

Prepared by and return to:

Molly A. Maggiano, Esq.
Henderson, Franklin, Starnes &
Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33902

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
EVENTIDE**

This Declaration of Covenants, Conditions and Restrictions for Eventide ("Declaration") is made by 1044PVB LLC, a Delaware limited liability company ("Developer"), as of this 19 day of JULY, 2017.

ARTICLE I

INTRODUCTION AND DEFINITIONS

1. Introduction.

(a) Developer is the owner of the real property located in St. Johns County, Florida more particularly described on Exhibit "A" attached hereto ("Initial Property").

(b) Developer hereby restricts the use of the Property (as hereinafter defined) and declares that the Property and all portions thereof (except to the extent specifically exempted herein), and all additions made in accordance with this Declaration, shall be held, occupied, sold and transferred subject to the easements, restrictions and covenants of this Declaration, which Developer is imposing for the benefit of all owners of the Property, or portions thereof, for the purpose and with the intent of preserving the value and maintaining the desirability of the Property.

(c) Every Person (as defined herein) acquiring title to any portion of the Property shall be deemed to have agreed to all of the terms and provisions of this Declaration and shall be entitled to its benefits and subject to its obligations.

2. Definitions. Unless the context expressly requires otherwise, the words defined below whenever used in this Declaration and in the Governing Documents shall have the following meanings:

(a) "ACOE" means the U.S. Army Corps of Engineers.

(b) "Additional Property" means those lands together with any improvements thereon, which may be made subject to this Declaration by annexation pursuant to Article II hereof.

(c) "Annual Maintenance Assessment" means the Association's annual maintenance assessment for each Lot as determined in accordance with the provisions of this Declaration.

(d) "Articles" means the Articles of Incorporation of the Association, as amended from time to time. A copy of the initial Articles is attached as Exhibit "B" to this Declaration. The Articles may be amended as provided therein and it shall not be necessary to amend this Declaration in order to amend the Articles.

(e) "Association" means the Eventide Owners Association, Inc., a corporation not for profit organized and operated pursuant to Chapters 617 and 720, *Florida Statutes*, its successors and assigns.

(f) "Board" means the Association's Board of Directors.

(g) "Bylaws" means the Bylaws of the Association, as amended from time to time. A copy of the initial Bylaws is attached as Exhibit "C" to this Declaration. The Bylaws may be amended as provided therein and it shall not be necessary to amend this Declaration in order to amend the Bylaws.

(h) "Builder" shall mean any person designated in writing as such by Developer who purchases a Lot(s) within the Property for the purpose of constructing Residential Units thereon for sale to Lot Owners.

(i) "Common Areas" means all real property or any interest in real property from time to time owned by the Association or designated for ownership by the Association for the common use and enjoyment of all Lot Owners, together with all improvements, fixtures, landscaping and tangible personal property now or hereafter situated thereon and all appurtenant easements. Common Areas may or may not include roads, roadways and rights-of-way in the Property, community parks, and ponds, lakes, marshes and wetlands within the Property. Certain Common Area may be designated by Developer for the exclusive use or primary benefit of one or more Residential Units, which designation may be made on the recorded Plat depicting such property, or in the deed conveying such property to the Association.

(j) "Common Maintenance Areas" means all real property and tangible personal property from time to time designated by this Declaration, the Association (with Developer's consent if prior to Turnover) or Developer, as a maintenance responsibility of the Association for the benefit of all Lot Owners. Common Maintenance Areas may or may not be owned by the Association and may or may not be located within the Property. Certain Common Maintenance Areas may

be designated by Developer for the exclusive use or primary benefit of one or more Residential Units, which designation may be made on the recorded Plat depicting such property, or in the deed conveying such property to the Association.

(k) "Conservation Areas" means those portions of the Property designated as conservation or preservation areas on any Plat, and those portions of the Property with respect to which a conservation easement is recorded as required by governmental or quasi-governmental authorities having jurisdiction, which areas may include, without limitation, certain jurisdictional wetlands, river buffer transitional habitats, live oak hammocks, and developable uplands which have been restricted to be used to promote habitat conservation and preservation and to protect environmental resources within the Development in accordance with, and subject to the terms of all permits, approvals, and entitlements for the Development, which set forth the permitted uses of those areas. To the extent that any Conservation Areas are owned or maintained by the Association, such Conservation Areas shall be deemed to be Common Areas or Common Maintenance Areas, respectively, as applicable.

(l) "County" means St. Johns County, Florida.

(m) "Declaration" means this Declaration of Covenants, Conditions and Restrictions, together with any amendments and supplements hereto.

(n) "Design Review Committee" means the committee established under Article VIII hereof to review and approve or deny modifications, alterations, renovations or reconstruction of the exterior of Residential Units or Lots.

(o) "Design Review Guidelines" means the architectural, design and aesthetic guidelines, standards, rules, procedures and criteria for Eventide, which are promulgated and adopted by Developer or the Design Review Committee, from time to time, together with all modifications, amendments, alterations and supplements thereto.

(p) "Developer" means 1044PVB LLC, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, its successors and assigns to whom the rights of the Developer hereunder are specifically assigned, in whole or in part, by instrument recorded in the Public Records. Developer may assign all or a portion of such rights in one or more assignments. In the event of a partial assignment, the assignee shall not be deemed the Developer unless expressly stated in the assignment, but may exercise such rights of Developer as are specifically assigned to it. Any assignment may be made on a non-exclusive basis.

(q) "Development" means the residential subdivision project known as "Eventide" which is being developed on the Property. The Development shall include any Additional Property made subject to this Declaration in accordance

with the provisions hereof.

(r) "Governing Documents" collectively means this Declaration, the Articles, and the Bylaws, as the same may be amended from time to time.

(s) "Initial Assessment" has the meaning as set forth in Article VI, Section 4 of this Declaration.

(t) "Law" means any statute, ordinance, rule, regulation, or order adopted or enforced by the United States of America, or any agency, officer, or instrumentality thereof, or by the State of Florida, or any agency, officer, municipality, or political subdivision thereof, from time to time applicable to the Property or to any activities on or about the Property.

(t) "Lot" means any portion of the Property depicted as a separately identified lot or parcel on a recorded Plat, which is intended as a building site for a Residential Unit. The term "Lot" shall not include Common Areas, Common Maintenance Areas, property dedicated for utility sites or public use.

(u) "Master Plan" means the conceptual plan for the development of the Development as determined by Developer from time to time. All references to the Master Plan shall be references to the latest version thereof.

(v) "Members" means the members of the Association as defined and described in Article IV of this Declaration.

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

(x) "Mortgagee" means the Person(s) named as the obligee under any First Mortgage, or the successor in interest to any such Person, including the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Authority and similar guarantors or insurers of First Mortgages.

(y) "MSD" has the meaning set forth in Article XI, Section 2 of this Declaration.

(z) "Owner" or "Lot Owner" means the record owner, whether one or more Persons, of the fee simple title to any Lot, including Developer, Builders and contract sellers, but excluding contract buyers, any Person holding such fee simple title merely as security for the performance of an obligation, the Association, and governmental authorities and utility companies that have received dedications or

conveyances of rights-of-way, easements or utility sites. Developer is an Owner as to all portions of the Property owned by Developer.

(aa) "Person" means any natural person or entity having legal capacity.

(bb) "Plat" means any subdivision plat of all or any portion of the Property recorded in the Public Records of the County, and any revisions or replats thereof and amendments thereto.

(cc) "Property" means the Initial Property located in St. Johns County, Florida, described in Exhibit "A" attached to this Declaration, together with any Additional Property hereafter made subject to this Declaration pursuant to Article II hereof.

(dd) "Public Records" means the Public Records of the County.

(ee) "Residential Unit" means any improvements on a Lot intended as a residence for a single family, including, without limitation, any detached single-family dwelling, or any attached dwelling unit (for example, a townhouse unit) capable of being independently owned and conveyed. Improvements shall constitute a Residential Unit at such time as construction of the dwelling unit is completed and a certificate of occupancy is issued therefor by the applicable governmental authorities.

(ff) "Rules" means any rules and regulations regarding the use of the Property, duly adopted by the Association in accordance with the Governing Documents, as the same may be amended from time to time.

(gg) "Special Assessments" has the meaning set forth in Article VI, Section 5 of this Declaration.

(hh) "Specific Assessments" has the meaning set forth in Article VI, Section 7 of this Declaration.

(ii) "SJRWMD" means St. Johns River Water Management District.

(jj) "SJRWMD Permit" means the SJRWMD permit(s) Applicable to the Property, as may be amended or modified from time to time

(kk) "Supplemental Declaration" means any instrument which extends the effect of this Declaration to Additional Property pursuant to Article II of this Declaration, or which withdraws Common Areas pursuant to Article II, Section 5(b).

(ll) "Surface Water 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, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system as permitted pursuant to applicable Law. The Surface Water Management System may include, but is not limited to: inlets, littoral areas, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, wetland mitigation areas, drainage easements, underdrains and filtration systems.

(mm) "Turnover" has the meaning set forth in Article IV, Section 3 of this Declaration.

(nn) The "Work" means the initial development of all or any portion of the Property pursuant to the Master Plan, including the construction and installation of streets, utility systems, community facilities, buildings, and other improvements, and the sale, lease, or other disposition of the Property as improved or unimproved parcels, but does not include the construction of individual Residential Units by Persons other than Developer. Such term is to be broadly construed to include any and all activities, uses, structures, and improvements necessary, convenient, or desirable to accomplish such construction and disposition.

ARTICLE II

PROPERTY RIGHTS AND COMMON AREAS

1. Property. The Property is and shall be improved, held, transferred and occupied subject to this Declaration. As of the date hereof, Developer intends to develop the Property described in Exhibit "A" attached hereto as the first phase of the Development. In addition, Developer may, in the future, but shall have no obligation, to annex and submit Additional Property to the lands encumbered by this Declaration. If Developer elects to annex and submit Additional Property to the Property encumbered by this, Declaration, then Developer shall follow the procedures set forth in Section 3 below. Until such time, only the Property described in Exhibit "A" to this Declaration shall be encumbered hereby.

2. Additional Property. Developer shall have the right, but not the obligation, to bring within the scope of this Declaration, any Additional Property lying in the vicinity of the Property at any time within twenty (20) years from the date this Declaration is recorded in the Public Records, which annexation may be accomplished without the consent of the Association, the Owners, or any mortgagee or other lien holder. If Developer elects to annex and submit any such Additional Property to this Declaration, Developer shall follow the procedure set forth in Section 3 below.

3. Method of Annexation. Additions authorized under this Article II shall be made, if at all, by recording a Supplemental Declaration extending this Declaration

to Additional Property. Each Supplemental Declaration shall describe the real property to be annexed and shall state that it is being made pursuant to the terms of this Declaration for the purpose of annexing property to this Declaration and extending the jurisdiction of the Association to the Additional Property. The Supplemental Declaration may contain additional terms not inconsistent with this Declaration to reflect the different character, if any, of the real property being annexed or of the housing or development approaches being implemented. Such additional terms may also provide for additional property owners' associations having administrative responsibility and control over certain portions of the Property. From and after recordation of any Supplemental Declaration in the Public Records, the Additional Property described therein shall constitute part of the Property and shall be subject to the provisions of this Declaration and to the jurisdiction of the Association.

4. Other Extensions. The extension of the provisions of this Declaration to any lands other than as set forth above must be approved by at least two-thirds (2/3) of the votes of the Members, present in person or by proxy, at a meeting duly convened for such purpose at which a quorum is present, and by Developer so long as Developer is a Member of the Association. Such extension shall become effective upon recording an amendment to this Declaration, executed by the Association and the Owners of all interests in lands to which the provisions of this Declaration are extended with the formalities from time to time required for a deed under the Laws of the State of Florida.

5. Common Areas and Common Maintenance Areas.

(a) Conveyance of Common Areas. Developer will convey or cause to be conveyed to the Association in one or more conveyances, and the Association shall accept the title to, any Common Areas owned by Developer at such time as, in Developer's sole discretion, Developer deems appropriate. The conveyance shall be subject to taxes for the year of conveyance, restrictions, conditions, and limitations of record, and easements for ingress, egress, drainage and public utilities in favor of governmental entities or private parties as deemed appropriate by Developer. Upon recordation of any deed or deeds conveying Common Areas to the Association, the Association shall be conclusively deemed to have accepted the conveyance evidenced by such deed or deeds. No title insurance or title opinion shall be provided to the Association by Developer.

THE ASSOCIATION SHALL ACCEPT "AS IS" THE CONVEYANCE OF SUCH COMMON AREA PROPERTY WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IN FACT OR BY LAW, WITH RESPECT THERETO, OR WITH RESPECT TO THE IMPROVEMENTS AND REPAIRS TO BE COMPLETED AFTER THE CONVEYANCE, INCLUDING, WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSE, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES REGARDING FUTURE REPAIRS OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS,

DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS OF OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH PROPERTY OR REPAIRS, EXCEPT AS SET FORTH HEREIN.

All costs and expenses of any conveyance of any property by Developer to the Association shall be paid for by the Association.

(b) Right of Developer to Designate and Withdraw Property as Common Area. Notwithstanding anything to the contrary contained in this Declaration or any Plat, Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property owned by Developer as Common Areas provided only that such land shall be located within the Property or contiguous to the Property (for purposes of this subsection, property separated only by public or private roads, water bodies, or open space shall be deemed contiguous). For so long as Developer owns any portion of the Property and notwithstanding anything to the contrary contained in this Declaration or any Plat, Developer may, at any time, withdraw, or cause to be withdrawn, land from the Common Areas in Developer's sole discretion. The prior sentence notwithstanding: (i) in the event such withdrawal of Common Area shall materially and adversely affect access or drainage to or from any Lot, Developer shall not have the right to withdraw such Common Areas without the consent of the Owner of the Lot which is so affected; and (ii) in the event the Common Area to be withdrawn is owned by the Association or contains completed amenities constructed for use by Owners, then such withdrawal shall require approval by a majority of the votes of the Members, other than Developer, present in person or by proxy, at a duly convened meeting of the Members, at which a quorum is present. Addition of land to and withdrawal of land from the Common Areas shall be evidenced by recording a deed or Supplemental Declaration as applicable, in the Public Records, which shall specifically reference such addition or withdrawal. Withdrawal of land from the Common Areas by Developer shall terminate any and all easements and rights of use of the Owners in such land, unless otherwise expressly provided in such withdrawal instrument. No land owned by Developer shall be deemed to be Common Areas unless such land is expressly referenced as such herein, or subsequently designated as such by Developer pursuant to a Plat of such lands, a deed conveying such lands, or any interest therein, to the Association, or otherwise pursuant to this subsection, even if Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights, or personal property owned by the Association shall be withdrawn from the Common Areas pursuant to this subsection, upon Developer's written request, the Association shall promptly execute and deliver to Developer any and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to confirm or effectuate the withdrawal of such Common Areas.

(c) Use by Developer and Other Persons. Notwithstanding the transfer of ownership of the Common Areas to the Association, Developer shall have

the right to use and occupy, and to allow Builders to use and occupy, portions of the Common Area without payment of any rent or use fee for purposes of a sales and marketing center, special events, the placement of sales and construction trailers and equipment, vehicular parking, and the placement of sales and marketing signs, until Developer and all Builders have sold all Lots within the Property, notwithstanding Turnover. Developer shall have the right to cause the Association to enter into a written agreement evidencing this right and no such agreement shall be deemed to be a violation of any fiduciary or other duty of the officers or directors of the Association authorizing or executing such written agreement. The Association shall have the right and authority to allow, by easement, license, rental agreement or otherwise, the use of Common Areas by Persons providing utility, telecommunications, security or other services to the Development or any portion thereof. The Association shall also have the right and authority to allow school, civic charitable social groups, and other non-profit organizations to use the Common Areas as determined from time to time by the Board, provided such use does not unreasonably interfere with the Owners' use of the Common Areas.

6. Owner's Easements of Enjoyment. Every Owner of a Lot and his or her lessees have a nonexclusive right and easement of enjoyment in and to the Common Areas that is appurtenant to, and passes with, the title to every Lot subject to the easements and other property rights granted in this Article, and subject to the following:

(a) Assessments. Assessments for maintenance, repair, replacement, and operation of the Common Areas and improvements and facilities, if any, situated upon the Common Areas as provided in this Declaration or other applicable recorded instruments.

(b) Dedication. The right of the Owner of the Common Areas, with the consent of Developer if not the Owner of the Common Areas, to dedicate or transfer all or portions of the Common Areas or interests therein to any public agency, authority, or utility. Any dedication or transfer made by Developer as part of the Work or prior to Turnover shall not require the approval of the Members or the Association. Any other dedication or transfer must be approved by at least two-thirds (2/3) of the votes of the Members, present in person or by proxy, at a meeting duly convened for such purpose at which a quorum is present, and must be evidenced by a recorded certificate of the Association executed by the Association with the formalities from time to time required for a deed under the Laws of the State of Florida.

(c) Developer. The rights of Developer hereunder to add or withdraw land from the Common Areas and to occupy and use (and allow Builders and other third parties to use and occupy) portions of the Common Areas for a sales and marketing center, special events, the placement of sales and construction trailers and equipment, vehicular parking, and the placement of sales signs.

(d) Rules and Regulations. The Association's right to adopt, alter, amend, rescind and enforce reasonable Rules governing the use of the Common

Areas.

(e) Governing Documents. The provisions of the Governing Documents and all matters shown on any Plat of all or part of the Property.

(f) Easements. The right of Developer and, following the conveyance of the Common Areas to the Association, the Board to grant easements for utilities or drainage across all or any part of the Common Areas, whether to governmental entities or private parties, as deemed advisable by Developer or the Board, as applicable.

(g) Requirements of Law. The provisions of applicable Laws and all construction, water quality, environmental protection and other permits issued in connection with the development of the Property.

(h) General. Real estate taxes and special assessments levied by governmental authorities having jurisdiction over the Common Areas, and restrictions, limitations and easements of record.

7. General Association Easement; General Drainage Easement. All Lots are subject to the following perpetual non-exclusive easements:

(a) The Association is hereby granted a perpetual, non-exclusive easement for ingress and egress upon, over and across each Lot for the performance of the Association's duties hereunder, provided that such easement will not encroach on any portion of the building pad on which a Residential Unit is constructed.

(b) Each portion of the Property is hereby burdened with a perpetual, non-exclusive easement in favor of each other portion of the Property for the drainage of ground and surface waters into, over and throughout, the Surface Water Management System in the manner established by Developer as part of the Work.

8. Property Boundary Buffer. As part of the Work, Developer may construct privacy fence(s), wall(s) and/or landscaped buffer(s) across some of the Lots and/or portions of the Common Areas to separate the Property or portions thereof from adjoining portions of the Property, right-of-ways or other properties (as applicable, the "Property Boundary Buffer"). All Lots adjacent to any Property Boundary Buffer or upon which portions of any Property Boundary Buffer are located, are subject to an exclusive perpetual easement for the location of the Property Boundary Buffer. Owners of Lots on which any portion of the Property Boundary Buffer is located shall be obligated to maintain, at such Lot Owner's cost and expense, the portion of the Property Boundary Buffer located on such Owner's Lot, and to replace such portion of the Property Boundary Buffer as and when required. Notwithstanding the previous sentence, if any portion of a Property Boundary Buffer is located along the lot line between two (2) Lots (notwithstanding that it may be actually located on only one of said Lots), then (a) each applicable Lot Owner shall be obligated to maintain, at such Lot Owner's cost and expense, the

portion of such Property Boundary Buffer facing such Owner's Lot, and (b) replacement of such portion of the Property Boundary Buffer, as and when required, shall be the responsibility of the Owner of the Lot upon which same is located but both Lot Owners shall share equally in the cost thereof. If any portion of the Property Boundary Buffer is located on Common Area or Common Maintenance Area and is along the lot line between an adjacent Lot and such Common Area or Common Maintenance Area land, the Owner of such adjacent Lot shall be obligated to maintain, at such Lot Owner's cost and expense, the portion of such Property Boundary Buffer facing such Owner's Lot, and the Association (as applicable) shall maintain the portion of such Property Boundary Buffer facing the Common Area or Common Maintenance Area (as applicable) shall replace such portion of the Property Boundary Buffer as and when required, but the Association and the Lot Owner shall share equally in the cost thereof. The Association shall have the right (without obligation) to maintain, repair or replace any Property Boundary Buffer (including the landscaping associated therewith) that is the responsibility of a Lot Owner(s), in the event the applicable Lot Owner(s) fails to do so, and to assess such Owner(s) for the cost thereof. All Lots adjacent to the Property Boundary Buffer or upon which portions of the Property Boundary Buffer are located are subject to easements to the Association for the maintenance, repair and replacement of the Property Boundary Buffer by the Association if the Lot Owner fails to properly maintain the Property Boundary Buffer as provided above.

