-stored-on-blocks-or maintained-outside-of-an-enclosed-garage-or-approved-screening-in an-unoperable-condition.- -Approval-of-screening-locations-and material-shall-be-at-the-sole-discretion-of-the-ARB-and-shall-be determined-on-a-case-by-case-basis:~~

**Article XI, Section 5(f) is amended to provide as follows:**

~~(f) Fishing in lakes is prohibited. There shall be no fishing-permitted-from-bridges,-streets-or-rights-of-ways.- -Only owners-shall-be-permitted-to-fish-in-the-lakes-and-only-in-areas designated:~~

**Article XII, Section 1 is amended to provide as follows:**

Section 1. Enforcement. The Association, the Declarant for so long as it is a Class B member, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all the right to enforce by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Provided, however, the foregoing shall not be construed to limit the Declarant's rights under Article V to retain Architectural Control of Commodore's Club as provided therein. Failure by the Association, the Declarant or by any

Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. If the plaintiff The-prevailing-party in any action to enforce any provision of this Declaration is the prevailing party, the plaintiff shall be entitled to an award of reasonable attorney fees at all levels of the proceeding.

In addition to the remedies set forth in the preceding paragraph the Association (by its Board of Directors or the properly authorized delegate of the Board of Directors) shall have the following enumerated powers, which may be exercised to enforce compliance by the Owner and his or her family members, tenants, guests, invitees, and employees, with the covenants and restrictions of this Declaration, the Bylaws of the Association, and any rules and regulations of the Association duly adopted and published by the Board of Directors or its properly authorized delegate:

(1) The power to suspend (for a definite or indefinite period) the rights of an Owner, an Owner's family members, guests, tenants, invitees, and employees, or any or all of them, to use the Common Property and facilities.

(2) The power to impose a fine or fines upon an Owner, or

(3) The power to take both of the actions described in (1) and (2).

For purposes of the foregoing provisions with respect to fines and suspension, acts of a member of the Owner's family or other resident in the Owner's household and act of the Owner's guests, tenants, invitees, and employees, in violation of the governing documents referred to above, shall be considered the acts of the Owner.

Provided, however, that fines and suspensions may be imposed only if the procedures set forth in (a) through (j), below, are adhered to:

(a) At least fourteen (14) days before the date of the meeting of the Hearing Committee referred to below, the Association (through the Board of Directors or its delegate) shall serve upon the alleged offender-Owner a notice, which shall contain the following:

(1) A statement of the date, time and place of a hearing to be conducted by the Hearing Committee.

(2) A statement of the provision or provisions of the Declaration, Bylaws, or rules that have allegedly been violated.

(3) A short and plain statement of the facts alleged by the Association relative to the alleged violation.

(b) At the meeting of the Hearing Committee, the Owner shall be given the opportunity to present evidence, and provide written and oral argument on all issues involved and shall have an opportunity to review, cross examine, challenge, and otherwise respond to any evidence considered by the Committee in making its determination.

(c) Following the meeting, the Hearing Committee shall provisionally decide whether to impose a fine or suspension. If it decides that no fine or suspension be imposed, that decision shall conclude the matter. If it decides that a fine or suspension shall be imposed, the Committee shall submit its provisional decision to the Board of Directors. The Board of Directors shall either approve or modify the provisional decision of the Hearing Committee and, as so approved or modified, the provisional decision of the Hearing Committee shall be the final decision of the Association. In no event may the Board of Directors increase the amount of any fine or lengthen the duration or make more stringent the terms of any suspension set forth in the provisional decision. If the Board of Directors approves or modifies the decision of the Hearing Committee, the Owner shall be notified of the Board's action in writing not later than ten (10) days after such action. The Board of Directors in its sole discretion, may relieve an offending Owner of the obligation of paying a fine or abiding by a suspension if the Owner comes into compliance with the violated provision or provisions within such period of time as may be specified by the Board.