9. Plat Easements. Reference is made to the utilities, drainage, ingress and egress, non-access, and other easements shown on a Plat. Developer shall have the unrestricted right without the approval or joinder of any other Person to designate the use and to alienate, release or otherwise assign the easements shown on a Plat unless such easements have been previously conveyed or dedicated. The easements may be used to construct, maintain and operate water mains, drainage ditches, sewer lines and other suitable installations for drainage and sewage disposal, maintain Conservation Areas, or for the installation, maintenance, transmission and use of electricity, gas, telephone, cable systems, reclaimed irrigation water or treated effluent, lake fountains, and other utilities, whether or not the easements are shown on the Plat to be for drainage, utilities, or other purposes. The Owners of the Lots subject to easements shown on the Plat shall acquire no right, title or interest in any of the cables, conduits, pipes, mains, lines, or other equipment or facilities placed on, over or under the easement area. The Owner of a Lot subject to any easement shall not construct any improvements on the easement areas, nor alter the flow of drainage, nor landscape such areas with hedges, trees or other landscape items that might interfere with the exercise of the easement rights. If any Owner constructs any improvements on such easement areas or landscapes such areas as aforesaid, the Owner of the Lot shall remove at the Owner's expense the improvements or landscape items upon written request of Developer, the Association or the grantee of the easement. If the Owner fails to promptly remove improvements or landscaping, Developer, the Association or the grantee of the easement may enter on the Lot and remove the improvements or landscaping at the expense of the Owner, who shall reimburse the cost of removal within fifteen (15) days of demand.

The party removing the improvements or landscaping shall not be liable for trespass, nor responsible for any damage caused by the removal and shall not be required to restore any portion of the Lot damaged by the removal.

10. Lake or Pond and Surface Water Management Easements. The Association is hereby granted: (a) perpetual non-exclusive, unobstructed drainage easements over and through the Surface Water Management System and the ponds, lakes, marshes and wetlands situated in whole or in part on the Property, whether part of the Surface Water Management System or otherwise; (b) perpetual non-exclusive easements for access and maintenance, including an easement for ingress and egress over and across all areas of the Surface Water Management System and all streets, roadways, Common Areas, driveways and walkways, including the right to enter upon any portion of any Lot which is a part of, or adjacent to the Surface Water Management System or any pond, lake, marsh or wetland, whether part of the Surface Water Management System or otherwise, at any reasonable time and in a reasonable manner, for purposes of operating, maintaining and repairing the Surface Water Management System as required by this Declaration, any Plat, any instrument recorded in the Public Records, the SJRWMD Permit or by Law, as applicable, including, but not limited to, work within the retention areas, drainage structures, and drainage easements; and (c) perpetual non-exclusive easements over and across each Lot bordering on or encompassing any portion of the Surface Water Management System, or a pond, lake, marsh or wetland, whether part of the Surface Water Management System or otherwise, from the top of the embankment to the rear lot line (including any submerged portions of the Lot), for the installation, use, maintenance, repair and replacement of the Surface Water Management System.

11. Utility Easements. The Developer reserves to itself, its successors or assigns, and to the Association and the MSD, a perpetual easement upon, over, under and across the Property for the purpose of maintaining, installing, repairing, altering and operating sewer lines, irrigation lines and systems, water lines, lake fountains and waterworks, sewer works, force mains, lift stations, water mains, sewer mains, water distribution systems, sewage disposal systems, effluent disposal systems, pipes, wires, siphons, valves, gates, pipelines, telephone service, electronic security systems, and street lighting, and all machinery and apparatus appurtenant to all of the foregoing as may be necessary or desirable for the installation and maintenance of utilities servicing all Owners of any of the Property and servicing the Common Area, all such easements to be of a size, width and location as the Developer, in its discretion, deems best, so long as such location does as to not unreasonably interfere with the use of any improvements which are now, or will be, located upon the Property.

12. All Rights and Easements Appurtenant. The benefit of all rights and easements granted by this Article constitute a permanent appurtenance to, and pass with, the title to every portion of the Property enjoying such benefit. Whenever any such right or easement is described as nonexclusive by this Article its benefit nevertheless is exclusive to the portions of the Property granted such benefit by this Article, unless this Article expressly grants such benefit to additional Persons. In no

event does the benefit of any such easement extend to the general public.

13. Ownership Rights Limited to Those Enumerated. No transfer of title to any Lot passes any rights in and to the Common Areas, except as expressly enumerated in this Declaration. No provision in any deed or other instrument of conveyance of any interest in any Lot shall be construed as passing any right, title, and interest in the Common Areas, except as expressly provided in this Declaration. Any Owner may delegate his or her right of enjoyment and other rights in the Common Areas to any Persons from time to time lawfully occupying such Owner's Lot, subject to the Association's Rules and Article III, Section 13(b), below.

14. Platting and Subdivision Restrictions. Developer may from time to time, plat or replat all or any part of the Property owned by Developer, and may widen or extend any right-of-way shown on a Plat or convert a Lot or other portions of the Property for use as a right-of-way or other uses, provided that Developer owns the lands where such changes occur. Developer may also establish covenants and restrictions and amendments thereto with respect to any such portion of the Property. No Owner, other than Developer, shall subdivide or change the boundary lines of any Lot or combine Lots without the prior written approval of (a) Developer, if prior to Turnover, or (b) the Board, if after Turnover. Any such action shall only be effective upon recording in the Public Records of a Plat or other instrument reflecting the subdivision or new boundaries of the affected Lots.

15. Rights of Third Parties to Harvest Timber. Developer may, from time to time, allow third parties to harvest timber from undeveloped portions of the Property, or other land in the vicinity of the Property. Such timber harvesting may involve use of heavy equipment, machinery, and large trucks (including flatbeds and/or timber trucks), and may result in noise, odor and/or other nuisance. Every Person acquiring title to any portion of the Property shall be deemed to have notice of the foregoing, and to have acknowledged and accepted the same, and assumed all risks associated therewith to the extent that such Person fails to abide by posted signs, rules and/or regulations associated with such activities.

16. Hunting and Fishing. Developer may, from time to time, allow third parties to hunt or fish on land owned by Developer in the vicinity of the Property (including, without limitation, land that may hereafter become part of the Property). All Owners shall abide by posted signs relating thereto. Every Person acquiring title to any portion of the Property shall be deemed to have notice of the foregoing, and to have acknowledged and accepted the same, and assumed all risks associated therewith to the extent that such Person fails to abide by posted signs, rules and/or regulations associated with such activities.

ARTICLE III

USE RESTRICTIONS

1 Residential Use. Each Lot and the buildings constructed thereon shall be used for residential purposes only. Only one (1) dwelling (for use by a single household) may be constructed on each Lot, except to the extent construction of a guest house, garage apartment or other accessory structure is approved in accordance with Article VIII hereof. No trade, business, commercial activity or profession may be conducted in, on, or from any Lot unless approved by the Association and the County, as applicable. The foregoing does not prohibit Developer's or any Builder's (to the extent approved by Developer) operation of a sales center or model home used as a sales office for the marketing and sale of homes in the Development, and does not prohibit a "home office" within a Residential Unit, provided that: (a) no work or service is conducted on the Lot that can be seen or heard outside of the Residential Unit; (b) there is not a material increase in traffic to and from the Lot; and (c) no one other than the Owner or lawful occupants of the Residential Unit shall regularly work at or visit the "home office" for business purposes. The letting, renting, or leasing of Residential Units for non-transient residential purposes shall not constitute a trade or business.

2 Architectural Standards.

(a) Initial Construction. No building, fence, wall, mailbox, swimming pool, driveway or other permanent or semi-permanent fixtures or improvements, including landscaping, shall be installed or constructed on a Lot, nor may the Lot be cleared for construction of improvements or the installation of landscaping, except in accordance with plans and specifications, (including a site plan and landscape plan for the Lot), showing the nature, kind, height, color, materials, location and other pertinent information (including samples of materials when requested) about the proposed improvements, that have been approved in writing by Developer or the Design Review Committee, as applicable, in accordance with the procedures described in Article VIII hereof.

(b) Modifications of Exteriors. A Lot Owner may not cause or permit any alteration, modification, renovation or reconstruction to be made to the exterior of his or her Residential Unit or Lot including driveways and landscaped areas, nor make any additions to the exterior of his or her Residential Unit except in accordance with plans and specifications (including site plans and landscaping plans when applicable) showing the nature, kind, height, color, materials, location and other pertinent information (including material samples when requested) that have been approved by the Design Review Committee.

3. Minimum Square Footage. Residential Units shall have a minimum square footage of interior heated and air conditioned living area, exclusive of garages, porches and patios based on approximate Lot size, as set forth in the Design Review Guidelines.

4. Other Structures. Except as to items initially approved by Developer, no sheds, tanks, storage buildings, clotheslines, basketball hoops or support structures, children's play structures, dog houses, gazebos, swimming pools, or structures of any type, whether similar or dissimilar to those herein enumerated and whether intended to be temporary or permanent, may be erected on a Lot, unless approved by the Design Review Committee in accordance with the procedures set forth in the Design Review Guidelines. Basketball hoops or support structures may not be attached to the Residential Unit and must be easily removed and stored within the Residential Unit, or otherwise out of view, when not in use. No shed or outbuilding of any kind shall be at any time used as a residence either temporarily or permanently. Prior to the start of construction of the Residential Unit, no trailer, mobile home, shed, or outbuildings shall be erected or permitted to remain on any Lot, nor shall any construction materials or other items be stored on the Lot, except as approved by Developer. Notwithstanding the foregoing any Owner may construct an access ramp for ingress and egress to the Residential Unit on its Lot, if a resident or occupant of the Residential Unit has a medical necessity or disability that requires a ramp for ingress and egress, in accordance with and subject to the conditions of Section 720.304(5), *Florida Statutes*. Neither Developer nor any Builder doing business in the Property shall be prohibited from erecting or maintaining temporary dwellings, model homes and other structures for development and marketing purposes, provided such are in compliance with the appropriate governmental requirements, and further provided that any Builder first obtains Developer's written approval of such temporary dwelling, home or structure prior to installing or constructing same, such approval to be granted or denied by Developer in Developer's reasonable discretion. Such rights of Developer and Builders shall survive Turnover and shall continue for so long as Developer or any such Builders owns any Lots within the Property.

5. Landscaping. In connection with the initial construction of a Residential Unit on a Lot, complete landscaping plans for the Lot shall be prepared and submitted with the Lot site plan and the Residential Unit plans and specifications as part of the architectural approval process in accordance with the Design Review Guidelines. All landscaping plans shall include an automatic underground sprinkler system. Irrigation water for Lots shall be supplied by the water system (whether reclaimed, well or otherwise) constructed or caused to be constructed by Developer as part of the work. No Owner shall dig, drill or maintain a well on a Lot. Such prohibition shall not prohibit Developer from installing and maintaining wells anywhere within the Property. Site plans and landscaping plans shall be designed to preserve to the maximum practical extent existing trees. No trees may be removed by any Owner in violation of any Law. In any event, no tree or shrub plantings will be permitted in a location that will prevent the Association's use of access easements granted herein or on any Plat for the purpose of accessing the Conservation Areas. In addition, planting of nuisance exotic species of plants in or adjacent to the Conservation Areas is expressly prohibited.

6. Permits and Restrictions.

(a) The Property has been or will be developed in accordance with requirements of the SJRWMD Permit and the Association, or any permittee or successor permittee under the SJRWMD Permit, has the right to assure that all terms and conditions thereof are enforced. The Association, or any permittee or successor permittee under the SJRWMD Permit, shall have the right to bring an action, at law or in equity, against a Lot Owner or any other person violating any terms or provision of the SJRWMD Permit. No person shall alter the drainage flow of the Surface Water Management System, including buffer areas or swales, without the prior written approval of the SJRWMD.

(b) All Owners of Lots shall, by acceptance of title to a Lot, be deemed to have assumed the obligation to comply with the requirements of the SJRWMD Permit as such relate to the Lot. Except as required or permitted by the SJRWMD, no Owner of a Lot shall alter, fill, dredge, place sod or excavate, or perform similar activities on any portion of their Lot or adjacent areas which contains jurisdictional wetlands, uplands buffers, or conservation areas as established by the ACOE or SJRWMD, unless and until such activity is authorized by or exempt from the requirements of ACOE and SJRWMD. In the event that a Lot Owner violates the terms and conditions of the SJRWMD Permit and for any reason Developer, the Association, or any permittee or successor permittee under the SJRWMD Permit, is cited therefor, the Lot Owner agrees to indemnify and hold Developer, the Association, and any permittee or successor permittee under the SJRWMD Permit, harmless from all costs arising in connection therewith, including without limitation all costs and attorneys' fees as well as costs of curing such violation. Unless first approved by the Design Review Committee and SJRWMD, no Owner other than Developer may obstruct, alter or in any way modify the method and/or structures of drainage utilized or installed by Developer, the Association from, on or across any Lot, Common Area, Common Maintenance Area or easement area; nor shall any structure or material be erected, placed or maintained which shall in any way obstruct such drainage devices or facilities or impede their efficient operation. No elevation changes shall be permitted on any Lot which materially adversely affect the drainage of or to neighboring Lots or the Common Area.

(c) The Owners shall not remove native vegetation (including cattails) that becomes established within the wet detention ponds abutting their Lot. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Lot Owners shall address any questions regarding authorized activities within the wet detention ponds to the Association or SJRWMD.

(d) Other than the permittee or successor permittee under the SJRWMD Permit, no Owner of a Lot or other property within the Development may construct or maintain any building, Residential Unit, or structure within, or undertake or perform any activity in or to, any portion of the Surface Water Management System, including, without limitation, the wetlands, wetland mitigation areas, buffer

areas, upland conservation areas and drainage easements described in the SJRWMD Permit and recorded Plat or Plats of the Development, unless prior approval is received from SJRWMD. Such prohibited activities shall include, without limitation, digging or excavation, depositing fill, debris or any other material or item, constructing or altering any water control structure, or any other construction to modify the Surface Water Management System.

(e) Each Owner within the Development at the time of construction of a building, Residential Unit, or structure shall comply with the construction plans for the Surface Water Management System approved and on file with SJRWMD.

7. Water Bodies and Wetlands.

(a) Maintenance of Shoreline Areas. Each Owner of a Lot abutting a pond, lake, marsh or wetland, shall have the obligations set forth in Article VII, Section 1 of this Declaration with respect to the shoreline of the pond, lake, marsh or wetland abutting such Owner's Lot.

(b) Conveyance of Water Bodies and Wetlands. Developer expressly reserves the right to convey to the Association or any other Person, fee simple title to the ponds, lakes, marshes and wetlands, situated within the Property (excluding any portion thereof located within an Owner's Lot). Any such conveyance may, among other things, regulate, limit and/or restrict the rights of Owner's to use of the ponds, lakes, marshes or wetlands located within the Property. By acceptance of title to a Lot, each Lot Owner acknowledges that use of the ponds, lakes, marshes and wetlands by any Owner, for any purpose, is not warranted or guaranteed. Furthermore, the owner of the ponds, lakes, marshes and wetlands, from time to time, shall have the right to promulgate rules and regulations regarding the use thereof. Notwithstanding the foregoing, for the safety and welfare of all Owners and other Persons present within the Property, Developer hereby grants the following rights, and restricts and limits each Owner's right to use the ponds and lakes in accordance with this subsection:

(i) Access by Owners. No Owner, other than the Owner of the particular Lot abutting a pond or lake, for the purpose of performing his or her maintenance obligations as required by Article VII, Section 1 of this Declaration, shall have any rights of access to the portions of the Property lying between the rear property line of such Lot and the shoreline of any pond or lake.

(ii) Installation by Owners. Owners (other than Developer) and occupants of Lots located adjacent to ponds, lakes, marshes or wetlands have no right to attach docks, anchor or store boats, canoes or other watercraft, or to clear, or otherwise disturb vegetation on the shoreline, within any stormwater management easement areas, or within such ponds, lakes, marshes and wetlands. Owners and occupants of such Lots located adjacent to ponds, lakes, marshes or wetlands have no right to install landscaping, fences, retaining walls or

other improvements along the boundary of their Lot and/or shoreline of the pond, lake, marsh or other wetland, or within any stormwater management easement area, unless expressly permitted by the Design Review Guidelines or the Design Review Committee.

(iii) Drainage and Irrigation Uses. No Owner, except Developer, shall have the right to pump or otherwise remove any water from any part of the Surface Water Management System for irrigation or any other use; however, Developer may do so in compliance with the SJRWMD regulations. Nothing other than stormwater or irrigation waters may be discharged into the Surface Water Management System. Notwithstanding any provision of this Declaration to the contrary, Developer reserves a perpetual easement and right to drain water into the Surface Water Management System in compliance with the SJRWMD Permit and to use the water within the Surface Water Management System for irrigation or any other use permitted pursuant to applicable governmental regulations and subject to obtaining appropriate permits therefor. Subject to the terms and conditions of the SJRWMD Permit, Developer also reserves the right, for itself and any permittee and successor permittee under the SJRWMD Permit, to alter the Surface Water Management System from time to time to enhance the Surface Water Management System's operation and effectiveness, including dredging, reconstruction of banks, reconfiguration of shorelines, installation and removal of drainage facilities, and similar activities.

(c) WARNING. ALL OWNERS, GUESTS, TENANTS, LICENSEES, INVITEES, AND ANY AND ALL OTHERS CONCERNED (COLLECTIVELY, "USERS"), ARE HEREBY NOTIFIED OF THE POTENTIAL DANGERS ASSOCIATED WITH THE PONDS, LAKES, MARSHES AND WETLANDS LOCATED WITHIN THE PROPERTY. ANY PONDS OR LAKES WITHIN THE PROPERTY ARE ARTIFICIAL AND MAY CONTAIN STEEP SLOPES, SHARP DROPS AND CHANGES IN DEPTH, UNRELIABLE EMBANKMENTS, AND/OR OTHER POTENTIAL HAZARDS OR DANGERS, INCLUDING, WITHOUT LIMITATION, ALLIGATORS, SNAKES AND OTHER WILDLIFE. ALL USERS ARE HEREBY FORMALLY NOTIFIED AND CAUTIONED OF THE POTENTIAL DANGERS ASSOCIATED WITH THE PONDS, LAKES, MARSHES AND WETLANDS. NEITHER DEVELOPER, NOR THE ASSOCIATION OR ANY BUILDER ASSUMES ANY RESPONSIBILITY AS TO ANY PERSONAL INJURY OR DEATH THAT MAY ARISE IN CONNECTION WITH ANY PONDS, LAKES, MARSHES OR WETLANDS. ALL USERS ASSUME ALL RISKS AND ANY LIABILITY ASSOCIATED WITH ANY PERSONAL INJURY OR DEATH THAT MAY ARISE IN CONNECTION WITH ANY PONDS, LAKES, MARSHES OR WETLANDS.

Each Owner, by acceptance of title to a Lot, is deemed to have assumed all risks and liability associated with residing adjacent to, or near, any pond, lake, marsh or wetland, and is hereby deemed to have agreed to hold harmless Developer, the Association, and any Builder from any claims associated with the ponds, lakes, marshes and wetlands within or adjacent to the Development, and to assume all risks and any liability associated with any personal injury or death that may arise in connection with the ponds, lakes, marshes and wetlands within

or adjacent to the Development with respect to themselves, family members, invitees, licensees, social guests, lessees, or any others affiliated with the Owner. Any Person entering upon or near or otherwise using any pond, lake, marsh or wetland shall be responsible for his or her own personal safety and shall assume all risks of personal injury or death relating to such entry or use. In particular, parents or caretakers of minors, or others which may require adult supervision or assistance, should exercise caution in connection with the ponds, lakes, marshes and wetlands within or adjacent to the Development. Developer, the Association, and any Builder shall not in any way be a guardian or insurer of safety in connection with the presence, entry upon, or use of any ponds, lakes, marshes or wetlands within or adjacent to the Property or in the Development, and shall not be held liable or responsible for any personal injury or death, property damage, or any other loss due to, arising out of, or related to use thereof for any purpose. Because of the potential dangers, no Owner or his or her family members, invitees, licensees, social guests, lessees, occupants, or any others affiliated with the Owner, shall have any right to utilize the ponds, lakes, marshes or wetlands for any recreational purposes, including, without limitation, swimming, fishing, boating, canoeing, docks, or otherwise.

(d) Disclaimer. Neither Developer, nor the Association or any Builder makes any warranties, representations or guaranties regarding the ponds, lakes, marshes and wetlands within or adjacent to the Development: (i) as to the use or fitness of the ponds, lakes, marshes or wetlands for a particular purpose, (ii) that the use of any ponds, lakes, marshes or wetlands may or may not be restricted or prohibited in the future, (iii) as to the water quality of any ponds, lakes, marshes or wetlands, (iv) that pond, lake, marsh or wetland levels will be maintained at any particular water level, or that the elevation of such waters will remain the same, or (v) that the view from any Lots abutting any ponds, lakes or wetlands will be maintained, remain unchanged or unobstructed.

8. Conservation Areas. The Development includes or may include Conservation Areas as designated on Plats or conservation easements recorded against the Conservation Areas, as required by governmental or quasi-governmental authorities having jurisdiction over the Development. Each Owner, by acceptance of title to a Lot, acknowledges that such Conservation Areas have been created in compliance with applicable Law to provide for the perpetual restriction and maintenance of such areas to promote habitat preservation and to protect environmental resources within the Development. All such Conservation Areas are intended to be owned in fee simple by the Association, and maintained by the Association. Each Owner, by acceptance of title to a Lot, acknowledges that the Association may be required and/or permitted to conduct certain maintenance activities within the Conservation Areas from time to time, and each Owner agrees not to impede the same. Each Owner, by acceptance of title to a Lot, acknowledges and agrees that the Conservation Areas may be utilized only in such manner as permitted by the conservation easements established by the Plats, by separate conservation easements recorded against the Conservation Areas, by applicable Law, or as permitted by this Declaration, and for no other purposes. The

Conservation Areas may not be utilized for development of any building sites and must, to the extent practicable, be left in their natural state. No Owner shall clear any Conservation Area, dump any materials into any Conservation Area, plant any nuisance or exotic species in or adjacent to any Conservation Area, take any actions contrary to the terms of any conservation easement recorded against title to any Conservation Area, or otherwise modify the natural state of any Conservation Area. The Conservation Areas may (without obligation) be integrated by Developer into the Development for use as natural conservation and/or passive park areas, and may be utilized for nature trail, bicycle, jogging, or other pedestrian trails, natural-resource-based community recreation areas, or other passive recreational purposes as may be determined appropriate by Developer. Developer reserves the right to provide for road and access crossings through Conservation Areas, and to otherwise make use of the Conservation Areas as permitted by applicable Law. Each Owner shall utilize Conservation Areas only in such manner as may be permitted from time to time by Developer, and in no other manner and for no other purpose. The Association is hereby granted perpetual easements, across each Lot which abuts a Conservation Area or any portion of the Property adjacent to a Conservation Area, for ingress and egress to such Conservation Areas for the purposes of exercising any right or performing any obligation provided in this Declaration, the SJRWMD Permit, any permits issued by the ACOE, conservation easement recorded against title to any Conservation Area, or applicable County requirements and criteria.

9. Fences and Walls.

(a) General. Except as to items initially approved by Developer, no fences or walls of any kind shall be placed or installed on the Property without the written approval of the Design Review Committee. The foregoing includes the right to regulate the size, location, style and color of all fences and walls, and to require styles and colors compatible with other fences and improvements. Hedges or dense vegetation are encouraged as a preferred method for privacy screening. Chain link or other forms of wire fences shall not be permitted. In any event, no fences or walls will be permitted within any Conservation Areas or in a location that will prevent Developer's or the Association's use, as applicable, of access easements granted in this Declaration, by recorded instrument, or on any Plat for the purpose of accessing the Conservation Areas, any portion of the Surface Water Management System, or any ponds, lakes, marshes or wetlands, whether part of the Surface Water Management System or otherwise.

(b) Property Boundary Buffer. Without the prior written approval of Developer (or the Association, after Turnover), the Property Boundary Buffer, as described in Article II, Section 8 hereof, may not be removed, altered or modified in any manner whatsoever nor used for any purpose except to provide privacy to the Property.

(c) Preservation of Easement Rights. Specific reference is made to the easements shown on the Plat and those granted or reserved in this

Declaration. No fence, wall, or other improvement that interferes with exercise of these easement rights may be constructed, installed or maintained in these easement areas except by Developer. Any improvements or landscaping located in these easement areas are subject to removal at the expense of the Owner of the Lot when requested by Developer, the Association, or the grantee of the easement.

10. Setback Lines. To assure that structures, driveways and other improvements will be located with regard to adjacent residences and the topography of each Lot and to preserve trees, Developer shall have the right to approve the location of all structures and other improvements initially constructed on all Lots, subject to compliance with applicable zoning requirements.

11. Parking Restrictions and Garages.

(a) Parking. No vehicle, boat, mobile home, or trailer may be parked, stored, or repaired anywhere within the Property except that functional passenger automobiles, vans, motorcycles, and non-commercial trucks of one (1) ton capacity or less (collectively "Permitted Vehicles") may be parked in the garage or driveway of the Residential Unit, or in any approved parking areas on the Lot. Boats, trailers, motor homes, recreational vehicles and other vehicles that are not Permitted Vehicles may be regularly parked only in the garage of a Residential Unit. No parking places may be constructed on any Lot, except as constructed in accordance with plans and specifications approved by Developer. Commercial vehicles or any Permitted Vehicles with advertising thereon shall not be parked within public view on a regular basis. A "commercial vehicle" for purposes of this Section shall mean any vehicle which is operated for the transportation of person or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, or which has any signboard, name, logo or advertisement or any business or service provider affixed anywhere on the vehicle. Streets within the Property shall not be regularly used for parking. The Association may enforce the foregoing restrictions in any lawful manner, including the imposition of reasonable, uniform fines for willful or repeated violations. Nothing in this subsection prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within forty-eight (48) hours, or the occasional parking of vehicles by delivery personnel or guests of Owners in a manner not complying with this subsection.

(b) Garages. All Residential Units must be constructed with a garage, which shall contain at least two (2) standard size parking places usable for parking vehicles. All garages must have electric door openers which shall be maintained in a useful condition and shall be kept closed when not in use. No garage shall be permanently enclosed or converted to another use.

(c) Driveways. All improved Lots shall have a paved driveway constructed of a material approved by Developer as part of the plans and specifications for the Residential Unit.

12. Antenna Systems. Except to the extent this restriction is prohibited by Applicable federal laws or regulations, no antennas, masts, towers, poles, aerials, satellite dishes, or similar appurtenances shall be erected, constructed, or maintained on the exterior of any Residential Unit or Lot, except that one satellite dish of one (1) meter or less may be installed, subject to compliance with the Design Review Guidelines regarding location and screening, provided such requirements do not unreasonably interfere with signal reception.

13. Occupancy and Leasing Restrictions.

(a) Occupancy. Each of the Residential Units shall be occupied only by the Owner or lessee of a Residential Unit, members of their family, their care-givers and nonpaying social guests. Entire (but not portions of Residential Units may be rented provided the occupancy is only by the lessee and the members of their family, care-givers and nonpaying social guests.

(b) Lease Requirements. All rentals of Residential Units shall be documented by a written lease which shall set forth, among other things, the address of the Residential Unit, the name(s) of the tenants, the lease commencement date and the term. A copy of the fully executed lease shall be delivered by the Owner to the Association within five (5) days of the full execution of such lease. Rentals of less than nine (9) months in duration, or the operation of a rooming house, hostel or hotel, shall be deemed to be a commercial use for purposes of enforcement of this Declaration, and are prohibited. The tenants who are occupying a Residential Unit pursuant to a written lease shall be permitted to use the Common Areas and the Beach Access described in Article XI during the lease term, to the extent the Owner of such Residential Unit is permitted to use the same as provided in this Declaration, provided that (i) the tenants comply with any and all policies, and Rules of the Association, and (ii) the Owner assigns to such tenant and relinquishes Owner's right to use the Common Areas during the lease term. Sub-leasing is strictly prohibited, and the tenant under any lease must be the occupant of the Residential Unit.

(c) Compliance. All tenants shall be subject to the terms and conditions of the Governing Documents and the Rules as though such tenant were an Owner. Each Owner agrees to cause his or her lessee, and the occupants, or persons living with Owner or with his or her lessee to comply with the Governing Documents and the Rules. Each Owner is responsible and liable for all violations and losses caused by such tenants or occupants, notwithstanding the fact that the occupants of the Residential Unit are also fully liable for any violation of the documents and regulations. In the event that a lessee or occupant violates a provision of the Governing Documents or the Rules, the Board shall have the power to bring legal proceedings against the lessee to recover sums due for damages or injunctive relief, or for any other remedy available at law or equity. The Owner will be jointly and severally liable with the tenant to the Association for any amount (as determined in the sole discretion of the Association) which is required by the Association to repair any damage to any portion of the Property or to pay any claim

for personal injury, death or damage to property caused by the act or omission of the tenant. Specific Assessments may be levied against the Lot for such amounts.

14. Animals. No animals, livestock, or poultry shall be raised, bred, or kept Anywhere within the Property, except that common household pets may be kept by the occupants of each Residential Unit, provided such pets are not kept, bred or maintained for any commercial purpose and provided further that such pets are neither dangerous nor a nuisance to the residents of the Property. "Common household pets" means dogs, cats, domestic birds, and fish. Dogs must be kept on a leash or within a fully enclosed area at all times. The Association, in its Rules, may establish a maximum number of pets that may be kept on a Lot.

15. Storage of Fuel Tanks, Garbage and Trash Receptacles. All above ground tanks, cylinders or containers for the storage of liquefied petroleum, gas or other fuels, garbage or trash, which have been approved for installation pursuant to Section 2 or 4 above, must be located inside of Residential Units or within side or rear yards and must be screened from view from adjacent Lots and the adjacent streets. Except for regular collection and disposal, no rubbish, trash, garbage, or other waste material or accumulations shall be kept, stored, or permitted anywhere within a Lot, except inside the Residential Unit, or in refuse containers concealed from view. All trash, garbage and refuse shall be placed for pickup not earlier than the evening preceding pickup, and all containers for garbage and refuse shall be returned no later than the evening of pickup to their normal, hidden location. Except for normal construction debris on any Lot during the course of construction of the Residential Units, no weeds, garbage, refuse or debris of any kind shall be placed or permitted to accumulate upon any portion of the Property. No burning of any trash, garbage, debris, or landscape material is permitted on the Property.

16. Utilities. All potable water and sewage facilities and service to the Property shall be supplied by the public water supply and sewage system installed by the County or by Developer as part of the Work. Except for wells installed by Developer, no well of any kind shall be dug or drilled on the Property, including wells used to provide irrigation for the landscaping located on Lots. No septic tank may be constructed on any Lot, and no wastewater may be discharged on the open ground or into any pond, lake, marsh or wetland. All electricity service lateral lines and installations on a Lot shall be located underground, and shall be installed and maintained in accordance with the specifications of the electric utility provider installing same. All Lots shall contain irrigation systems that are located entirely underground, and such system on each Lot must be maintained by the Lot Owner in good and operable condition and repair at all times, and in compliance with applicable County requirements. The irrigation systems for the Lots shall not draw upon water from creeks, streams, ponds, lakes, retention or detention areas, or other bodies of water within the Development. In the event and to the extent that a reclaimed or similar irrigation system is installed by Developer within the Property, then each Owner shall be required to use the same for irrigation in lieu of potable water.

17. Renewable Resource Devices. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e.g., solar collector panels); provided, however, such devices shall be installed only in accordance with the reasonable standards adopted from time to time by the Design Review Committee and with such Committee's approval. Such devices may not be installed on the portion of the roof of a Residential Unit facing the street. The standards shall be reasonably calculated to maintain the aesthetic integrity of the Property without making the cost of the aforesaid devices prohibitively expensive.

18. Outdoor Drying of Laundry. Outdoor drying of laundry or other items must be done in areas that are completely screened from view from adjacent Lots and streets.

19. Signs, Banners and Flags. No sign of any kind shall be placed in the Common Area except by or with the approval of Developer or the Board. No sign of any kind shall be displayed in public view on any Lot, except (a) customary address signs; (b) a lawn sign of not more than four (4) square feet in size advertising a Lot for sale or rent, which complies with the requirements of the Design Review Committee; and (c) a sign no more than one (1) square-foot in size provided by a contractor for security services located within ten (10) feet of any entrance to the Residential Unit on such Lot. All signs permitted by this Section must comply with the Design Review Guidelines. One (1) portable, removable United States flag or official flag of the State of Florida, and one (1) military service flag may be displayed in a respectful manner on each Lot in accordance with the Rules and/or the Design Review Guidelines (as applicable). Freestanding flagpoles may not be more than twenty (20) feet high, may not be erected within or upon an easement, shall not be installed in a manner or location which obstructs sightlines at intersections, and shall be in accordance with the setback and location criteria as set forth in Rules and/or the Design Review Guidelines (as applicable). Flags displayed from freestanding flagpoles shall be restricted in number, type and size as set forth in Section 720.304, Florida Statutes, as amended from time to time, and the flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations. No banners or other flags may be displayed on a Lot, except as permitted by the Design Review Committee. Notwithstanding the foregoing to the contrary, the Association may place signs and flags (but not banners) on portions of the Property owned by the Association, subject to approval of the Design Review Committee as to design, size and aesthetics unless such sign is required by the terms and conditions of the SJRWMD Permit, or permits issued by any other governmental or regulatory agencies, in which event such signs shall comply therewith.

20. Mailboxes. Cluster mailboxes may be required and/or provided by the United States Postal Service for the Property. Individual mailboxes on Lots and Shared Mailboxes (as defined below) shall be prohibited at all times with respect to any portion(s) of the Property for which cluster mailboxes are required by the United States Postal Service. If cluster mailboxes are required, then to the extent same is not the responsibility of the United States Postal Service, the Association shall

maintain, repair and replace (as necessary) such mailboxes, and the cost thereof shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration. If cluster mailboxes are not required, then:

(a) the size, design and color of all mailboxes and the supporting structures must be approved by Developer or the Design Review Committee and must comply with United States Postal Service regulations;

(b) Developer or the Design Review Committee may establish a uniform type of mailbox and supporting structure (including size, design and color) for use within the Property, in which event only such uniform mailboxes shall be permitted within such portion of the Property;

(c) it shall be the responsibility of the Owner of each Lot to purchase and maintain its mailbox in an "as new" condition, and replace it as necessary with a mailbox approved by the Design Review Committee;

(d) the Design Review Guidelines may provide for the supporting structure of mailboxes on certain Lots to be shared by and between adjacent Lot Owners ("Shared Mailboxes"). Maintenance, repair and replacement of any Shared Mailboxes shall be the joint and several responsibility of the Owners of the Lots sharing any such Shared Mailboxes. Each such Owner, and both Owners jointly and severally, shall be liable and responsible if, in connection with any such Owner's use and maintenance of, or failure to maintain, the Shared Mailboxes, the Owners, or any one of them, damages the Shared Mailboxes. The applicable Owners of any Shared Mailboxes shall share equally in the cost of any maintenance, repair or replacement of the Shared Mailboxes. Each Owner grants to the Owner of the adjacent Lot an easement to use, maintain, repair and replace the Shared Mailboxes between them, if applicable; and

(e) the Association shall have the right (without obligation) to maintain, repair or replace any mailboxes in the event the applicable Lot Owner(s) fail to do so, and to assess such Owner(s) for the cost thereof as a Specific Assessment.

21. Window Treatments and Air Conditioners. No reflective foil, reflective glass or other reflective material shall be installed or maintained on any windows of a Residential Unit. The portion of drapes, blinds, and other window coverings visible from the outside of the Residential Unit shall be a solid (non-patterned) color. No window air conditioning units shall be permitted. All exterior components of air conditioning units shall be screened from view from adjacent Lots and streets by approved fences, walls or shrubbery, which shall be installed to minimize noise from the air conditioning unit.

22. Security Alarms. Security alarms audible outside of the Residential Unit must be connected to a monitoring service that is able to shut-off the alarm, or the

security alarm must automatically shut-off after not more than fifteen (15) minutes.

23. Obnoxious or Offensive Activity. No activity or use shall be allowed upon the Property which is a source of annoyance, embarrassment or discomfort to Owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the Property, nor shall any improper, unsightly, offensive or unlawful use be made of any Lot, Residential Unit or the Common Area, and all Laws and regulations of applicable governmental bodies shall be observed. The Property shall be used, enjoyed and occupied in such manner as not to cause or produce any of the following effects discernible outside any Residential Unit; noise or sound that is objectionable because of its volume, duration, beat, frequency or shrillness; smoke; noxious, toxic or corrosive fumes or gases; obnoxious odors; dust, dirt or fly ash; unusual fire or explosive hazards; vibration; or interference with normal television, radio or other telecommunication by other Owners. Operation, maintenance, repair and replacement of amenity facilities and other Common Areas by Developer and/or the Association shall not be considered a violation of this provision, provided that the same is conducted in accordance with applicable Law.

24. General Prohibitions and Indemnity. No activity is permitted, nor shall any object or substance be kept, stored, or emitted, within the Property in violation of Law. Each Owner shall defend, indemnify, and hold Developer, the Association, and other Owners harmless from and against all loss from damage or waste caused by such Owner, or by any occupant of such Owner's property.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

1 Membership. Every Owner of a Lot is a Member of the Association and is entitled to one (1) membership for each Lot owned. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to the Lot whereupon the membership of the previous Owner automatically terminates. No Person other than an Owner of a Lot may be a Member of the Association, and a membership in the Association may not be transferred or encumbered except by the transfer of title of the Lot to which it is appurtenant.

2 Classification. The Association has two (2) classes of voting membership:

(a) Class A. So long as there is Class B membership, Class A Members are all Lot Owners except Developer. Class A Members are entitled to one (1) vote for each Lot owned by the Lot Owner. Upon Turnover, Class A Members are all Lot Owners, including Developer so long as Developer is an Owner.

(b) Class B. The Class B Member is Developer, who is entitled to

three (3) votes for each Lot and proposed Lot owned by Developer within the Property. The provisions of Article VI of the Declaration exempting portions of the Property owned by Developer from the Association's assessments do not affect the calculation of the Class B Member's voting rights under this subsection. Developer's Class B membership will be converted to Class A membership upon Turnover.