(d) The amount of a fine that may be imposed by the Association shall not exceed, for each violation, the maximum amount authorized by the law of the State of Florida.

(e) For purposes of (d) above, a violation of a continuing nature shall be deemed a separate violation on each day (or part thereof) during which it persists.

(f) Unless otherwise provided by the Board of Directors, fines shall be paid not later than five (5) days after notice of the imposition thereof.

(g) The payment of fines shall be secured by one or more liens encumbering the lot or lots owned by the offending Owner. Such fines shall be collected and enforced in the same manner as regular and special assessments are collected and enforced pursuant to this declaration.

(h) All monies received from fines shall be allocated as determined by the Board of Directors.

(i) The imposition of fines shall not be construed to be an exclusive remedy, and shall exist in addition to all other remedies to which the Declarant, the Association, or any Owner may be legally entitled.

(j) The Hearing Committee shall be appointed by the Board of Directors. The Board of Directors may constitute the Hearing Committee as a standing committee for such period of time as the Board may decide or may appoint a separate committee for each occasion when a fine is proposed. The Hearing Committee shall consist of at least three members of the Association, none of whom may be an officer, director, or employee of the Association or the spouse, parent, child, brother, or sister of an officer, director or employee of the Association.

**Article XII, Section 4 is created to provide as follows:**

Section 4. Notices. Any notice required to be actually served upon a Member or Owner under the provisions of this Declaration shall be deemed to have been properly served when delivered personally by an officer, director, or employee of the Association (or an employee of a management company or other agent of the Association) or when mailed by registered or certified mail, postpaid, return receipt requested, to the address of the Member or Owner as it appears on the records of the Association at the time of such mailing. In the case of service by personal delivery, the date of service is the date of actual delivery. In the case of service by mail, the date of service shall be the date indicated on the return of the Post Office. If a Member or Owner refuses to accept service, he or she shall be deemed to have been timely served on the date of such refusal.

Article XII, Section 4 is renumbered as Section 5 and amended to provide as follows:

Section 54. Amendment. For so long as Declarant retains its Class B Membership, Declarant reserves the right without consent or joinder of an Owner or Mortgagee to (a) amend this Declaration, provided that such amendments shall conform to the general purposes and standards of the covenants and restrictions herein contained, (b) amend this Declaration for the purpose of curing any ambiguity in or inconsistency between the provisions herein contained, (c) include in any supplemental declaration or other instrument hereafter made any additional covenants, restrictions and easements applicable to the Property which do not lower the standards of the covenants, restrictions and easements herein contained and (d) release any Lot from any part of the covenants and restrictions which have been violated to be a minor or insubstantial violation. For so long as Declarant retains its Class B Membership, this Declaration may be amended by an instrument signed by Owners representing not less than 90 percent (90%) of all the votes of the Association. After Declarant ceases to be a Class B Member, this Declaration may be amended by an instrument signed by Owners representing not less than two thirds (2/3) of all the votes of the Association. This Declaration may be amended during the first twenty (20) years after recording of this Declaration by an instrument signed by Owners representing not less than ninety percent (90%) of all the votes of the Association and thereafter by an instrument signed by Owners representing not less than seventy five percent (75%) of all the votes of the members. Any amendment must be recorded.

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This Instrument Prepared Without  
Request For a Copy of This By  
Kathleen J. Esq  
Estate Attorney  
1730 S. W. 22nd Ave Suite B  
St. Augustine, FL 32084

CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
RESTRICTIONS, AND EASEMENTS

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Covenants, Conditions, Restrictions and Easements of the COMMODORES CLUB, as described in Book 898 at Page 778 of the Official Records of St. Johns County, Florida were duly adopted in the manner provided in Article XII, Section 4 of the Declaration of Covenants, Conditions, Restrictions and Easements by Runk Properties, Inc.

IN WITNESS WHEREOF, we have affixed our hands this 11 day of July, 1997, at St. Johns County, Florida.