3. Turnover of Association Control. Developer shall have the right to elect or appoint all members of the Board, until such time as Members, other than Developer, are entitled to elect at least one (1) member of the Board in accordance with the Bylaws, provided the Members exercise such right. Thereafter, Developer shall be entitled to appoint or elect at least a majority of the Board until Turnover. Owners, other than Developer and Builders, shall be entitled to elect at least a majority of the members of the Board when the earlier of the following events occurs ("Turnover"):

(a) Three (3) months after ninety percent (90%) of the Lots in all phases of the Development that will ultimately be operated by the Association have been conveyed to Owners other than Developer, or

(b) When Developer, in its discretion, so determines and declares it in an instrument recorded in the Public Records; or

(c) The occurrence of any event described in Section 720.307(1), *Florida Statutes*, or any successor provision thereto, which causes transition of control of the Association.

Upon Turnover, the Owners, other than Developer, shall be obligated to assume control of the Association, subject to Developer's rights set forth in this Declaration and in the Bylaws, which continue beyond Turnover. Notwithstanding Turnover, Developer shall be entitled to elect at least one (1) member of the Board as long as Developer holds for sale in the ordinary course of business at least five percent (5%) of the Lots in all phases of the Development that will ultimately be operated by the Association. After Turnover, Developer may exercise the right to vote any Developer-owned voting interests in the same manner as any other Owner, except for purposes of reacquiring control of the Association or selecting the majority of the members of the Board.

4. Co-Ownership. If more than one Person holds the record title to any Lot, all such Persons are Members but only one (1) vote may be cast with respect to such Lot, and no fractional votes are permitted. Before any meeting at which a vote is to be taken, each co-owner must file the name of the authorized voting co-owner with the Secretary of the Association to be entitled to vote at any such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held by husband and wife, either co-owner is entitled to cast the vote for such Lot unless and until a written voting authority is filed with the

Association designating a voting co-owner. If title is held by a corporation, the secretary of the corporation shall file with the Association a certificate designating the authorized voting representative of the corporation, which shall be effective until rescinded by the corporation.

5. Extraordinary Action. Certain provisions of this Declaration, the Bylaws, or the Articles may provide the approval of a super-majority of the Members for certain actions. In addition, any such action shall require the written approval of Developer for so long as Developer is a Member of the Association.

6. Amplification. Developer and/or Members of the Association shall elect (or appoint, as applicable) the Board, who shall manage the affairs of the Association as set forth herein and in the Bylaws. The Board shall appoint officers of the Association to administer the operation of the Association. The provisions of this Article are amplified by the Association's Articles and Bylaws, but no such amplification shall alter or amend substantially any of the rights or obligations of the Owners set forth in this Article. Developer intends that the provisions of this Declaration and the Articles and Bylaws be interpreted and enforced to avoid inconsistencies or conflicting results. If any such conflict necessarily results, however, Developer intends that the provisions of this Declaration shall control anything to the contrary in the Articles or Bylaws, and that the provisions of the Articles shall control anything to the contrary in the Bylaws.

7. Voting. Notwithstanding anything to the contrary in the Governing Documents, any provision in the Articles, the Bylaws or this Declaration requiring a vote of the Membership, shall be deemed to require the vote of Members in good standing who are entitled to vote.

ARTICLE V

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

1 The Common Areas and Common Maintenance Areas.

(a) Common Areas Generally. Subject to the rights of Developer and the Owners, as set forth in this Declaration, the Association has exclusive management and control of the Common Areas, and all of its improvements, fixtures, furnishings, equipment, and other related personal property. The Association shall cause the Common Areas to be maintained in a safe, clean, attractive, sanitary and serviceable condition, and in good order and repair. The Association's duties with respect to the Common Areas shall commence upon substantial completion of each facility, whether or not title has been conveyed to the Association, and include the management, operation, maintenance, repair, replacement, and renewal of all improvements, equipment, and tangible personal property installed in the Common Areas (including, without limitation, as part of the Work), and any replacements or additions thereto made in accordance with the provisions of the Governing Documents. The cost of maintaining, repairing, and replacing any Common Areas by the Association shall be a common expense of

the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration.

(b) Common Maintenance Areas Generally. The Association shall cause the Common Maintenance Areas designated as such by Developer, the Association or this Declaration, to be maintained in a safe, clean, attractive, sanitary, and serviceable condition, and in good order and repair. The Association's duties with respect to each Common Maintenance Area commences upon designation of same as a Common Maintenance Area, and includes the management, operation, maintenance, repair, replacement, and renewal of all improvements, equipment, and tangible personal property installed in the Common Maintenance Areas (including, without limitation, as part of the Work), and any replacements or additions thereto made in accordance with the provisions of the Governing Documents. The cost of maintaining, repairing or replacing any Common Maintenance Areas by the Association shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration.

(c) Roadways. Developer has the right to cause some or all of the roadways within the Property to be dedicated or conveyed to the County for public use and maintenance, or, maintained as private roadways with or without gated access. Any private roadways and associated rights-of-way within the Property shall be conveyed to the Association as Common Area. The expense of maintaining any private roads and facilities shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration. Notwithstanding such private roadways (if any), each Owner, by acceptance of title to a Lot, acknowledges that County Police and/or other applicable law enforcement authority have the right and may regulate and monitor speeding on such roadways and that public and private utility providers, emergency vehicles and the MSD will have access to the Development and the right to use such roadways pursuant to each Plat, this Declaration, and in accordance with all Laws.

(d) Water Body and Wetland Maintenance. The Association shall cause the ponds, lakes, marshes and wetlands that are a part of the Surface Water Management System to be maintained in accordance with applicable permits and governmental requirements, notwithstanding that a portion of any pond, lake, marsh or wetland may be located within one (1) or more Lots. Subject to the rights of Developer, the County, and other governmental authorities, the Association shall maintain the water quality in good condition and control the growth and removal of nuisance plants, fungi, waterfowl and animals within the ponds, lakes, marshes and wetlands. The provisions of this subsection do not supersede the provisions of Article VII hereof that require Owners of Lots bordering on or encompassing ponds, lakes, marshes or wetlands to maintain the shoreline thereof adjacent to their property. The Association shall also maintain those portions of the Property designated by applicable permits as conservation tracts, stormwater management tracts or similar designations, in accordance with all permit requirements, rules, and

regulations promulgated by all local, state and federal authorities having jurisdiction over the Property.

(e) Surface Water Management System. The Association shall operate and maintain the Surface Water Management System in accordance with the permits issued by the Florida Department of Environmental Protection, the SJRWMD, and the ACOE and all regulations or conditions applicable thereto. Maintenance of the Surface Water 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 SJRWMD. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as by prior written approval of the SJRWMD. All maintenance obligations of the Surface Water Management System of the Association, if any, shall be performed as ordered by the Board, and the cost of such maintenance incurred by the Association pursuant to this subsection, shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration. Any modification of the Common Areas that would adversely affect the Surface Water Management System must have the prior written approval of the SJRWMD. In the event the Association ceases to exist, all Owners shall be jointly and severally responsible for operation and maintenance of the Surface Water Management System to the extent the Association was responsible for same, unless and until an alternate entity assumes responsibility for such operation and maintenance as provided in Article VII of this Article.

(f) Landscaped and Grassed Areas.

(i) Unless hereafter conveyed or dedicated to the County or MSD, the Association shall maintain, repair and replace all landscaping and grassed areas: (A) within all private rights-of-way within the Property and related utility easement areas leading to the Property; (B) at entranceways within the Property; (C) on or about lift station sites or other utility parcels within the Property; (D) in areas designated on a Plat or the Master Plan as landscaped buffer zones, landscaped areas and/or open space; and/or (E) which have been designated as Common Maintenance Areas by Developer, except such portions of the aforesaid areas to be maintained by Lot Owners under the provisions of Article VII hereof. The foregoing shall include all sprinkler systems, pumps and other related improvements installed by Developer in such areas.

(ii) For so long as Developer owns any of the ponds, lakes and ground wells within the Property, Developer grants to the Association a revocable license to use the water drawn from the ponds, lakes or ground wells within the Property and supplied to the Association for the purpose of irrigating the above described landscaped areas, subject to applicable permits and the rights of Developer. Developer shall have the sole right to allocate the usage of the water among itself, the Association and others for the benefit of the Development, subject to compliance with the SJRWMD regulations and applicable

permits; provided, however, such allocation shall not materially adversely affect any Builder, the Association or any Owners.

(g) Fences and Walls. The Association shall maintain any fences and walls designated as Common Maintenance Areas by Developer or the Association, including, without limitation, any fences or walls installed by Developer or the Association within or adjacent to any lift station tract shown on a Plat, regardless of whether such tract is owned by the Association.

(h) Signage. The Association shall maintain signage within the Property installed by Developer or the Association.

(i) Street and Common Area Lighting. The Association shall operate and maintain street lighting and/or Common Area lighting within Property, to the extent any such lighting is not otherwise operated or maintained by the County, the MSD or such other applicable governmental authority or service provider. Any street and/or Common Area lighting operated or maintained by the Association shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration. In the event any street lighting and/or related services are operated or maintained by the County, the MSD, or such other applicable governmental authority or provider, the costs incurred by such entity may be billed directly to the Owners or to the Association for subsequent assessment to the Owners and Lots.

(j) Insurance. The Association shall keep any insurable improvements located on the Common Areas or Common Maintenance Areas if the improvements are owned by the Association and/or if the Association has responsibility for repair or replacement of same, including fixtures and personal property of the Association, insured to the maximum insurable replacement value, as determined by the Board. The insurance shall provide coverage against loss or damage by fire or other hazards covered by a standard extended coverage endorsement and such other risks as from time to time are customarily covered with respect to improvements similar in construction, location and use, including vandalism and malicious mischief, and flood and water damage, if the Common Areas are at any time located in a federally designated flood area and flood insurance is available under the National Flood Insurance Program. The Association shall carry public liability insurance in amounts and with coverage as determined by the Board, but not less than \$1,000,000.00 for bodily injury and property damage for any single occurrence. To the extent from time to time available, the Association's insurance must provide for waiver of subrogation by the Association's insurer against any Owner because of unintentional acts or omissions. The Association may also carry such other types of insurance as the Board may deem appropriate, with such insureds, deductibles provisions and coverage types and amounts as shall be determined by the Board. Premiums for insurance carried by the Association shall be a common expense of the Association to be collected, and paid by the Lot Owners, in the manner prescribed by this Declaration. The Association may self-insure against any risk.

2. Services.

(a) General. The Association may obtain and pay for the services of any Person (including Developer or an affiliated entity of Developer) to manage its affairs to the extent it deems advisable and may contract for such other personnel as the Association determines are necessary, convenient, or desirable for the proper operation of the Common Areas, the Common Maintenance Areas, or the performance of the Association's responsibilities hereunder, whether such personnel are furnished or employed directly by the Association or by any Person with whom it contracts. The Association may obtain and pay for legal and accounting services necessary, convenient, or desirable in connection with the operation of the Property or the enforcement of the Governing Documents or the Association's Rules.

(b) Connected Community. The Association has the right (without obligation) to enter into agreements or to assume agreements with the providers of intranet, Internet, television and radio telecommunications, and/or security services for the Lots, the Common Areas and the Common Maintenance Areas within the Property. The Association also has the right (without obligation) to lease or otherwise allow the occupancy of portions of the Common Areas by such service providers for the installation of equipment and operation of such services with or without the payment of consideration. The cost of such services is deemed to be a common expense to be collected, and paid for by the Lot Owners, in the manner prescribed by this Declaration. Each Owner by acceptance of title to a Lot, subject to the terms of the Declaration, shall be deemed to have acknowledged the benefits to his or her Lot derived from any such agreement and to pay all charges thereunder applicable to his or her Lot; provided however, the Association shall not be responsible or liable for the performance or non-performance of such service providers, but shall use reasonably diligent efforts to enforce adequate performance under such agreement for the benefit of the Owners. If a bulk service contract is entered into, then the provision of additional premium cable services to each Lot shall be determined by each individual Owner, and the cost of such additional premium cable services shall be borne directly by such individual Owner. If any cable television service contract entered into does not provide for bulk services, then the scope and cost for cable services to be provided to each Lot shall be determined by each individual Owner, and the cost thereof shall be borne directly by such individual Owner. Further, to the extent that any easements for the installation and maintenance of cable television facilities are required over any Lot to provide cable television service to the Residential Unit to be constructed on such Lot, then the Builder of such Lot shall grant to the cable television service provider with whom Developer or the Association has entered into a written agreement any such easements as are reasonably required by such cable television provider.

3. Rules. The Association has the right (without obligation) from time to time to adopt, alter, amend, rescind, and enforce reasonable Rules governing the use of the Property including, without limitation, the Lots, the Residential Units

and the Common Areas, so long as such Rules are consistent with the rights and duties established by the Governing Documents. The validity of the Association's Rules and their enforcement shall be determined by a standard of reasonableness for the purpose of protecting the value and desirability of the Property as a residential community. The Rules shall be promulgated, and may be amended from time to time, by a majority vote of the Board. For so long as Developer owns any portion of the Property, no regulation, decision, amendment or other action that reasonably may have the effect of waiving, lessening, or otherwise interfering with the scope or enforcement of any Rules or restriction imposed on the Property by this Declaration will be valid without the prior written approval of Developer. No Owner or other Person occupying any portion of the Property, or any invitee, shall violate the Association's Rules for the use of the Property and all such Owners, other Persons and any invitees shall at all times do all things reasonably necessary to comply with the Rules. Wherever any provisions of this Article prohibit any activity, condition, or structure within the Property except as permitted by the Association's Rules, such restriction or prohibition is self-executing unless and until the Association issues Rules expressly permitting the same.

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

5. Access by Association. The Association has a right of entry onto all portions of the Property to the extent reasonably necessary to exercise any right granted or to discharge any duty imposed by the Governing Documents, or for any other purpose reasonably related to the Association's performance of any duty imposed, or exercise of any right granted, by the Governing Documents. Such right of entry must be exercised in a peaceful and reasonable manner at reasonable times and upon reasonable notice whenever circumstances permit, except in the event of an emergency and only then to the extent necessary to prevent personal injury or property damage. No Owner shall withhold consent arbitrarily to entry by the Association for the purpose of discharging any duty or right if such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner. The Association's right of entry may be exercised by its agents, employees, contractors, and managers.

6. Maintenance Reserves. The Board may annually prepare a maintenance reserve budget which shall take into account the number and nature of replaceable assets, the useful life of each asset and the anticipated repair and replacement cost. If a maintenance reserve budget is established, the Board shall set the required maintenance reserve contribution, in an amount sufficient to permit meeting the projected needs of the Association, as shown on the maintenance reserve budget, with respect both to amount and timing of Annual Maintenance Assessments over the period of the budget. Any maintenance reserve contribution required shall be fixed by the Board and included within and distributed with the budget, as provided in Article VI, Section 3 of this Declaration.

IF MAINTENANCE RESERVES ARE ESTABLISHED, DEVELOPER SHALL BE UNDER NO OBLIGATION TO FUND OR PAY THE MAINTENANCE RESERVE CONTRIBUTIONS. NOTHING IN THIS SECTION OR THIS DECLARATION SHALL REQUIRE THE ASSOCIATION TO COLLECT OR ASSESS FOR CAPITAL RESERVES. IF MAINTENANCE RESERVES ARE COLLECTED, NO REPRESENTATION IS MADE THAT THE AMOUNTS COLLECTED WILL BE SUFFICIENT FOR CAPITAL REPLACEMENTS OR REPAIRS.

ARTICLE VI

COVENANTS FOR ASSESSMENTS

1. Creation of the Lien and Personal Obligation for the Assessments. Each Owner of a Lot by acceptance of title to such Lot, whether or not it shall be so expressed in any deed or other conveyance, including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any assessments and other charges established and levied pursuant to the terms of this Declaration, including, without limitation, the Initial Assessment, Annual Maintenance Assessment, Special Assessment and Specific Assessment, as applicable. Assessments shall be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from the date due, at the highest lawful rate and costs of collection thereof, including reasonable attorneys' fees, shall be the personal obligation of the Owner of the Lot at the time the assessment was made. In addition, the assessments against Lots shall be secured by a lien in favor of the Association as set forth herein. No Owner of a Lot may waive, avoid or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or common services, or abandonment of his or her Lot.

2. Exempt Property. The following property shall be exempt from the assessments, charges and liens created herein: (a) Common Areas; (b) lands owned by Developer which have not been annexed to the Property by this Declaration or any Supplemental Declaration; (c) lands dedicated or conveyed to the County or other governmental authority, any utility company or the public; and (d) Lots owned by Developer prior to Turnover, provided Developer has elected to assume the obligation to pay any operating expenses incurred by the Association that exceed the assessments receivable from other Members and other income of the Association. No other land or improvements in the Property shall be exempt from these assessments, charges or liens.

3. Annual Maintenance Assessments.

(a) General. The Annual Maintenance Assessment levied by the Association must be used exclusively to promote the recreation, health, safety, and welfare of the Lot Owners, residents, and occupants of the Property, and for the operation, management, maintenance, repair, renewal and

replacement of the Common Areas and the Common Maintenance Areas (including maintenance of adequate reserves), the payment of any cost sharing, lease, or other agreements to which the Association is a party, and for the performance of the Association's duties under the Governing Documents. The Annual Maintenance Assessment shall not include assessments levied for the operation, management, maintenance, repair, renewal and replacement of Common Areas and Common Maintenance Areas which are designated by Developer for the exclusive use or primary benefit of one or more Residential Units, if any, which amounts shall be included in a Specific Assessment that shall be in addition to, and not a part of, the Annual Maintenance Assessment. The Annual Maintenance Assessment shall be used to fund all general activities and expenses of the Association incurred in the administration of the powers and duties granted under the Governing Documents and pursuant to Law, including the maintenance of adequate maintenance reserve accounts.

(b) Amount. Developer shall establish the initial Annual Maintenance Assessment in effect upon the recording of this Declaration. At least sixty (60) days prior to the end of each fiscal year, commencing with the fiscal year beginning January 1 immediately following the recording date of this Declaration, the Board shall prepare a budget of the estimated common expenses of the Association for the following fiscal year, which may include (without limitation), insurance, utilities, taxes, professional fees, repairs, reserves, maintenance and other operating expenses, and capital improvement budget items approved by the Board. The Board shall establish the amount of the Annual Maintenance Assessment for the following fiscal year to meet the projected financial needs of the Association as set forth in the budget for said fiscal year. The Board shall send a copy of the applicable budget, together with notice of the amount of the Annual Maintenance Assessments to be levied pursuant to such budget, to each Lot Owner at least thirty (30) days before the fiscal year begins. The Board shall determine the date of commencement, the amount of the assessments, and any payment schedule for each fiscal year. Unless later changed by the Board, the Annual Maintenance Assessments shall be paid in advance in four (4) equal quarterly installments. The Board's determination as to the amount of the Annual Maintenance Assessment and manner of collection shall be dispositive. If the Board fails for any reason to determine a budget for any fiscal year, then the budget and assessments most recently in effect shall continue in effect until a new budget is determined. The Board may revise the budget and adjust assessments subject to the same requirements set forth above for the initial adoption of each annual budget. The Board shall prepare or cause to be prepared a roster of the Owners and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member during normal business hours in accordance with Section 720.303, *Florida Statutes*.

(c) Commencement of Annual Maintenance Assessment.
The Annual Maintenance Assessment shall begin to accrue as to all Lots within the Property, excluding any portion of the Property expressly exempted in this Article, on the first day of the month following conveyance of the first Lot to an Owner other

than Developer or a Builder. If the operation of this Declaration is extended to Additional Property, as provided herein, then the Annual Maintenance Assessment shall begin to accrue against all Lots within such Additional Property, excluding any portion of the Property expressly exempted by this Article, on the first day of the first month following the recording in the Public Records of a supplement or amendment to this Declaration extending the operation of the Declaration to such Additional Property. The first Annual Maintenance Assessment against all Lots and any parcel shall be prorated according to the number of months then remaining in the fiscal year.

4. Initial Assessment. Upon acquisition of record title to a Lot by the first Owner thereof who purchased from Developer, and upon each subsequent transfer or conveyance of title of any type thereafter, the buyer or transferee of such Lot shall pay to the Association an "Initial Assessment". Until such time as Developer or the Board of Directors adopts a resolution to change the amount, the Initial Assessment shall be in the amount of \$500.00. The Initial Assessment shall be in addition to the Annual Maintenance Assessments and shall not be considered an advance payment of any Assessment. The Initial Assessment shall be paid to the Association upon the closing or other settlement of the transfer or conveyance of a Lot. Any unpaid Initial Assessment shall constitute an Assessment against the Lot secured by a lien in favor of the Association as further provided in this Article. The Initial Assessment shall be paid to the Association to fund its operating account and shall be deemed ordinary income and need not be separated from or held or applied differently than any other Assessments. Developer is at all times exempt from paying any Initial Assessment to the Association.

Notwithstanding the foregoing, an Initial Assessment shall not be levied in the following instances:

(a) Conveyance of a Lot by an Owner to such Owner's trust, of which such Owner is the beneficiary, or by the Owner or such Owner's estate to the Owner's spouse and/or children; provided however, if the immediately preceding conveyance of the Lot was exempted from payment of the Initial Assessment pursuant to this subsection, then this subsection shall not apply and the Lot shall be subject to the Initial Assessment; and

(b) Conveyance of an undivided interest in a Lot by the Owner thereof to any then existing co-Owner(s) of such Lot.

5. Special Assessments. The Association may levy special assessments in accordance with this Section, payable in one or more installments, for the purpose of defraying, in whole or in part, any expense that is not reasonably expected to be incurred on a regular basis, including the cost of any purchase of additional real property for the use and benefit of Owners, or construction, reconstruction, renewal, repair, or replacement of a capital improvement upon the Common Areas or Common Maintenance Areas ("Special Assessments"). Prior to Turnover, any Special Assessment shall

require approval by Developer and at least a majority of the Class A Members, present in person or by proxy, at a special meeting duly convened for such purpose, at which a quorum is present. After Turnover, any Special Assessment shall require approval by a majority of the votes of the Members, present in person or by proxy, at a duly convened special meeting of the Members, at which a quorum is present.

6. Property Taxes. The Association shall timely pay all real estate taxes, special assessments and other taxes, if any, levied on the Common Areas, and shall assess each Lot Owner for his or her proportionate amount thereof (in the same proportion as Annual Maintenance Assessments are assessed). At the Board's discretion, such assessment may be payable in a lump sum within thirty (30) days after notice or all or any portion thereof may be assessed as a part of the Annual Maintenance Assessment described above. Each year the Board shall determine after receiving notice of the amount of taxes due, whether such assessment shall be levied, and its amount.

7. Specific Assessments. Any indebtedness of an Owner to the Association arising under any provision of the Governing Documents may be assessed by the Association against the Owner's Lot and enforced as an assessment (a "Specific Assessment"), including, without limitation, any indemnity obligation, or any obligation by contract express or implied, and any financial obligation arising because of any act or omission of the Owner or any occupant of such Owner's Lot, including costs and expenses incurred by the Association by reason of any Owner's failure to properly maintain the exterior of his or her Lot and/or Residential Unit as herein provided.

8. Uniformity of Assessments. The Annual Maintenance Assessment and any Special Assessments assessed against all Lots within the Property shall be assessed in the amount determined in accordance with this Article, except as to any Lots owned by Developer during the period such Lots are exempt from assessments as provided in Section 2(d) of this Article. Such Annual Maintenance Assessment and Special Assessments shall be assessed at a uniform rate, provided that such rate may be different among classes of Lots based upon the state of development thereof, levels of services received by the applicable Lots, or other relevant factors.

9. Developer Exemption. During the period of time that Developer is exempt from payment of assessments pursuant to Section 2(d) of this Article, Developer shall be obligated pay any difference between the amount of Assessments levied on all other Lots subject to Assessment together with interest earned thereon, along with any other Association income from whatever source derived, and the amount of any operating expenses incurred, which operating expenses shall mean actual expenditures incurred by the Association during the fiscal year, exclusive of any resident usage charges for services provided to particular Owners, the cost of capital improvements and non-budgeted repairs or replacements, management fees (if the Developer is entitled to management fees),

book entry depreciation expenses, and any amounts budgeted for reserves for capital expenditures, deferred maintenance or contingencies. Developer shall be obligated to fund such deficits only as they are actually incurred by the Association. From and after Turnover, or prior to Turnover in the event that Developer elects not to be exempt from assessments pursuant to Section 2(d) of this Article, Developer shall pay the Annual Maintenance Assessment amount attributable to any Lots then owned by Developer, as applicable. This provision is not and shall not be construed as a guaranty or representation as to the level of assessments imposed under the provisions of this Article.

10. Estoppel Certificate. The Association or any management company engaged by the Association to handle the day-to-day operations of the Association, shall furnish to a Lot Owner or such Lot Owner's designee, or to a Mortgagee of a Lot or such Mortgagee's designee, within ten (10) days after receipt of a request, a certificate signed by an officer of the Association, or representative of the management company, setting forth all assessments and other moneys owed to the Association by the Owner or Mortgagee with respect to Lot for which the request was made, along with such other information as set forth in Section 720.30851, Florida Statutes, as may be amended from time to time. To defray its costs, the Association may impose a reasonable charge for issuing such certificates. A properly executed certificate of the Association or the management company, as applicable, as to the status of assessments is binding on the Association as of the date of issuance.

11. Lien for Assessments. All sums assessed to any Lot, together with interest, late charges, and all costs and expenses of collection, including reasonable attorneys' fees, are secured by a lien against such Lot which is hereby reserved for the benefit of the Association and which shall be enforceable through appropriate legal proceedings.

12. Non-Payment and Remedies of the Association.

(a) Interest, Late Fees and Personal Obligation. Any assessment not paid when due shall be delinquent. Any assessment that is more than fifteen (15) days delinquent shall bear interest from the due date, at the rate established from time to time by the Board, not to exceed the maximum lawful rate from time to time permitted under the Laws of the State of Florida. The Board shall also have the right to impose a late fee against any Owner who is more than fifteen (15) days delinquent in the payment of any assessment, in an amount determined by the Board not to exceed the greater of (i) twenty five dollars (\$25.00), or (ii) five percent (5%) of the amount past due. The Association may bring an action at law against any Owner personally obligated to pay such assessment and/or may foreclose the lien against the Lot and any Residential Unit located thereon in accordance with subsection (c) below. No Owner may waive, avoid or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or common services, or abandonment of his or her Lot, or for any other reason except as determined by a court of competent jurisdiction. A suit to recover a money judgment for unpaid

assessments may be maintained without foreclosing, waiving, or otherwise impairing the Association's lien, or its priority.

(b) Lien for Assessments. When any sums assessed to any Lot are delinquent, the Association may record a claim of lien satisfying the requirements in Section 720.3085, Florida Statutes, to secure all unpaid Assessments that are due and may accrue subsequent to the recording of the claim of lien and before entry of a certificate of title, together with such interest and late charges thereon and cost of collection and attorney's fees incident to collection thereof as hereinafter provided. Each such assessment, together with interest, late charges, and all costs and expenses of collection, including reasonable attorneys' fees, shall remain the personal obligation of the Person who was the Owner of such Lot when the assessment fell due.

(c) Foreclosure. The Association's lien against Lots may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property from time to time may be foreclosed in the State of Florida. In any such foreclosure, the Owner is required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees, and any assessments against his or her Lot that become due during the period of foreclosure. All such costs and expenses and assessments are secured by the lien foreclosed. The Association has the right to bid at the legal sale to acquire the property foreclosed, or to acquire such property by deed or other proceeding or conveyance in lieu of foreclosure, and thereafter to hold, convey, lease, encumber, and otherwise deal with such property as an owner, but for purposes of resale only.

13. Homesteads. By acceptance of title to a Lot, the Owner of each Lot is deemed to acknowledge that the assessments established by this Article are for the direct benefit of any homestead thereon and that the Association's lien has priority over any such homestead.

14. Subordination of Lien. The lien for Assessments provided for in this Declaration is effective from and shall relate back to the date on which the Declaration was recorded in the Public Records of St. Johns County, in which the Property is located. However, as to first mortgages of record, the lien is effective from and after recording of a claim of lien in the public records of the County. The lien is in effect until all sums secured by it have been fully paid or the lien has been extinguished by foreclosure or released by the Association. Upon payment in full, or, upon the limited payment required for certain first mortgagees which take title to a Lot as described below, the lien shall be released. The lien shall be subordinate to real property tax liens and the lien of any first mortgage; provided, however, every Owner, regardless of how his or her title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while he or she is an Owner, and each Owner is jointly and severally liable with the previous Owner of the Lot for all unpaid Assessments that came due up to the time of transfer of title to the Lot. Notwithstanding anything to the contrary contained in this Article VI, a first mortgagee, or its successor or assignee as a

subsequent holder of the first mortgage, who acquires title to a Lot by foreclosure or by deed in lieu of foreclosure is liable for unpaid Assessments, including interest, late fees, costs of collection and attorneys' fees incident to collection, that became due before the first mortgagee's acquisition of title in an amount equal to the lesser of: (1) the Lot's unpaid Common Expenses and Assessments that accrued or came due during the twelve (12) months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (2) one percent (1%) of the original mortgage debt. The limitations on first mortgagee liability provided by this paragraph apply only if the first mortgagee filed suit against the Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the Complaint is filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable by the mortgagee.

ARTICLE VII

OBLIGATIONS OF OWNERS

1. Maintenance. In addition to any other express maintenance obligation of the Owners under this Declaration, each Owner at such Owner's expense, shall maintain in good order and repair and keep in a safe, clean, attractive and sanitary condition, all portions of such Owner's Lot, and the improvements located thereon, or adjacent thereto to the extent of the Property Boundary Buffer and any sidewalks. Each Owner of a Lot on which improvements have been constructed shall maintain the lawn and other landscaped areas located in the public right-of-way or Common Areas, if any, between such Owner's Lot boundary and the paved portion of the street in a neat and attractive condition. Landscape maintenance shall include regular lawn mowing, fertilizing (unless prohibited by SJRWMD, the Rules, or applicable Law as to any Lot abutting a pond, lake, marsh or wetland), pest control, irrigation, edging, and maintenance and replacement of street trees. Owners are strictly prohibited from disposing of grass or other lawn clippings in any pond, lake, marsh or wetland. Each Owner of a Lot shall maintain, repair and replace the sidewalks on or abutting such Owner's Lot, including, without limitation, repairing any damage or lifting of such sidewalks resulting from the growth of tree roots. Each Owner of a Lot abutting a pond, lake, marsh or wetland, shall have the obligation to maintain, irrigate, mow, weed and conduct such other routine maintenance of the lawn, landscaping and landscape materials on his/her Lot to the water line of such pond, lake marsh or wetland, in accordance with the SJRWMD Permit, the Rules or the Design Review Guidelines, as applicable, from time to time, and to keep the shoreline clean and keep the area free of litter and debris. If the water line of any pond, lake, marsh or wetland located on a Lot is required to be maintained in its natural condition with native plant material, then such Owner shall not plant any non-native landscaping or landscape materials in such area or remove or alter any native plant material from such area, unless permitted by the Design Review Committee, the SJRWMD Permit, and any applicable County requirements and criteria. All cleaning and maintenance by Owners required by this section, shall be conducted in accordance with and subject to the requirements and limitations set forth in the Design Review

Guidelines, the Association's Rules, the SJRWMD Permit, and any applicable County requirements and criteria.

2. Casualty Damage. In the event of damage or destruction by fire or other casualty to the improvements on any portion of the Property, unless the improvements are completely destroyed, the Owner shall repair or rebuild such damaged or destroyed improvements in a good and workmanlike manner, within a reasonable time not to exceed one year. In all cases, all debris must be removed and the parcel restored to an orderly condition as soon as possible, but not to exceed one hundred twenty (120) days after such damage or destruction.

3. Sidewalks. Sidewalks for individual Lots shall be installed at the time of home construction prior to the issuance of a certificate of occupancy. All sidewalks shall be installed and maintained in accordance with the approved construction drawings.

ARTICLE VIII

ARCHITECTURAL CONTROL

1. Architectural Approval.

(a) General. Developer has reserved to itself and the Association, as provided in this Article, full authority to regulate the appearance of the exterior of the Lots and the Residential Units and all other structures and improvements constructed or installed in the Property to: (i) ensure harmony of external design and location in relation to surrounding buildings and topography; (ii) protect and conserve the value and desirability of the Property as a residential community; (iii) maintain, to the extent reasonably practical, the exterior appearance of the improvements and landscaping located on the Property in substantially the same appearance and condition as existed at the completion of construction of the approved Residential Units, subject to normal wear and tear that cannot be avoided by normal maintenance; and (iv) maintain compatibility of external appearance among the improvements located on the Property. Except for all construction relating to the Work and items installed by Developer as part of the Work, Developer's prior approval is required for any and all construction of any improvements of any nature whatsoever within the Property. The power to regulate includes the power to prohibit and require the removal (when constructed or modified without approval), of those exterior appearances, uses or activities inconsistent with the provisions of this Declaration, or contrary to the best interests of other Owners in maintaining the value and desirability of the Property as a residential community. Developer, and following assignment to the Association pursuant to subsection (b) below, the Association, may adopt, rescind, and amend the Design Review Guidelines in connection with this subsection (a), provided that such rules and regulations are consistent with the provisions of this Declaration.

(b) Assignment to Association. Developer hereby reserves the right of architectural approval of all initial Residential Units and related improvements on the Lots until the first to occur of: (i) completion of the initial Residential Unit on the last vacant Lot in the Property; or (ii) the effective date of an assignment of the architectural approval rights herein reserved from Developer to the Association. Developer may assign, and the Association shall accept, all or some of the architectural approval rights herein reserved, as and when determined by Developer. Developer shall not be required to assign such rights in advance of the time set forth in this subsection, notwithstanding Turnover.

(c) Design Review Committee. Notwithstanding anything in this Declaration to the contrary, Developer shall have the exclusive right to review and approve or disapprove the initial improvements to be constructed on each Lot within the Property. Developer, or the Association following assignment to the Association pursuant to subsection (b) above, shall appoint a standing committee identified as the Design Review Committee, composed of three (3) or more persons who need not be Owners to review and approve or deny any alterations, additions, renovations or reconstruction of any improvements on a Lot previously approved by Developer. The Design Review Committee does not have the authority to approve matters contrary to the provisions of this Declaration or the Design Review Guidelines, or to approve matters disapproved by Developer. Refusal to approve any new improvements or any alterations, additions or other modifications may be based on any grounds, including purely aesthetic ones, which in the sole discretion of the Design Review Committee are deemed sufficient. Any change in the exterior appearance of any building, wall, fence or other structure or improvements, and any change in the appearance of landscaping, shall be deemed an alteration requiring approval; provided, however, that temporary lights, flags and other decorations, customary for holidays, shall not require approval hereunder (but may be regulated as to quantity, nature, hours of operation, and how long they may remain in place pursuant to the Rules or the Design Review Guidelines). Because each situation is unique, in approving or disapproving requests submitted to it hereunder, Developer or the Design Review Committee may vary its standards among the various portions of the Property to reflect differing characteristics. Accordingly, approval or disapproval of a request pertaining to one Lot shall not serve as precedent for a similar request from an Owner of another Lot where there are relevant characteristics distinguishing one from the other.

(d) Miscellaneous. Developer, or the Association (following assignment to the Association pursuant to subsection (b) above), may establish fees to defray the costs associated with the architectural review process. No member of the Design Review Committee shall be entitled to compensation for services performed, except any professional advisor may be paid a reasonable fee approved by Developer or the Board, plus any actual expenses incurred in the performance of their duties. All fees and an estimation of expenses shall be paid by the Owner requesting approval at the time the application is submitted as hereinafter provided.

2. Applications. All applications for architectural approval must be accompanied by detailed and complete plans and specifications, including a site plan showing existing trees, exterior elevations of structures, landscaping plan, floor plan, and samples of exterior finishes and colors, all of which shall be in such detail and shall contain such items as Developer, the Association or the Design Review Committee, as applicable, shall reasonably require, and in accordance with the Design Review Guidelines. Developer, the Association or the Design Review Committee, as applicable, shall respond to the applicant within thirty (30) days after receipt of the application either approving, disapproving for specific reasons, or requesting additional information. All approvals must be in writing. If, within thirty (30) days of receipt of any application for architectural approval, Developer, the Association, or the Design Review Committee, as applicable, has not responded in writing to the applicant, then the subject application shall be deemed disapproved.

3. Limited Liability. In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from Developer or the Association or the Design Review Committee, neither Developer, the Association, the Board, members of the Design Review Committee, or any professional advisors thereto, shall be liable to an Owner or to any other Person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other Person arising out of or in any way related to the subject matter of any such reviews, inspections, consents or required approvals, whether granted or denied. Architectural approvals shall not be deemed to be a representation or opinion as to compliance with applicable zoning and building code requirements, or that the proposed improvements have been properly designed or constructed or that they are fit for their intended purpose.

ARTICLE IX

AMENDMENTS

1. By Developer. Prior to Turnover, Developer shall have the right to unilaterally amend this Declaration for any purpose, except as prohibited by applicable Law. Any amendment made by Developer pursuant to this Section shall not require the joinder or consent of any Owner, the Association, the holder of any Mortgage, lien or other encumbrance affecting the Property, or any other Person.

2. By Association. This Declaration may be amended by the Association, from time to time, with the approval of at least two-thirds (2/3) of the votes of the Members, present in person or by proxy, at a meeting duly convened for such purpose, at which a quorum is present; provided, that prior to Turnover, any amendment of this Declaration by the Association shall require the prior written

consent of Developer.

3. Relating to Surface Water Management System. Any amendment to this Declaration which affects the Surface Water Management System shall require the prior written approval of the SJRWMD, and the permittee or successor permittee under the SJRWMD Permit.

4. Validity of Amendments.

(a) No amendment may remove, revoke, modify or amend any right or privilege or approval of Developer without the written consent of Developer (or the assignee of any right or privilege of Developer affected by such amendment), which consent may be withheld by Developer in its discretion.

(b) No amendment by the Association may remove, revoke, modify or amend any right, privilege or approval expressly afforded to a Builder pursuant to the terms of this Declaration, or otherwise granted by Developer to a Builder, without the written consent of Developer, so long as Developer owns any portion of the Property, which consent may be withheld by Developer, in its discretion.

(c) If an Owner consents to any amendment to this Declaration, the Articles or the Bylaws, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any mortgage or contract between the Owner and a third party will affect the validity of such amendment.

(d) Any amendment to this Declaration will become effective upon recording unless a later effective date is specified in the amendment. A copy of any amendment to this Declaration shall be provided to the Owners within thirty (30) days after recording. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

5. Mortgagee Consent. Except to the extent specifically required by Section 720.306(1)(d)1, Florida Statutes, amendments to this Declaration shall not require the consent of any Mortgagee, and all amendments shall be valid against all Mortgagees regardless of their consent. Any Mortgagee that receives written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Board does not receive a written response from the Mortgagee within sixty (60) days of the date of the Board's request, provided such request is delivered to the Mortgagee in a manner permitted under Section 720.306(1)(d)4, *Florida Statutes*.

ARTICLE X

COMPLIANCE AND ENFORCEMENT

1. Compliance. Every Owner, occupant, and visitor to a Lot shall comply with the Governing Documents and the Rules, and shall be subject to sanctions for

violations as described in this Article. In addition, each Owner shall be responsible for, and may be sanctioned for, all violations of the Governing Documents or Rules, whether by such Owner or the occupants or visitors to such Owner's Lot, and for any damage to the Common Areas or Common Maintenance Areas that such Owner, its occupants or visitors may cause.