Witnesses:

Gene D. Marks  
Archie Bank

RUNK PROPERTIES, INC.

By: Christopher Runk  
Its President

Attest: Arthur Bank  
Its Secretary

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

On this 11 day of July, 1997, personally appeared CHRISTOPHER RUNK President/Vice-President, and ARTHUR BANK Secretary, respectively, of RUNK PROPERTIES, INC., and acknowledged that they executed the foregoing Certificate of Amendment for the purpose therein expressed.

WITNESSETH my hand and seal this day and year last above written.

Cynthia Huner  
Notary Public State of Florida  
at Large  
My commission expires: 9/23/97



CYNTHIA HUNER  
My Commission: CC318364  
Expires Sep. 23, 1997  
Bonded by ANB  
800-862-6373

Public Records of  
St. Johns County, FL  
Clerk# 98043548  
O.R. 1351 PG 1859  
10:53AM 09/29/1998  
REC \$37.00 SUR \$5.00

This Instrument Prepared By:  
John D. Bailey, Jr.  
Upchurch, Bailey and Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN. 691076

**SUPPLEMENT AND AMENDMENT TO  
COMMODORE'S CLUB DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

THIS SUPPLEMENT AND AMENDMENT is made and executed this 24 day of  
September, 1998, by RUNK PROPERTIES, INC., a Florida corporation (the  
"Declarant").

**RECITALS:**

1. Declarant has caused certain real property to be platted as Commodore's Club Phases 2A and 2B, as per plat recorded in Map Book 35, Pages 1 through 4, of the public records of St. Johns County, Florida ("Phases 2A and 2B, respectively).
2. Phases 2A and 2B are part of an integrated community known as the Commodore's Club Subdivision and lie contiguous to Commodore's Club I-A and I-B, as per plats recorded in Map Book 24, Pages 46 and 47, and Map Book 28, Pages 80 through 84, both of the public records of St. Johns County, Florida.
3. Declarant desires to annex Phases 2A and 2B as additional property under the terms and provisions of the Commodore's Club Declaration of Covenants, Conditions, Restrictions and

YAK Runk Properties

Easements recorded in Official Records Book 898, Pages 0778 through 0799, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, and as further amended in Official Records Book 1252, Page 284, all of the public records of St. Johns County, Florida (collectively the "Declaration").

**NOW, THEREFORE**, pursuant to the authority granted Declarant by Article VIII, Section 1 and Article XII, Section 4 of the Declaration, Declarant supplements and amends the Declaration as follows:

1. The Declarant annexes to the Declaration the following described real property:

**All of the land contained within the plats of Commodore's Club, Phases 2A and 2B, as per plat recorded in Map Book 35, Pages 1 through 4, of the public records of St. Johns County, Florida.**

The above described real property constitutes Additional Property as defined in Article I, Section 1 of the Declaration and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Declaration, all of which are for the purpose of protecting the value and desirability of, and which shall run with the Additional Property and be binding on all parties having any right, title or interest in the Additional Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

2. The Owners of lots within Phases 2A and 2B shall be Class A or B members, as appropriate, of the Commodore's Club Homeowners' Association, Inc. (the "Association"), and shall

be subject to all covenants, rules, regulations and by-laws of the Association in the same manner and to the same extent as the owners of existing lots in the Commodore's Club Subdivision.

3. All other terms and provisions of the Declaration not in conflict with the provisions of this Supplement and Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this amendment on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness [Signature]  
(type or print name)

[Signature]  
Witness [Signature]  
(type or print name)

RUNK PROPERTIES, INC., a Florida corporation

By: [Signature]  
ARTHUR H. RUNK, JR.  
Its Vice-President  
1985-A Mizell Road  
St. Augustine, Florida 32084

(CORPORATE SEAL)

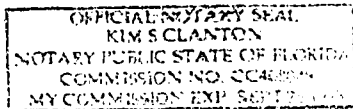


STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 24<sup>th</sup> day of September, 1998, by Arthur H. Runk, Jr., Vice-President of Runk Properties, Inc., a Florida corporation, on behalf of the corporation, who (✓) is personally known to me or ( ) has produced Florida driver's license no. \_\_\_\_\_ as identification.