2. Enforcement; Remedies for Non-Compliance. Developer, the Association, and any affected Owner shall have the right to enforce the Governing Documents and the Rules by any appropriate proceeding at law or in equity. In addition, the Board may impose sanctions for violation of the Governing Documents or Rules, including, without limitation, those listed below and any others described elsewhere in the Governing Documents, the Rules, or applicable Law.

(a) Sanctions Requiring Prior Notice and Hearing. After written notice and an opportunity for a hearing in accordance with procedures adopted by the Board, pursuant to Article V, Section 1(c) of the Bylaws, the Board may:

(i) impose reasonable monetary fines, not to exceed \$100.00 for a single violation or \$100.00 per day in the case of a continuing violation; provided, in the case of a continuing violation, only a single notice and opportunity for hearing is required. The Board may adopt a schedule of fines establishing a range of fines for particular types of violations, which range may vary depending on the nature of the violation. There is no limit on the aggregate amount of any fine for a continuing violation;

(ii) suspend the right of any Owner and occupants of a Lot to use any Common Area (other than as required to provide vehicular and pedestrian access and utilities to the Lot which they own or occupy) for a reasonable period of time;

(iii) suspend services the Association provides to the Lot if the Owner is more than ninety (90) days delinquent in paying any assessment or other charge owed the Association, which suspension may continue until such assessments or other charges have been paid in full; provided, nothing herein shall authorize the Board to suspend essential utilities (*i.e.*, electricity, natural gas, or water);

(iv) exercise self-help or take action to abate any violation of the Governing Documents or Rules in a non-emergency situation (including removing personal property that violates the Governing Documents or Rules), except as to Common Areas as to which Section 2(b)(ii) below shall control;

(v) without liability to any Person any contractor, subcontractor, agent, employee, or other invitee of an Owner who causes damage to any property within the Property owned by others, or fails to comply with the terms and provisions of Article VIII and the Design Review Guidelines, from continuing or performing any further activities in the Property;

(vi) levy Specific Assessments to cover costs the Association incurs in bringing a Lot into compliance with the requirements of the Governing Documents or Rules, or in repairing damage to any portion of the Common Area or Common Maintenance Area resulting from actions of any Owner or occupant of a Lot, their contractors, subcontractors, agents, employees, visitors or invitees; and

(vii) record a notice of violation with respect to any Lot on which a violation exists.

If, after notice and an opportunity for a hearing, the violation continues or recurs within twelve (12) months after the date of such notice, the Board may impose any of the above sanctions without further notice or opportunity for another hearing.

(b) Other Sanctions. The Board may take the following actions to obtain compliance with the Governing Documents or Rules without prior notice or a hearing, provided they are approved at a properly noticed Board meeting and, upon approval, the Owner (and occupant, if applicable) is notified by mail or hand delivery:

(i) suspend the vote allocated to any Lot if the Owner is more than ninety (90) days delinquent in paying any monetary obligation to the Association pursuant to Article VI, which suspension may continue until all of such Owner's monetary obligations to the Association are paid in full;

(ii) suspend the right of any Owners and occupants of a Lot to use any Common Area (other than as required to provide vehicular and pedestrian access and utilities to the Lot which they own or occupy) if the Owner is more than ninety (90) days delinquent in paying any monetary obligation to the Association, which suspension may continue until all of such Owner's monetary obligations to the Association are paid in full;

(iii) exercise self-help or take action to abate a violation on a Lot in any situation that requires prompt action to avoid potential injury or damage or unreasonable inconvenience to other persons or their property (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations);

(iv) exercise self-help or take action to abate a violation on the Common Area under any circumstances;

(v) require an Owner, at its own expense, to perform maintenance or to remove any structure or improvement on such Owner's Lot that is in violation of any requirements of the Documents or Rules and to restore the property to its previous condition;

(vi) enter the property and exercise self-help to remove or cure a violating condition if an Owner fails to take action pursuant to subsection

2(b)(v) above within ten (10) days after receipt of written notice to do so, and any such entry shall not be deemed a trespass; or

(vii) bring suit at law for monetary damages or in equity to stop or prevent any violation, or both.

3. Developer's Right to Impose Sanctions. In the event that the Association fails or refuses to take action or impose sanctions under this Article after notice from Developer of a violation of the Governing Documents or Rules, Developer shall have the right to levy monetary fines on behalf of the Association after notice and hearing (if required) in the same manner as the Association under Section 2 above. In addition, Developer may exercise self-help or take action to abate a violation or bring suit at law or in equity in the same manner as the Association under this Section 3.

4. Attorneys' Fees. In any action to enforce the Governing Documents or any Rules against any Owner, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorneys' fees and court costs, reasonably incurred in such action. Notwithstanding the foregoing, in no event may such costs and expenses be recovered against the Association or Developer, unless otherwise required by Law. If the Association (or Developer, on behalf of the Association) is the prevailing party against any Owner, such costs and expenses, including reasonable attorneys' fees, may be assessed against the Owner's Lot, as provided in Article VI.

5. No Waiver. Failure by Developer, the Association or any Owner to enforce any covenant, condition or restriction contained herein, in the other Governing Documents or in the Rules, or any delay in such enforcement, will not constitute a waiver of the right to do so at any time, nor shall such failure to enforce or delay in enforcement create any liability for Developer or the Association to any Owner or any other Person.

6. Enforcement by SJRWMD or ACOE. Notwithstanding any other provisions contained elsewhere in this Declaration, SJRWMD and the ACOE shall have the rights and powers enumerated in this Section. SJRWMD and the ACOE shall have the right to enforce, by a proceeding at law or in equity (including, without limitation, bringing a civil action for injunction and/or penalties), the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Surface Water Management System and/or jurisdictional lands subject to the regulation of SJRWMD and/or the ACOE. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved by SJRWMD and/or the ACOE, as applicable.

ARTICLE XI

SPECIAL DISCLOSURES

1. Beach Access. As of the date of recording of this Declaration, the

Development (including each Lot) is benefited by a non-exclusive access easement, shared with others, leading from State Road A1A to the beachfront, pursuant to an Easement Agreement recorded in Official Records Book 568, Page 1572, as amended by Amendment to Easement Agreement recorded in Official Records Book 805, Page 805, and as affected by Consent and Joinder recorded in Official Records Book 817, Page 1623, Order on Plaintiff's Motion for Partial Summary Judgment recorded in Official Records Book 3639, Page 376, Final Judgment (CA11-0540) recorded in Official Records Book 3789, Page 186, Final Judgment (CA11-0044) recorded in Official Records Book 3789, Page 206, and opinion rendered on May 15, 2015 in Case No. 5D13-3593 in the Fifth District Court of Appeal for the State of Florida recorded in Official Records Book 4061, Page 748 (collectively, the "Beach Access Easement"). Neither Developer, nor the Association or any Builder, makes any warranties, representations or guaranties regarding the Beach Access Easement or continuation of the access rights provided therein.

2. MSD. All and/or part of the Property is located within the boundaries of the Ponte Vedra Municipal Service District (the "MSD"). The MSD is a taxing unit which provides services such as street lighting, law enforcement, sanitation, and right-of-way maintenance to properties located within its boundaries. The MSD may impose taxes and/or assessments on the properties located within the MSD in order to pay for the construction, operation, maintenance and/or cost of the facilities and services which it provides. The Association and each Owner of a Lot located within the MSD is subject to the taxes, assessments and regulations associated therewith. Any such taxes and assessments of the MSD will be billed directly to the Association and/or each Owner on the annual real estate tax bills.

ARTICLE XII

GENERAL PROVISIONS

1. Term and Renewal. The provisions of this Declaration shall run with and be binding on the Property, and all other lands to which it may hereafter be extended as provided herein, and shall be binding on all Persons having any right, title, or interest therein, their respective heirs, successors, and assigns and shall inure to the benefit of and be enforceable by Developer, the Association or any Owner, their respective heirs, successors, and assigns, for a period of thirty (30) years from the date this Declaration is recorded, whereupon these provisions shall be extended automatically for successive renewal periods of ten (10) years each, unless Members representing at least two-thirds (2/3) of the total votes of the Association elect not to re-impose this Declaration as evidenced by an instrument executed by such Owners and recorded in the Public Records during the six (6) month-period immediately preceding the beginning of any renewal period.

2. Interpretation. Unless the context expressly requires otherwise, the use of the singular includes the plural and vice versa; the use of one gender includes all genders; the use of the terms "including" or "include" is without

limitation; and the use of the terms "will", "must", and "should" have the same effect as the use of the term "shall". Wherever any time period is measured in days, if any such time period expires on a Saturday, Sunday, or national bank holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday, or national bank holiday. The terms "Lot" and "Property" mean all or any portion applicable to the context and include any and all improvements, fixtures, trees, vegetation and other property from time to time situated thereon, and the benefit of all appurtenant easements. This Declaration shall be construed liberally in favor of the party seeking to enforce its provisions to effectuate its purpose of protecting and enhancing the value, marketability, and desirability of the Property by providing a common plan for the development and enjoyment thereof. Headings and other textual divisions are for indexing purposes only and are not to be used to interpret, construe, apply or enforce any substantive provisions. The provisions of this Section apply to the interpretation, construction, application, and enforcement of all the Governing Documents.

3. Reservation of Right to Release Restrictions. Subject to applicable zoning requirements, in each instance where a structure has been erected, or the construction thereof is substantially advanced, in such a manner that some portion of the structure encroaches upon any set-back or easement area or the Common Area, or otherwise violates this Declaration, Developer reserves for itself the right to release the portion of the Property from the encroachment and to grant an exception to the requirements of this Declaration without the consent or joinder of any Person irrespective of who owns the affected lands, so long as Developer, in the exercise of its sole discretion, determines that the release or exception will not materially and adversely affect the health and safety of Owners, the value of adjacent Lots and the overall appearance of the Property. Upon granting of an exception to an Owner, the exception granted shall be binding upon all subsequent Owners of the affected Lots.

4. Rights of First Mortgagees. Any First Mortgagee and insurers or guarantors of First Mortgages have the following rights:

(a) Inspection. During normal business hours, and upon reasonable notice and in a reasonable manner, to inspect current copies of the Governing Documents and Rules and the books, records, and financial statements of the Association; and

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

(c) Meetings. To designate a representative to attend all meetings of the membership of the Association, who is entitled to a reasonable opportunity to be heard in connection with any business brought before such

meeting but in no event entitled to vote thereon.

(d) Notices. By written notice to the Secretary of the Association, and upon payment to the Association of any reasonable, uniform annual fee that the Association from time to time may establish for the purpose of defraying its costs, any First Mortgagee, insurer, or guarantor of a First Mortgage shall be entitled to receive any notice that is required to be given to the Class A members of this Association under any provision of the Governing Documents. Additionally, any such First Mortgagee, insurer, or guarantor of a First Mortgage giving written notice to the Association shall be entitled to written notice of: (i) any condemnation or casualty loss affecting a material portion of the Property or any Lot encumbered by its First Mortgage; (ii) any 60-day delinquency in the payment of assessments or charges owed by the Owner of any Lot encumbered by its First Mortgage; (iii) lapse, cancellation or material modification of any insurance coverage or fidelity bond maintained by the Association; and (iv) any proposed action requiring the consent of a specified percentage of mortgage holders.

5. Provisions Inoperative as to Initial Construction. Nothing contained in this Declaration shall be interpreted, or enforced to prevent Developer, or its contractors, subcontractors, agents, employees, successors or assigns from doing or performing on all or any part of the Property owned or controlled by Developer whatever it or they determine to be necessary, convenient, or desirable to complete the Work. The foregoing includes the right for Developer and any Person designated by Developer in writing to construct and use signs, construction trailers, or buildings, model units, design centers, and offices for sales and resale of Lots.

6. Security. Developer or the Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than they otherwise might be.

NEITHER THE ASSOCIATION, DEVELOPER, NOR ANY BUILDER SHALL IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE PROPERTY, EVEN IF GATES, GUARDHOUSES AND/OR OTHER SECURITY MEASURES ARE TAKEN, AND NEITHER THE ASSOCIATION, DEVELOPER, NOR ANY BUILDER SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. ALL OWNERS AND OCCUPANTS OF ANY LOT, TENANTS, GUESTS AND INVITEES OF ANY OWNER, AS APPLICABLE, ACKNOWLEDGE THAT THE ASSOCIATION, ITS BOARD AND COMMITTEES, DEVELOPER AND ANY BUILDER DO NOT REPRESENT OR WARRANT THAT (A) ANY FIRE PROTECTION SYSTEM, ELECTRONIC MONITORING SYSTEM, GATEHOUSE OR OTHER SECURITY SYSTEM DESIGNATED BY OR INSTALLED ACCORDING TO GUIDELINES ESTABLISHED BY DEVELOPER OR THE DESIGN REVIEW COMMITTEE MAY NOT BE COMPROMISED OR CIRCUMVENTED, (B) THAT ANY FIRE PROTECTION OR ELECTRONIC MONITORING SYSTEMS, GATEHOUSE OR OTHER SECURITY SYSTEMS WILL PREVENT LOSS BY FIRE, SMOKE, BURGLARY, THEFT, HOLD-

UP, OR OTHERWISE, OR (C) THAT FIRE PROTECTION OR ELECTRONIC MONITORING SYSTEMS, GATEHOUSE OR OTHER SECURITY SYSTEMS WILL IN ALL CASES PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH OWNER AND OCCUPANT OF ANY LOT, AND EACH TENANT, GUEST AND INVITEE OF AN OWNER, AS APPLICABLE, ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, ITS BOARD AND COMMITTEES, DEVELOPER AND ANY BUILDER ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY LOT AND EACH TENANT, GUEST AND INVITEE OF ANY OWNER ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO HOMES AND TO THE CONTENTS OF HOMES AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, ITS BOARD AND COMMITTEES, DEVELOPER AND ANY BUILDER, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER, OCCUPANT, TENANT, GUEST OR INVITEE RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY FIRE AND/OR ELECTRONIC MONITORING SYSTEMS, GATEHOUSES OR OTHER SECURITY SYSTEMS RECOMMENDED OR INSTALLED OR ANY SECURITY MEASURES UNDERTAKEN WITHIN THE PROPERTY.

7. Assignment. Developer may assign to any Person, including persons engaged in the business of constructing improvements on Lots for resale purposes, all or some of the rights, privileges and exemptions granted herein to Developer in connection with the ownership, use, or development of a portion of the Property. Any such assignment shall be non-exclusive unless otherwise noted, and shall be effective only for so long as such right, privilege or exemption would inure to the benefit of Developer.

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

9. Notices. Any notice required to be sent to any Owner, occupant or tenant of any Residential Unit, Developer or the Association under the provisions of this Declaration shall be delivered by such means as required or permitted by the Bylaws, or applicable Law.

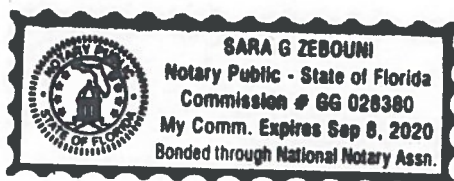
IN WITNESS WHEREOF, Developer has executed this Declaration the date first stated above.

1044PVB LLC,
a Delaware limited liability company

By: Michael C Taylor
Print Name: Michael Taylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19 day of JULY, 2017, by MICHAEL C TAYLOR, as VICE PRESIDENT of 1044PVB LLC, a Delaware limited liability company. He / She is [☒] personally known to me or [] has produced as identification.



Sara G. Zebouni
Notary Public, State of Florida

SARA G. ZEBOUNI

Print Name

My Commission Expires: 9-8-2020

JOINDER AND CONSENT TO DECLARATION

THE UNDERSIGNED, **BRANCH BANKING AND TRUST COMPANY** ("Bank"), a North Carolina banking corporation, the owner and holder of the following security instruments (collectively "Security Instruments") from **1044PVB, LLC**, a Delaware limited liability company:

That certain Mortgage, Security Agreement and Financing Statement, dated July 30, 2015, between 1044PVB, LLC and Bank, recorded August 4, 2015 at Official Records Instrument No. 2015048932, as modified by that certain Mortgage Modification Agreement, dated August 5, 2015, recorded August 5, 2015 at Official Records Instrument No. 2015049416, and that certain Second Mortgage Modification Agreement Evidencing Renewal Note, dated August 22, 2016, recorded August 24, 2016 at Official Records Instrument No. 2016055133, all in the Public Records of St. Johns County, Florida,

which Security Instruments encumber, inter alia, the real property as described on the attached Exhibit "A", does hereby join in and consent to the foregoing Declaration of Covenants, Conditions and Restrictions for Eventide.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed this 17 day of July, 2017.

Nicole Beardon
Witness
Nicole Beardon
Type/Print Name of Witness

Michael Turknett
Witness
Michael Turknett
Type/Print Name of Witness

**BRANCH BANKING AND TRUST
COMPANY**

By: [Signature]
Print/Type Name: James P. Citraro Jr
Title: SVP

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by James P. Citraro, as SVP of **BRANCH BANKING AND TRUST COMPANY**, a North Carolina banking corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

[Signature]
Notary Public
Michelle Oleszek

Type/Print Name of Witness
Commission No. _____



EXHIBIT A

Legal Description of Initial Property

All of that certain land shown on the plat of Eventide recorded in Plat Book 85, Pages 70 through 74, inclusive, of St. Johns County, Florida.

Exhibit B

Articles

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of EVENTIDE OWNERS ASSOCIATION, INC., a Florida corporation, filed on July 24, 2017, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H17000191301. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N17000007646.

Authentication Code: 117A00014945-072517-N17000007646-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-fifth day of July, 2017



Ken Detzner
Ken Detzner
Secretary of State



July 25, 2017

FLORIDA DEPARTMENT OF STATE
Division of Corporations

EVENTIDE OWNERS ASSOCIATION, INC.
7807 BAYMEADOWS ROAD E., STE. 205
JACKSONVILLE, FL 32256

The Articles of Incorporation for EVENTIDE OWNERS ASSOCIATION, INC. were filed on July 24, 2017, and assigned document number N17000007646. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H17000191301.

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

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

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

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

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

DANIEL L O'KEEFE
Regulatory Specialist II
New Filings Section
Division of Corporations

Letter Number: 117A00014945

**ARTICLES OF INCORPORATION
OF
EVENTIDE OWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a corporation not for profit under Chapters 617 and 720, Florida Statutes, adopts the following Articles of Incorporation ("Articles") for the corporation:

ARTICLE I

NAME

The name of this corporation is "Eventide Owners Association, Inc.", a Florida not for profit corporation, which shall be referred to as the "Association" in these Articles.

ARTICLE II

PRINCIPAL OFFICE

The Association's initial principal office and mailing address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256.

ARTICLE III

INTERPRETATION

All capitalized terms used herein that are not defined shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for Eventide, to be recorded by 1044PVB LLC, a Delaware limited liability company ("Developer"), in the public records of St. Johns County, Florida, as such declaration may be amended from time to time ("Declaration"). In the case of any conflict between the Declaration, these Articles and the Bylaws of the Association ("Bylaws"), the Declaration governs over the Articles and Bylaws, and the Articles govern over the Bylaws, unless otherwise provided by law.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its Members. The purposes for which the Association is formed are to: (a) promote the health, safety, and general welfare of the residents within all or any portion of that tract of land located in St. Johns County, Florida, which is described in and made subject to the provisions of the Declaration, and any additions to such lands as hereafter may be brought within the Association's jurisdiction in the

manner provided in the Declaration (collectively, the "Property"); and (b) perform all obligations and duties and to exercise all rights and powers of the Association as specified in the Declaration and the other Governing Documents described therein, and as provided by law.

In furtherance of its purposes, the Association is empowered to, without limitation:

- (a) exercise all powers authorized by Chapters 617 and 720, Florida Statutes;
- (b) exercise all powers necessary or desirable to perform the obligations and duties and to exercise the rights, powers, and privileges of the Association from time to time set forth in these Articles, the Declaration, and the Bylaws, including, without limitation, the right to enforce all of the provisions of these Articles, the Declaration, and the Bylaws pertaining to the Association in its own name, including, without limitation, enforcement of the provisions relating to the operation and maintenance of the Surface Water Management System;
- (c) in any lawful manner, acquire, own, hold, improve, operate, maintain, repair, replace, convey, sell, lease, transfer, assign and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with the Association's affairs;
- (d) adopt budgets and fix, levy, collect, and enforce by any lawful procedure all charges or assessments established by, or pursuant to, the Declaration, including, without limitation, adequate assessment of fees for the costs of operation and maintenance of the Surface Water Management System, and assessments for services or materials for the benefit of Owners or the Property for which the Association has contracted with third-party providers;
- (e) pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property;
- (f) maintain, control, manage, repair, replace, improve, and operate all the Common Areas and Common Maintenance Areas, including but not limited to the Surface Water Management System and all associated facilities, wetlands, and conservation areas in a manner consistent with any applicable permits issued by the St. Johns River Water Management District ("SJRWMD"), applicable SJRWMD rules, the U.S. Army Corp Of Engineers ("ACOE") and other governmental permits, if any, and assist in the enforcement of the provisions of the Declaration that relate to the maintenance of the Surface Water Management System, wetlands and conservation areas;
- (g) borrow money for any lawful purpose and mortgage or otherwise encumber, exchange, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations;
- (h) participate in mergers and consolidations with other nonprofit corporations organized for similar purposes, subject to such limitations as may be set forth in these Articles, the Declaration or the Bylaws;

(i) from time to time adopt, amend, rescind, and enforce reasonable rules and regulations regarding the use of the Property and/or the Common Areas consistent with the rights and duties established by the Declaration;

(j) contract with others for performance of the Association's management and maintenance responsibilities under the Declaration, for the provision of services by the Association to others to the extent beneficial for the Owners or the Property, and for the furnishing of services or materials for the benefit of the Owners or the Property consistent with the provisions of the Declaration, including, without limitation, contracting for utility, telecommunications, internet, and security services;

(k) sue and be sued and appear and defend in all actions and proceedings;

(l) adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the Association's affairs, subject to such limitations as may be set forth in these Articles, the Declaration or the Bylaws; provided that such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration; and

(m) have and exercise all rights, powers, and privileges that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, or these Articles, or reasonably necessary, convenient, or desirable to exercise any right, power, or privilege so granted.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers that may now or hereafter be allowed or permitted by law, subject to such limitations as may be set forth in these Articles, the Declaration or the Bylaws. The Association's powers may be exercised by its Board of Directors, unless indicated otherwise by these Articles, the Declaration or the Bylaws.

ARTICLE V

MEMBERSHIP; VOTING REQUIREMENTS

The Association shall be a membership corporation without certificates or shares of stock. The Owner of each Lot that is subject to the Declaration is a "Member" of the Association, including contract sellers, but excluding all persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from ownership of at least one Lot that is subject to the provisions of the Declaration, or transferred except by transfer of record title to such Lot. There shall be two (2) classes of Membership as provided in the Declaration, which shall have such voting rights as set forth in the Declaration.

ARTICLE VI

BOARD OF DIRECTORS

The number, manner of election, authority and indemnification of the Board of Directors, meetings and quorum requirements shall be as provided for in the Bylaws of the Association, as amended from time to time in accordance therewith.

ARTICLE VII

EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles with the Secretary of State of the State of Florida. The Association exists perpetually. In the event of termination, dissolution or liquidation of the Association: (a) the assets of the Association shall be conveyed to an appropriate governmental unit or public entity, or, if not accepted by a governmental unit or public entity, conveyed to a non-profit corporation similar in nature to the Association, which shall assume the Association's responsibilities; and (b) the control or right of access to the land containing any portion of the Surface Water Management System, or land containing any wetland or conservation area subject to permits issued by the ACOE, owned by the Association, shall be conveyed or dedicated to an appropriate governmental unit or public utility or, if not accepted by a governmental unit or public utility, conveyed to a not for profit corporation similar in nature to the Association, which shall assume the Association's responsibilities with respect to the Surface Water Management System.

ARTICLE VIII

AMENDMENTS

For so long as Developer has the right to appoint or elect a majority of the Board of Directors, these Articles may be amended by Developer without a vote of the membership and without the joinder or consent of the holder of any mortgage, lien or other encumbrance affecting any portion of the Property or any other Person. Thereafter, these Articles may be amended only upon a resolution duly adopted by the Board of Directors, with the affirmative vote or written consent of at least two-thirds (2/3) of the total voting interests of the Association, and the written consent of Developer for so long as Developer owns and holds any Lot for sale in the ordinary course of business.

ARTICLE IX

INCORPORATOR

The name and address of the incorporator of this corporation is:

Michael C. Taylor
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

ARTICLE X

REGISTERED AGENT AND OFFICE

The initial registered office of the Association is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, and the initial registered agent of the Association at such address is 1044PVB LLC, a Delaware limited liability company.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator of the Association, has executed these Articles of Incorporation this 19 day of JULY, 2017.


Michael C. Taylor, Incorporator

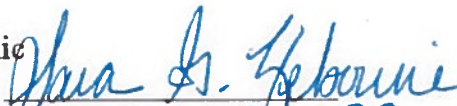
STATE OF FLORIDA
COUNTY OF DUVAL

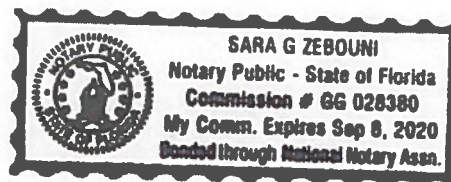
The foregoing instrument was acknowledged before me this 19 day of JULY, 2017, by Michael C. Taylor. He [☒] is personally known to me or [☐] produced as identification.

Notary Public

Print Name:

My Commission Expires:


SARA G. ZEBOUNI
9-8-2020



**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: Eventide Owners Association, Inc.
2. The name and address of the initial registered agent and office is:

1044PVB LLC
7807 Baymeadows Road East
Suite 205
Jacksonville, Florida 32256

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

1044PVB LLC,
a Delaware limited liability company

By: Michael Taylor
Print Name: Michael Taylor
Title: Vice President

Exhibit C

Bylaws

BYLAWS OF
EVENTIDE OWNERS ASSOCIATION, INC.

ARTICLE I
NAME, PRINCIPAL OFFICE AND DEFINITIONS

1. **Name.** The name of the corporation is Eventide Owners Association, Inc. (“**Association**”).
2. **Principal Office.** The Association's principal office shall be located in Florida or such other place as is designated by the Board of Directors. The Association may have such other offices, either within or outside Florida, as the Board may determine or as the Association’s affairs require.
3. **Definitions and Interpretation.** All capitalized terms used herein that are not defined shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for Eventide, to be recorded by 1044PVB LLC, a Delaware limited liability company (“**Developer**”), in the public records of St. Johns County, Florida, as such declaration may be amended from time to time (“**Declaration**”). In the case of any conflict between the Declaration, the Association’s Articles of Incorporation (“**Articles**”) and these Bylaws, the Declaration governs over the Articles and Bylaws, and the Articles govern over the Bylaws, unless otherwise provided by law.

ARTICLE II
MEETINGS OF MEMBERS

1. **Membership.** The Association shall have two (2) classes of membership, Class A and Class B, as defined in the Declaration. The provisions of the Declaration pertaining to membership are incorporated herein by this reference. Members of the Association are referred to generally in these Bylaws as “**Members.**”
2. **Place of Meetings.** The Association shall hold meetings at its principal office or at such other suitable place convenient to the Members as the Board may designate.
3. **General.** The Association shall hold its first meeting, whether a regular or special meeting, within one (1) year after the date of the Association’s incorporation, on such date and at such time and place as determined by the Board of Directors. The Board shall set the date and time of subsequent regular annual meetings.
4. **Annual Meetings.** The annual meeting of the Association shall be held each year during the month of October or November, on such date and at such time and place as the Board determines. Annual meetings may be conducted electronically (*i.e.*, via the Internet, intranet, or teleconference) if, and to the extent, permitted by law.

5. Special Meetings. Special membership meetings may be called at any time: (a) by the President of the Association; (b) by the Board of Directors; or (c) upon the written request of the Members in good standing who are entitled to cast at least ten percent (10%) of the total votes in the Association. Such meetings shall be held on such date and at such time and place as the Board of Directors determines.

6. Notice of Meetings. The President, the Secretary or the Officer or other persons calling a meeting of the Members shall give or cause to be given to all Members actual notice of all membership meetings, which shall be mailed, delivered, or electronically transmitted to the members not less than fourteen (14) days but no more than forty-five (45) days prior to the meeting. In the case of a special meeting or when otherwise required by law, the Declaration, the Articles or these Bylaws, the purpose of the meeting shall also be stated in the notice. No business shall be conducted or transacted at a special meeting except as stated in the notice.

7. Proof of Notice. The person or persons actually giving notice of any meeting shall execute an affidavit confirming compliance with the notice requirements for such meeting; and any such executed affidavit, attested by the Secretary and filed among the official records of the Association, is conclusive as to the regularity of any notice with respect to any Person absent actual knowledge of any defect in notice.

8. Waiver of Notice. A Member's attendance at any meeting constitutes a waiver by such Member of notice of the time, date and place thereof, and of all defects in notice, unless an objection on the basis of lack of proper notice is raised at the time the meeting is called to order. Attendance at a special meeting shall also be deemed a waiver of notice of all business transacted at such meeting unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.

9. Written Action. Any action required to be taken at a meeting of the Members by the Declaration, Articles, these Bylaws or Florida law may be taken without a meeting, without prior notice and without a vote if the action is approved by written consent of Members representing at least the minimum number of votes that would be necessary to authorize such action at a meeting where all Members entitled to vote were present and voted. Such approval shall be evidenced by one (1) or more written consents specifically authorizing the proposed action, dated and signed by approving Members holding the requisite number of votes. The Association need not give prior notice before soliciting such consent; however, the Association must send written consent forms to all Members for action authorized pursuant to this Section to be valid. All consents must be signed, dated and delivered to the Secretary within sixty (60) days after the Association's receipt of the earliest dated consent. The Secretary shall file (or cause to be filed) such consents with the Association's minutes, and the consents shall have the same force and effect as a vote of the Members at a meeting. Within thirty (30) days after receiving authorization for any action by written consent, the Secretary shall give written notice to all Members summarizing the authorized action.

10. Certificate. An instrument signed by any executive Officer of the Association, and attested by the Secretary, is conclusive proof that any required approval has been obtained in accordance with these Bylaws as to persons without actual knowledge to the contrary.

11. Quorum. The presence of Members in good standing in person or by proxy entitled to cast thirty percent (30%) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles, the Declaration, or these Bylaws. If such quorum is not present or represented at any meeting, the Members present and entitled to vote shall have the power to adjourn the meeting from time to time, as provided in Section 12 below, until a quorum is present or represented.

12. Adjournment. If any Association meeting cannot be held because a quorum is not present, the Members entitled to cast a majority of the votes present at such meeting may adjourn the meeting to a time at least five (5) but not more than thirty (30) days from the scheduled date of the original meeting. Unless the time and place at which the adjourned meeting will be held is announced at the original meeting, the Association shall give Members notice of the adjourned meeting not less than ten (10) days prior to the meeting. Otherwise, the Board shall provide notice to the Members of the time and place for reconvening the meeting in the manner prescribed for regular meetings of Members. At the reconvened meeting, if a quorum is present, any business may be transacted that might have been transacted at the original meeting.

13. Proxies. At all meetings of Members, each Member may vote in person or by limited proxy. All proxies shall be in writing, dated and signed by the Member and filed with the Secretary prior to its use, and shall identify the Lot(s) for which it is given and the meeting for which it is to be effective. No Person shall be permitted to hold more than (5) proxies. Any Person acting as proxy for the Developer shall be entitled to cast votes to the extent of any and all voting interests of Developer. A Member represented by a valid proxy at any meeting is "present" for all purposes. Every proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. A proxy is revocable at any time at the pleasure of the Member who executes it. A proxy is not valid for a period longer than ninety (90) days from the date of the meeting for which it was granted.

14. Membership List. A complete list of the Members entitled to vote at all meetings, and their respective addresses, must be kept on file at the Association's office, open to inspection by any Member. The list must also be available at any meeting for inspection by any Member.

15. Voting Requirements.

(a) Members shall have such voting rights as are expressly set forth in these Bylaws, the Articles or the Declaration, which provisions are specifically incorporated by this reference. Except where these Bylaws, the Articles or the Declaration establish different voting requirements or expressly require the approval of Developer or any other Person, the majority vote of those Members present in person or by proxy at a duly called and convened meeting at which a quorum is present shall constitute the act of the membership. Membership votes may be conducted through an Internet-based online voting system, provided such system meets the requirements of Section 720.317, Florida Statutes, as it may be amended from time to time. Only those Members shown as Members in good standing upon the Association's books are entitled to vote.

(b) The following actions must be approved by two-thirds (2/3) of the total votes of the Members, present in person or by proxy and voting at a duly convened meeting at which a quorum is present, and by Developer for so long as Developer is a Member: (i) any mortgaging of the

Association's property; (ii) any merger or consolidation of the Association; or (iii) any dissolution of the Association.

(c) Any purchase of additional lands to be owned by the Association for the benefit of Owners must be approved by two-thirds (2/3) of the total voting interests of the Members present in person or by proxy, at a meeting duly convened for such a purpose at which a quorum is present, and by Developer for so long as Developer is a Member.

16. Joinder in Minutes of Meeting. Members may join in the action of a meeting or any portion thereof by signing and concurring in the minutes or a selected portion thereof. Such joinder shall constitute the vote of such Members for the purpose of approval or disapproval of any matter and the presence of such Member for the purpose of establishing a quorum.

17. Conduct of Meetings. The President shall preside over all Association meetings, provided that in the President's absence, the Vice President or another Board designee shall preside. The Secretary shall ensure that minutes of the meetings are kept and that all resolutions adopted and all other transactions occurring at such meetings are recorded in the Association's minute books. At any meeting of the membership, a Member shall have the right to speak for at least three (3) minutes on any item properly before the meeting. The Board may adopt reasonable written rules governing the frequency, duration and other manner of Member statements consistent with Chapter 720, *Florida Statutes*.

ARTICLE III BOARD OF DIRECTORS

1. Qualification and Governance. The Board of Directors shall govern the Association's affairs. Each Director shall have one (1) vote. Directors, other than those appointed by Developer, shall be Members. Directors must be at least eighteen (18) years old. If an Owner is not an individual, any officer, director, partner, or any trust officer of such Owner shall be eligible to serve as a Director unless a written notice to the Association signed by the Owner specifies otherwise. An Owner or resident of any Lot on which any assessments, fines, or other charges owed to the Association are delinquent as of the day that he or she could last nominate himself or herself, or be nominated, for the Board is not eligible to serve as a Director. A person who has been convicted of a felony in Florida or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony under Florida law, is not eligible to serve as a Director unless his or her civil rights have been restored for at least five (5) years as of the date on which such person seeks election to the Board. The validity of any Board action is not affected if it is later determined that a Director was ineligible to serve.

2. Number of Directors; Initial Directors. Initially, the Board shall consist of three (3) Directors. After fifty percent (50%) of the parcels in all phases (both existing and proposed) of the Development have been conveyed to Owners other than Developer or Builders, the Board shall consist of five (5) Directors. The Board must consist of an odd number of Directors at all times.

3. Term of Office. So long as Developer has the right to appoint all Directors, Directors shall hold office as determined by Developer. Otherwise, the term of office for all Directors shall be one

(1) year. Each Director shall hold office until a successor has been appointed or elected, as applicable, unless the Director sooner dies, resigns, is removed, is incapacitated or otherwise unable to serve. Directors may serve any number of consecutive terms.

ARTICLE IV

APPOINTMENT; NOMINATION, ELECTION, AND REMOVAL OF DIRECTORS:

1. Up to Turnover.

(a) Until Turnover, and subject to subsection (b) below, Developer has the right to appoint, remove and replace all members of the Board of Directors, who shall serve at the pleasure of Developer.

(b) Members of the Association, other than the Developer or Builders, are entitled to elect one (1) member of the Board of Directors when fifty percent (50%) of the parcels in all phases (both existing and proposed) of the Development have been conveyed to Owners other than Developer or Builders.

2. Upon Turnover.

(a) Upon Turnover, Members are entitled to elect four (4) Directors, and Developer is entitled to appoint, remove and replace one (1) Director for so long as Developer holds for sale in the ordinary course of business at least five percent (5%) of the Lots in all phases of the Development that will ultimately be operated by the Association. After Turnover, nominations for election to the Board of Directors may be made by a Nominating Committee or in any other manner determined by the Board of Directors from time to time. If there is no Nominating Committee, nominations may be made from the floor at the annual meeting. Nominations for positions on the Board of Directors may include as many persons as the Board of Directors shall in its discretion determine, but not less than the number of vacancies that are to be filled. Any Member other than Developer or Builders may nominate himself or herself as a candidate by notice to the Nominating Committee (or to the Secretary if there is no Nominating Committee).

3. Election of Directors. Election to the Board of Directors shall be by secret written ballot. Directors shall be elected by the membership at the first meeting of Members held after Turnover. If the number of nominees is equal to or less than the number of positions to be filled, then those candidates shall be deemed elected without a vote. If the number of nominees exceeds the number of positions to be filled, an election shall be held, and the person(s) receiving the largest number of votes cast by the Members entitled to vote is elected. Cumulative voting is not permitted. Elections may be conducted electronically as provided under Section 720.317, *Florida Statutes*, as may be amended from time to time.

4. Removal; Vacancies. Any member of the Board of Directors can be recalled (voted out of office), with or without cause, by a majority vote of the total voting interests of the Association. However, if appointed or elected by a certain class of Members, only that class of Members can vote to recall a Director so elected or appointed. In the event of death, resignation or removal of a Director, a majority of the remaining members of the Board of Directors may declare a vacancy and

appoint a successor to fill the vacancy until the next annual meeting. At any meeting at which a quorum is present, a majority of the Directors may remove any Director who has three (3) consecutive unexcused absences from Board meetings; provided that any Director whose removal is sought shall be given notice prior to any meeting called for that purpose. Any Director who becomes more than ninety (90) days delinquent in the payment of any fee, fine, or other monetary obligation to the Association shall be deemed to have abandoned his or her seat. The Board may appoint a successor to fill any vacancy occurring pursuant to this Section, who for the remainder of the term.

ARTICLE V MEETINGS OF DIRECTORS

1. Organizational Meeting. The Board shall hold an organizational meeting within ten (10) days following each annual Association meeting, at such place and time as the Board may determine.
2. Regular Meetings. The Board shall conduct regular meetings at such place and time as the Board may determine.
3. Special Meetings. Special Board meetings must be held when called by the President, or by any two Directors.
4. Petition by Members. If Members entitled to cast at least twenty percent (20%) of the total voting interest in the Association petition the Board in writing to address a particular item of business at a Board meeting, the Board shall place the petitioned item of business on its agenda at its next regular Board meeting or at a special Board meeting, which shall be held within sixty (60) days after receipt of the petition. Other than addressing the petitioned item at the meeting, the Board is not obligated to take any other action required by the petition.
5. Open to Members. All meetings of the Board must be open to all Members, except for: (a) meetings of the Board held for discussing personnel matters; (b) meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege; and (c) such other matters, if any, as provided by law.
6. Notice and Quorum.
 - (a) Notice; Waiver of Notice.
 - (i) Notice to Directors. Notices of Board meetings shall specify the place and time of the meeting and, in the case of a special meeting, the nature of any special business to be considered. The Board shall give notice to each Director by personal delivery, first class mail, postage prepaid, facsimile, electronic mail or other electronic communication device, with confirmation of transmission. All such notices shall be sent to the Director's fax number, electronic mail address, or address as shown on the Associations records. Notices

sent by first class mail shall be sent at least seven (7) business days before the time set forth meeting. Except for emergency meetings, notices given by personal delivery, facsimile, or other device shall be delivered or transmitted at least seventy-two (72) hours before the time set for the meeting. A Director's presence at any meeting constitutes a waiver of notice of such meeting and of any and all objections to the place or time of such meeting, or the manner in which it has been called or convened, unless the Director at the beginning of the meeting objects to the transaction of business because the meeting is improperly called or convened.