[Signature]  
Notary Public

(Name of notary, typed/printed/stamped)  
My commission number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



**CONSENT OF MORTGAGEE**

TUCKER FEDERAL BANK d/b/a FAIRFIELD MORTGAGE, the owner and holder of a mortgage upon real property described in the foregoing Supplement and Amendment of Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, said Declaration being recorded in Official Records Book 898, Pages 0778 through 0799, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, and as further amended in Official Records Book 1252, Page 284, all of the public records of St. Johns County, Florida (collectively the "Declaration"), which mortgage is recorded in Official Records Book 1158, Page 484, as modified in Official Records Book 1316, page 1085, Official Records Book 1316, Page 1099, and Official Records Book 1338, Page 484, all of the public records of St. Johns County, Florida (the "Mortgage"), hereby agrees to the filing of said Supplement and Amendment to Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, as covenants running with the land described therein and to the subordination of the lien of the Mortgage to the terms of the Declaration.

DATED this 24<sup>th</sup> day of September, 1998.

Signed, sealed and delivered  
in the presence of:

TUCKER FEDERAL BANK d/b/a FAIRFIELD  
MORTGAGE

Lisa D. Dudi  
Witness LISA DUDI  
(type or print name)

Sue C. Padgett  
Witness SUE C. PADGETT  
(type or print name)

By: Stephen C. Meadows  
Name: STEPHEN C. MEADOWS  
Title: VICE PRESIDENT  
Address: 9250 Baymeadows Rd  
Jacksonville Fla 32256

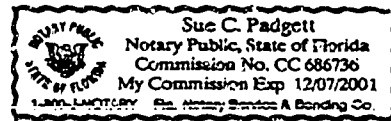
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF St. Johns

THE FOREGOING instrument was acknowledged before me this 24<sup>th</sup> day of September, 1998, by Stephen Meadows, VICE PRESIDENT of Tucker Federal Bank d/b/a Fairfield

Mortgage, on behalf of the corporation, who (X) is personally known to me or ( ) has produced Florida driver's license number \_\_\_\_\_ as identification.

Sue C. Padgett  
Signature of Notary  
Sue C. Padgett  
Name of Notary Typed, Printed or Stamped  
Commission Number \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**CONSENT OF MORTGAGEE**

RUNK PROPERTIES, INC., the owner and holder of two mortgages upon real property described in the foregoing Supplement and Amendment of Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, said Declaration being recorded in Official Records Book 898, Pages 0778 through 0799, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, and as further amended in Official Records Book 1252, Page 284, all of the public records of St. Johns County, Florida (collectively the "Declaration"), which mortgages are recorded in Official Records Book 1316, Page 1089, and Official Records Book 1316, Page 1103, respectively, both of the public records of St. Johns County, Florida (the "Mortgages"), hereby agrees to the filing of said Supplement and Amendment to Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, as covenants running with the land described therein and to the subordination of the lien of the Mortgages to the terms of the Declaration.

DATED this 24<sup>th</sup> day of September, 1998.

Signed, sealed and delivered  
in the presence of:

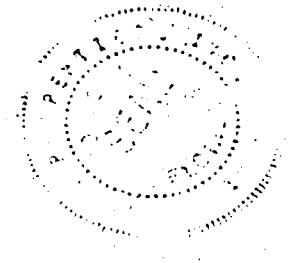
RUNK PROPERTIES, INC.

[Signature]  
Witness Pam [Signature]  
(type or print name)

By: [Signature]  
ARTHUR H. RUNK, JR.  
Its Vice-President  
1985-A Mizell Road  
St. Augustine, Florida 32084

[Signature]  
Witness BRADLEY SIMMONS  
(type or print name)

(CORPORATE SEAL)



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

**THE FOREGOING** instrument was acknowledged before me this 24<sup>th</sup> day of September, 1998, by Arthur H. Runk, Jr., Vice-President of Runk Properties, Inc., a Florida corporation, on

behalf of the corporation, who ( ) is personally known to me or ( ) has produced Florida driver's license number \_\_\_\_\_ as identification.

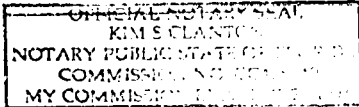
*Kim S. Clanton*

Signature of Notary

Name of Notary Typed, Printed or Stamped

Commission Number \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



CONSENT OF MORTGAGEE

PROSPERITY BANK OF ST. AUGUSTINE, the owner and holder of a first mortgage upon real property described in the foregoing Supplement and Amendment of Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, said Declaration being recorded in Official Records Book 898, Pages 0778 through 0799, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, and as further amended in Official Records Book 1252, Page 284, all of the public records of St. Johns County, Florida (collectively the "Declaration"), which mortgage is recorded in Official Records Book 1299, Page 111, of the public records of St. Johns County, Florida (the "Mortgage"), hereby agrees to the filing of said Supplement and Amendment to Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, as covenants running with the land described therein and to the subordination of the lien of the Mortgage to the terms of the Declaration.

DATED this 24<sup>th</sup> day of September, 1998.

Signed, sealed and delivered in the presence of:

PROSPERITY BANK OF ST. AUGUSTINE

Paul M. Gouffe  
Witness PAM McDonighe  
(type or print name)

By: [Signature]  
Name: Steve Deering  
Title: Executive Vice President  
790 North Ponce de Leon Boulevard  
St. Augustine, Florida 32085

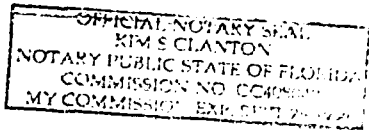
[Signature]  
Witness [Signature]  
(type or print name)

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 24<sup>th</sup> day of September, 1998, by Steve Deering of Prosperity Bank of St. Augustine,

a state banking corporation, on behalf of the corporation, who ( ) is personally known to me or ( ) has produced Florida driver's license number \_\_\_\_\_ as identification.



*K. S. Clanton*

Signature of Notary

Name of Notary Typed, Printed or Stamped

Commission Number \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

8072  
J.L.  
Public Records of  
St. Johns County, FL  
Clerk# 00-011711  
O.R. 1482 PG 971  
08:47AM 03/22/2000  
REC \$17.00 SUR \$2.50

This instrument prepared by:  
John L. Whiteman, Esquire  
Rogers, Towers, Bailey, Jones & Clay, P.A.  
170 Melaga Street, Suite A  
St. Augustine, FL 32084

**SUPPLEMENT AND AMENDMENT TO  
COMMODORE'S CLUB DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

**THIS SUPPLEMENT AND AMENDMENT** is made and executed this 21 day of March, 2000, by RUNK PROPERTIES, INC., a Florida corporation (the "Declarant").

**RECITALS:**

1. Declarant has caused certain real property to be platted as Commodore's Club Phase 3A, as per plat recorded in Map Book 38, Pages 67 through 71, of the Public Records of St. Johns County, Florida ("Phase 3A").
2. Phase 3A is part of an integrated community known as the Commodore's Club Subdivision and lies contiguous to Commodore's Club 2A and 2B as per plat recorded in Map Book 35, Pages 1 through 4, of the Public Records of St. Johns County, Florida.
3. Declarant desires to annex Phase 3A as additional property under the terms and provisions of the Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 898, Pages 0778 through 0779, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, as further amended in Official Records Book 1252, Page 284, and as supplemented and further amended in Official Records Book 1351, Page 1859, all of the Public Records of St. Johns County, Florida (collectively the "Declaration").