(ii) Notice to Members. Except for emergency meetings, notice of all Board meetings shall be mailed or delivered to each Member at least seven (7) days before the meeting, or, in the alternative, shall be posted in a conspicuous place within the Property at least forty-eight (48) hours in advance of the meeting. Assessments may not be levied at a Board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Written notice of any meeting petitioned by Members in accordance with this Article V, Section 4 above, or at which special assessments or amendments to rules regarding use of Lots will be considered must be mailed, delivered, or electronically transmitted to each Member and posted conspicuously on the Property not less than fourteen (14) days before the meeting. Notice may be transmitted electronically only to those Members who have consented in writing to receive notice by electronic means, and then only in a manner authorized by law. A Member's presence at any meeting constitutes a waiver of notice of such meeting and of any and all objections to the place or time of such meeting, or the manner in which it has been called or convened, unless the Member at the beginning of the meeting objects to the transaction of business because the meeting is improperly called or convened.

(iii) Waiver of Notice. Transactions of any Board meeting, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice if (1) a quorum is present, and (2) either before or after the meeting each director not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the meeting's purpose. Notice of a meeting also shall be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

(b) Participation by Telephone. Members of the Board or any committee designated by the Board may participate in Board or committee meetings by means of telephone or other electronic means, through which all person participating in the meeting can hear each other. Participation in this manner shall constitute presence at the meeting for all purposes.

(c) Quorum. At all Board meetings, a majority of the Directors shall constitute a quorum for all purposes, and the votes of a majority of the Directors present at a meeting at which a quorum is present shall constitute the act of the Board, unless otherwise provided in the Governing Documents or by Florida law. A meeting at which a quorum is initially present may continue, notwithstanding the withdrawal of one or more Directors, if at least a majority of the required quorum for that meeting approves any action taken.

7. Conduct of Meetings. The President shall preside over all Board meetings, provided that in the President's absence, the Vice President or another Board designee shall preside. The Secretary shall ensure that minutes of the meetings are kept and that all resolutions adopted and all other transactions occurring at such meetings are recorded in the minute books. The Board may adopt reasonable written rules governing the right of Members to speak consistent with Section 720.303, *Florida Statutes*, which rules may include a sign-up sheet for Members wishing to speak.

8. Adjournment. A majority of the Directors present at any meeting duly called, regardless of whether a quorum exists, may adjourn the meeting to another time and place not less than five (5) but not more than thirty (30) days from the date of the original meeting, but notice of such adjourned meeting must be given to the Directors not present at the time of adjournment. At the reconvened meeting, if a quorum is present, any business that might have been transacted at the meeting originally called may be transacted without further notice.

9. Voting. Any Director present at a Board Meeting at which action on any matter is taken is presumed to have assented to such action unless the Director votes against the action, or abstains from voting because of an asserted conflict of interest. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of Officers. A vote or abstention from voting on each matter voted upon for each Director present at a Board meeting must be recorded in the minutes.

10. Action Without a Meeting. Any Board action taken or to be taken at a Board meeting may be taken without a meeting if a written consent to such action is signed by all Directors and filed in the minutes of the Board. Such consent shall have the same force and effect as a unanimous vote.

ARTICLE VI POWERS AND DUTIES OF DIRECTORS

1. Powers of Directors.

(a) The Board of Directors may exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Governing Documents or Florida law, including but not limited to the following:

(i) Operate the Association in accordance with applicable law, including, Chapters 617 and 720, *Florida Statutes*, the Declaration, Articles and the Bylaws;

(ii) Employ for the Association a manager, an independent contractor, or such other consultants or employees as the Board deems necessary, and to prescribe their duties, provided, however, that the Board shall not delegate policy-making authority or ultimate responsibility for those duties set forth in this Article VI, Section 2 below. The Board may delegate to one of its members the authority to act on its behalf on all matters relating to the duties of the managing agent or manager that might arise between Board meetings;

(iii) Adopt, publish, and amend from time to time rules and regulations governing the use of the Lots, Residential Units and Common Areas and facilities, and the personal conduct of the Members and their guests thereon, establish penalties for the infraction thereof; and

(iv) Adopt and amend from time to time procedures for the Association's imposition of sanctions for violation of the Governing Documents.

(b) The Board shall not take any action, or implement any policy or program that would tend to impair rights of Developer or Builders under the Declaration or these Bylaws, interfere with development or construction of any portion of the Property, or diminish the level of services the Association provides.

2. Duties of Directors. The Board of Directors has the following duties:

(a) As more fully provided in the Declaration:

(i) Prepare and adopt an annual budget, including maintenance of Common Areas, and if elected by the membership in the manner proscribed by Florida law, to establish reserve accounts for replacement of those parts of the Common Areas which have a limited useful life span;

(ii) Budget and fix the amount of the Annual Maintenance Assessment against each Lot at least sixty (60) days before the fiscal year begins;

(iii) establish and fix the amount of the other assessments described in the Declaration;

(iv) send a copy of each annual budget, and written notice of the amount of the Annual Maintenance Assessments to be levied pursuant to such budget, to every Owner at least thirty (30) days before the fiscal year begins;

(v) foreclose the lien against any Lot for which assessments have not been paid, in accordance with the Declaration and applicable law or to bring an action at law against the Owner personally obligated to pay the same; and

(vi) levy fines and impose sanctions for violation of the Declaration and other published guidelines and standards imposed under the Declaration in the manner provided by the Declaration and applicable law;

(b) Provide for the operation, care, upkeep and maintenance of the Common Areas and Common Maintenance Areas;

(c) Contract with and/or employ any and all contractors, managers, employees, or other personnel or entities necessary to carry out the duties and obligations of the Association contained in the Governing Documents;

(d) Supervise employees of the Association and, where appropriate, provide for compensation of such employees and for the purchase of necessary equipment, supplies, and materials to be used by such employees in the performance of their duties;

(e) Enter into, perform, and enforce contracts and other agreements between the Association and third parties;

(f) Open bank accounts on the Association's behalf and designate signatories;

(g) Deposit all funds received on the Association's behalf in a bank depository which the Board shall approve, and use such funds to operate the Association; however, in the Board's business judgment any reserve funds may be deposited in depositories other than banks;

(h) Prepare, provide and file such financial reports and other reports as may be required by Chapter 720, *Florida Statutes*, subject to the terms thereof;

(i) Enforce by legal means, or in the manner provided in the Declaration, the provisions of the Governing Documents and bringing any proceedings that may be instituted on behalf of or against the Owners concerning the Association;

(j) Procure and maintain property and liability insurance and fidelity bonds, as provided in the Declaration, paying the cost thereof, and filing and adjusting claims, as appropriate;

(k) Pay the cost of all services rendered to the Association;

(l) Keep a detailed accounting of the Association's receipts and expenditures;

(m) Make available to any prospective purchaser of a Lot, any Owner, and the holders, insurers, and guarantors of any Mortgage on any Lot, current copies of the Governing Documents and all other books, records, and financial statements of the Association as provided in Article XIII, Section 3 of these Bylaws;

(n) Initiate or defend litigation on behalf of the Association;

(o) Maintain, and retain for the time periods required, the "official records" of the Association, as required by Chapter 720, *Florida Statutes*.

(p) Otherwise undertake all duties, enforce all rights, and perform all obligations granted to the Association pursuant to the Declaration.

3. Standard of Care. The Board shall exercise its powers in a reasonable, fair and nondiscriminatory manner and shall adhere to the procedures established in the Governing Documents. Directors shall discharge their duties in a manner that the Director reasonably believes in good faith to be in the best interests of the Association.
4. Compensation. No Director shall receive any salary or compensation for the performance of any duties as a Director or for any service he may render to the Association. The Association may reimburse any Director or Officer for expenses he or she incurs on the Association's behalf upon approval of a majority of the other Directors.
5. Conflict of Interest. Notwithstanding anything in these Bylaws, the Articles or the Declaration to the contrary, any contract or other transaction between the Association and any of its Directors or Officers, or with any entity in which a Director or Officer has a financial interest ("**Related Transaction**"), must comply with the requirements of Section 617.0832, *Florida Statutes*, and Chapter 720, *Florida Statutes*. Notwithstanding anything to the contrary contained herein, Directors appointed by Developer may be employed by or otherwise transact business with Developer or its affiliates, and Developer may transact business with the Association or its contractors, subject to applicable law.
6. Certification by Directors. Within ninety (90) days after election or appointment to the Board, each Director shall deliver to the Secretary of the Association a written certification meeting the requirements of Section 720.3033, *Florida Statutes*. A Director who does not timely file the certification or education certificate shall be suspended from the Board until he or she complies with this requirement and the Board may temporarily fill the vacancy during the period of suspension. The Board shall retain a copy of each certification and educational certificate for a period of five (5) years after the Director's election; provided, however, the failure to have the written certification or educational certificate on file does not affect the validity of any Board action.

ARTICLE VII OFFICERS

1. Enumeration. The Association's Officers are a President, Vice President, Secretary, and Treasurer. The President and Secretary shall at all times be members of the Board of Directors. The Board may appoint by resolution such other Officers, who shall hold office for such period, have such authority, and perform such duties as the Board may determine, from time to time. Any two or more offices may be held by the same person, except the offices of President and Secretary.
2. Election and Term of Office. The initial Officers of the Association shall be elected by the Board at its organizational meeting or by unanimous written consent in lieu thereof, and thereafter at the first Board meeting following each annual meeting of the Members or by unanimous written consent in lieu thereof. The Officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless the officer shall sooner resign, or shall be removed, or otherwise disqualified to serve. After Turnover, Officers may not hold the same office for more than two (2) consecutive terms.

3. Removal and Vacancies. The Board may remove any Officer with or without cause, by a vote of at least a majority of the Directors, and may fill any vacancy in any office arising because of death, resignation, removal, or otherwise for the unexpired portion of the term.

4. Resignation. Any Officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at a later time specified therein. Unless the resignation specifies, acceptance of such resignation shall not be necessary to make it effective.

5. Powers and Duties. The Association's Officers shall have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as the Board may specifically confer or impose. The President shall be the Association's chief executive officer. The Treasurer shall have primary responsibility for preparing the Association's budgets as provided for in the Declaration, and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both. The Secretary shall prepare or supervise the preparation of meeting minutes as required by Florida law.

ARTICLE VIII COMMITTEES

1. Permanent Committees. The Board shall appoint a Design Review Committee, as provided in the Declaration.

2. Other Committees. The Board, from time to time, may appoint and dissolve such other committees as the Board deems appropriate in carrying out the business of the Association and to serve for such periods as the Board may designate by resolution. Committees may not act without specific Board authority and may not bind the Association contractually or financially. Committee members may serve no more than two (2) consecutive 2-year terms on the same committee.

ARTICLE IX DEVELOPER'S RIGHT TO DISAPPROVE

1. Developer's Right to Disapprove.

(a) For so long as Developer is a Member, the Association shall give Developer written notice of all meetings of the Members, the Board, and committees and any actions that any of them propose to take by written consent in lieu of a meeting. The Association shall give such notice to Developer at Developer's principal address as it appears on the Department of State's records or at such other address as Developer has designated in writing to the Association, or as to Board meetings, in accordance with Article V, Section 6 of these Bylaws. Such notice shall set forth with reasonably particularity the agenda to be followed at such meeting.

(b) So long as Developer holds any Lot for sale in the ordinary course of business, Developer shall have a right to disapprove any action, policy, or program of the Association, the Board, and any committee that, in Developer's sole judgment, would tend to impair rights of

Developer or Builders under the Declaration or these Bylaws, interfere with development or construction of any portion of the Property, or diminish the level of services the Association provides.

ARTICLE X INDEMNIFICATION OF OFFICERS AND DIRECTORS

To the fullest extent permitted by law, the Association shall indemnify every Officer, Director, employee, and committee member against all damages and expenses, including counsel fees and expenses, reasonably incurred in connection with any action, suit, or proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which he or she may be a party by reason of being or having been an Officer, Director, employee, or committee member, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such action was unlawful. The termination of any such action, suit, or proceeding by judgment, order, settlement, conviction, or a plea of nolo contendere or its equivalent shall not in and of itself create a presumption that the person did not act in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interest of the Association or that he or she had reasonable cause to believe that his or her conduct was unlawful. The right to indemnification provided herein shall not be exclusive of any other rights to which any present or former Officer, Director, employee, or committee member may be entitled. In accordance with the procedures and subject to the conditions and limitations of Florida law, the Board may authorize the Association to advance funds to pay for or reimburse the reasonable expenses incurred by a present or former Officer, Director, employee, or committee member in any proceeding to which he or she may be a party by reason of being or having been an Officer, Director, or committee member. The foregoing indemnification obligations shall be controlled and interpreted by applicable law with respect to the indemnification of directors and officers of a not-for-profit corporation.

ARTICLE XI ACCOUNTING

The Board shall follow the following accounting standards unless the Board specifically determines otherwise by a resolution duly adopted and permitted under Florida law:

- (a) Accounting and controls should conform to generally accepted accounting principles;
- (b) The Association's cash accounts shall not be commingled with any other accounts, and during the period that Developer has the right to appoint or elect at least a majority of the Board of Directors, operating accounts shall not be commingled with reserve accounts.

ARTICLE XII
EMERGENCY PROVISIONS

In the event of an “emergency” as defined in Sections (g) and (h) below, the Board may execute the emergency powers described in this Article XII and any other emergency powers authorized by Sections 720.316, 617.0207 and 617.0303, *Florida Statutes*, as amended from time to time:

(a) The Board may name as assistant officers, any Members of the Association who are not Directors, which assistant officers shall have the same authority as the executive officers to whom they are assistant during the period of emergency, to accommodate the incapacity or absence of any officer of the Association.

(b) The Board may relocate the principal office of the Association or designate alternative principal offices or authorize the officers to do so.

(c) During the emergency, the Board may hold meetings with notice given only to those Directors with whom it is practicable to communicate, and the notice may be given in any practical manner, including publication, radio, cellular phone, or e-mail. The Director or Directors in attendance at such meeting shall constitute a quorum and all actions taken thereat shall be actions of the Board.

(d) Corporate action taken in good faith during an emergency under this Article in the interest of the Association shall bind the Association and shall have the rebuttable presumption of being reasonable and necessary.

(e) Any officer, director, or employee of the Association acting with a reasonable belief that his actions are lawful in accordance with these emergency provisions shall incur no liability for doing so.

(f) These emergency Bylaws shall supersede any inconsistent or contrary provisions of the Bylaws during the period of the emergency.

(g) For purposes of this Article only, an “emergency” exists only during the period of the time that the Property or the immediate geographic area in which the Property is located, is subjected to:

- (i) A state of emergency declared by local, state or federal civil or law enforcement authorities;
- (ii) A hurricane warning;
- (iii) A partial or complete evacuation order;
- (iv) Federal or state disaster area status, or

- (v) A catastrophic occurrence, whether natural or manmade, which seriously damages or threatens to seriously damage the physical existence of the Property, such as an earthquake, tidal wave, hurricane, tornado, war, civil unrest, or an act of terrorism.

(h) An emergency also exists for purposes of this Article XII during the time when a quorum of the Board cannot readily be assembled because of the occurrence of an event as defined in subsection (g) above.

ARTICLE XIII MISCELLANEOUS

1. Fiscal Year. The Association's fiscal year shall be the calendar year unless the Board establishes a different fiscal year.

2. Conflicts. If there are conflicts among the provisions of Florida law, the Articles, the Declaration, and these Bylaws, the provisions of Florida law, the Declaration, the Articles, and these Bylaws (in that order) shall prevail.

3. Books and Records.

(a) Inspection by Members and Mortgagees. The official records of the Association shall be maintained within the State of Florida for at least seven (7) years and shall at all times during reasonable business hours, be subject to inspection by any Member within ten (10) business days after receipt by the Association of a written request, subject to rules adopted by the Board from time to time reasonably restricting the frequency, time, place, and manner of inspection. The Board shall provide for such inspection to take place within forty-five (45) miles of the Property or within the County in which the Association is located. The Board may comply with this Section by making the records available to a Member electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed on request. A Member or the Member's authorized representative may use a portable scanning device or similar technology to make an electronic copy of records which the Member would otherwise be entitled to copy hereunder. Notwithstanding the above, the exempted records listed in Section 720.303(5), *Florida Statutes* shall not be available to Members for inspection or copying.

(b) Rules for Inspection. The Board may adopt reasonable written rules governing the frequency, time, location, notice, scope, and manner of inspections but may not require that an Owner state or demonstrate any proper purpose for the inspection or state any reason for the inspection, and may not limit an Owner's right to inspect records to less than one 8-hour business day per month. The Association shall maintain an adequate number of copies of the recorded governing documents to ensure availability to Members and prospective Members. The Association shall have the right to require reasonable proof that any person requesting access to the records of the Association is either a Member or an authorized representative of a Member. If the Association has a copy machine, it must provide Owners with copies requested if fewer than twenty-five (25) pages. The Association may charge up to \$0.25 per page. If the copies requested exceed twenty-five (25) pages, an outside duplicating service may be used and actual costs, as supported by the vendor

invoice, may be charged. In addition, the Association may charge fees to cover the costs for personnel to retrieve and copy the records if the time spent retrieving and copying the records exceeds one-half hour and the personnel costs do not exceed \$20.00 per hour; provided, however, that personnel costs may not be charged for records requests that result in the copying of twenty-five (25) or fewer pages.

(c) Inspection by Directors. Every Director shall have the absolute right at any reasonable time to inspect all Association books, records, and documents and the physical properties owned or controlled by the Association. A Director's right of inspection includes the right to make a copy of relevant documents at the Association's expense.

(d) Additional Information. Neither the Association nor any authorized agent thereof shall be required to provide a prospective purchaser or lienholder with information about the Property or the Association except as required by Section 720.401, *Florida Statutes*. If, upon request of the current Owner, the Association elects to provide information which is not required by law to be provided or disclosed, it may charge a reasonable fee to the current Owner for providing good faith responses to requests for such information, such fee not to exceed the amount set forth in Section 720.303, *Florida Statutes*, as it may be amended, plus the reasonable cost of photocopying and any attorney fees incurred by the Association in connection with such response.

4. Minutes of Meetings. Minutes of all meetings of Members and of the Board of Directors shall be available for inspection by Members, or their authorized representatives, and Board members at reasonable times. The Association shall retain these minutes for at least seven (7) years.

5. Amendment.

(a) Prior to Turnover, Developer shall have the right to unilaterally amend these Bylaws for any purpose, except as prohibited by law. After Turnover, these Bylaws may be amended only with the approval of at least two-thirds (2/3) of the votes of the Members, present in person or by proxy, at a meeting duly convened for such purpose, at which a quorum is present, and with the written consent of Developer for so long as Developer is a Member.

(b) Notwithstanding Subsection (a) above, after Turnover, no amendment to these Bylaws which purports to change the quorum requirement or percentage of votes necessary to take action under a specific clause shall be effective unless approved by at least that fraction or percentage of votes that would be required for action to be taken under that clause. A copy of any amendment shall be provided to the Owners within thirty (30) days after same is executed and all necessary consents (if any) are obtained.

(c) No amendment may remove, revoke, or modify any right or privilege of Developer without the written consent of Developer, or the assignee of such right or privilege.

ATTESTATION

IN WITNESS WHEREOF, the undersigned has signed this document for the purpose of authenticating it as the Bylaws of Eventide Owners Association, Inc., a Florida not for profit corporation, as adopted by its Board of Directors, this 25 day of JULY, 2017.


_____, President