**NOW THEREFORE**, pursuant to the authority granted to Declarant by Article VIII, Section 1 and Article XII, Section 4 of the Declaration. Declarant supplements and amends the Declaration as follows:

1. The Declarant annexes to the Declaration the following described real property:

All of the land contained within the plat of Commodore's Club, Phase 3A, as per plat recorded in Map Ecol: 38, Pages 67 through 71, of the Public Records of St. Johns County, Florida.

The above described real property constitutes Additional Property as defined in Article I, Section 1 of the Declaration and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Declaration, all of which are for the purpose of protecting the value and desirability of, and which shall run with the Additional property and be binding on all parties having any right, title or interest in the Additional Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

2. The Owners of lots within Phase 3A shall be Class A or B members, as appropriate, of the Commodore's Club Homeowners' Association, Inc. (the "Association"), and shall be subject to all covenants, rules, regulations and by-laws of the Association in the same manner and to the same extent as the owners of existing lots in the Commodore's Club Subdivision.

3. All other terms and provisions of the Declaration not in conflict with the provisions of this Supplement and Amendment shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Declarant has executed this amendment on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Mary Lynn Dubois  
Print name MARY LYNN DUBOIS

Roberta J. Halyburton  
Print name Roberta J Halyburton

RUNK PROPERTIES, INC., a Florida  
Corporation

By: Arthur H. Runk, Jr.  
Arthur H. Runk, Jr.  
Its Vice-President  
1985-A Mizell Road  
St. Augustine, FL 32084

(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 21st day of March, 2000, by Arthur H. Runk, Jr., Vice-President of Runk Properties, Inc., a Florida corporation, on behalf of the corporation, who (✓) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Roberta J. Halyburton  
Notary Public State of Florida, at Large

\_\_\_\_\_  
Name of Notary (typed, printed or stamped)

\_\_\_\_\_  
Commission No.

\_\_\_\_\_  
Commission expires:




**ROBERTA J. HALYBURTON**  
Notary Public, State of Florida  
My comm. expires Jan. 25, 2002  
Comm. No. CC 716881

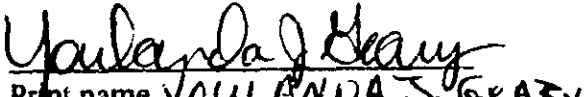
**CONSENT OF MORTGAGEE**

BANK OF ST. AUGUSTINE, the owner and holder of a mortgage upon real property described in the foregoing Supplement and Amendment of Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, said Declaration being recorded in Official Records Book 898, Pages 0778 through 0799, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, as further amended in Official Records Book 1252, Page 284, and as supplemented and further amended in Official Records Book 1351, Page 1859, all of the Public Records of St. Johns County, Florida (collectively the "Declaration"), which mortgage is recorded in Official Records Book 1417, Page 1366. of the Public Records of St. Johns County, Florida (the "Mortgage"), hereby agrees to the filing of said Supplement and Amendment to Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements, as covenants running with the land described therein and to the subordination of the lien of the Mortgage to the terms of the Declaration.


DATED this 21<sup>st</sup> day of March, 2000.

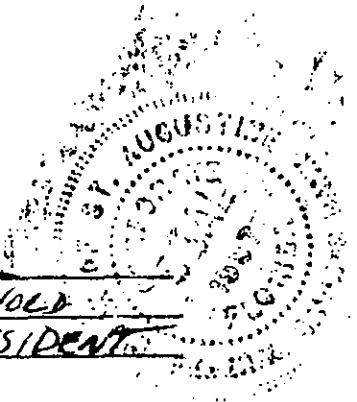
Signed, sealed and delivered  
in the presence of:

  
Print name Wayne Stevens

  
Print name YOULANDA J. GENTRY

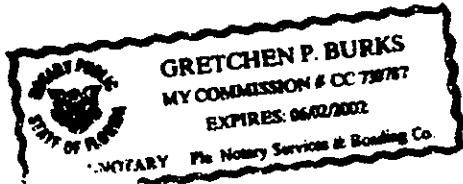
BANK OF ST. AUGUSTINE

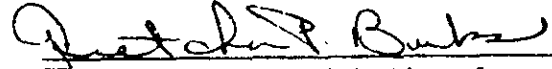
By:   
Name: ANDREW J. ARNOLD  
Title: SENIOR VICE PRESIDENT  
120 S.R. 312 West  
St. Augustine, FL 32086



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 21<sup>st</sup> day of March, 2000, by Andrew J. Arnold, as Senior Vice President of Bank of St. Augustine, on behalf of the bank, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



  
Notary Public State of Florida, at Large  
Gretchen P. Burks  
Name of Notary (typed, printed or stamped)  
Commission No. CC 73087  
Commission expires: 6-2-02

*JLW*  
This instrument prepared by:  
John L. Whiteman, Esquire  
Rogers, Towers, Bailey, Jones & Gay, P.A.  
170 Malaga Street, Suite A  
St. Augustine, FL 32084

Public Records of  
St. Johns County, FL  
Clerk# 01-022024  
O.R. 1598 PG 1142  
04:57PM 05/07/2001  
REC \$13.00 SUR \$2.00

*9/10* (3)  
*4010*

**SUPPLEMENT AND AMENDMENT TO  
COMMODORE'S CLUB DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**

THIS SUPPLEMENT AND AMENDMENT is made and executed this 7<sup>th</sup> day of

May, 2001, by RUNK PROPERTIES, INC., a Florida corporation (the "Declarant").

**RECITALS:**

1. Declarant has caused certain real property to be platted as Commodore's Club Phase 3B, as per plat recorded in Map Book 41, Pages 43 through 46, of the Public Records of St. Johns County, Florida ("Phase 3B").
2. Phase 3B is part of an integrated community known as the Commodore's Club Subdivision and lies contiguous to Commodore's Club 2A and 2B as per plat recorded in Map Book 35, Pages 1 through 4, of the Public Records of St. Johns County, Florida and Commodore's Club 3A, as per plat recorded in Map Book 38, Pages 67 through 71, of said Public Records.
3. Declarant desires to annex Phase 3B as additional property under the terms and provisions of the Commodore's Club Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 898, Pages 0778 through 0779, as amended in Official Records Book 929, Page 1317, as further amended in Official Records Book 1105, Page 1030, as further amended in Official Records Book 1252, Page 284, as supplemented and further amended in Official Records Book 1351,

Page 1859, and as supplemented and further amended in Official Records Book 1482, Page 971, all of the Public Records of St. Johns County, Florida (collectively the "Declaration").

**NOW THEREFORE**, pursuant to the authority granted to Declarant by Article VIII, Section 1 and Article XII, Section 4 of the Declaration, Declarant supplements and amends the Declaration as follows:

1. The Declarant annexes to the Declaration the following described real property:

All of the land contained within the plat of Commodore's Club, Phase 3B, as per plat recorded in Map Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_ of the Public Records of St. Johns County, Florida.

The above described real property constitutes Additional Property as defined in Article I, Section 1 of the Declaration and shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions of the Declaration, all of which are for the purpose of protecting the value and desirability of, and which shall run with the Additional property and be binding on all parties having any right, title or interest in the Additional Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

2. The Owners of lots within Phase 3B shall be Class A or B members, as appropriate, of the Commodore's Club Homeowners' Association, Inc. (the "Association"), and shall be subject to all covenants, rules, regulations and by-laws of the Association in the same manner and to the same extent as the owners of existing lots in the Commodore's Club Subdivision.

3. All other terms and provisions of the Declaration not in conflict with the provisions of this Supplement and Amendment shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Declarant has executed this amendment on the day and year first above written.

