

# The Crossings Townhomes

## HOA Summary

This summary is provided for general informational purposes and is not part of the recorded HOA documents nor a full list of restrictions and covenants. Refer to the full HOA governing docs for a complete understanding of the Homeowners' Association covenants, bylaws, and restrictions. **WRITTEN APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD IS REQUIRED PRIOR TO MAKIING ANY EXTERIOR CHANGES TO THE PROPERTY.**

### Fences

Except for any fences constructed or installed by the Neighborhood Declarant, the CDD or Neighborhood Owners in accordance with the Section 3.5, there shall be no fence permitted on any Neighborhood Lot.

### Landscaping and Yard Use

**Trees, plants, and landscaping:** Owner shall not plant any trees or shrubbery on his or her neighborhood lot without first obtaining the prior written consent of the Neighborhood Association

**Garden beds:** Must obtain approval

**Swing sets and sports equipment:** Not permitted

**Sheds:** Not permitted

**Swimming pools:** Not permitted

### Parking and Motor Vehicles

**Commercial / Work Vehicles:** Allowed in garage

**Boats, RV's, ATV's, jet skis, etc.:** Must be kept in fully enclosed garage at all times

**Trailers:** Must be kept in fully enclosed garage at all times

### Animals

**Number:** 2 household pets

**Restrictions:** Must be under 50 lbs. Any dog whose breed is noted for its viciousness or ill temper, in particular, the "Pit Bull" or any crossbreeds of such breeds.

**Livestock:** Not allowed

### Rentals

**Long term:** No limitations noted

**Short term:** No short-term rentals under 7 months allowed

No vacation rentals

See recorded HOA documents in pages that follow



Corporate offices • 3020 S. Florida Avenue Suite 101 • Lakeland, FL 33803 • (863) 619-7103

[www.HighlandHomes.ORG](http://www.HighlandHomes.ORG)

For informational purposes only; subject to change without notice. Refer to the full covenants and association governing docs for a complete understanding of the Homeowners' Association.

Prepared by and return to:  
Johnson, Pope, Bokor,  
Ruppel & Burns, LLP  
T. Luke Markham, Esq.  
401 East Jackson Street, Suite 3100  
Tampa, FL 33062

**DECLARATION OF COVENANTS AND CONDITIONS**  
**FOR**  
**CROSSINGS AT JONES ROAD**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSINGS AT JONES ROAD (“**Declaration**”) is made by Clayton Properties Group, Inc., a Florida Corporation (“**Declarant**”) and joined in by Crossings At Jones Road Homeowners Association, Inc., a Florida not-for-profit corporation (“**Association**”).

Declarant is the owner of the real property described in **Exhibit “A”** attached hereto and incorporated herein by reference. Declarant intends by this Declaration, to impose upon the Properties (as defined herein) mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of residential property within the Properties. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties as are now or hereafter subjected to this Declaration;

Declarant hereby declares that all of the property described in **Exhibit “A”** shall be held, sold, and conveyed subject to the following easements, restrictions and covenants, which shall run with the real property subjected to this Declaration and which shall be binding on all parties having any right, title, or interest in the described Properties or any part thereof, their heirs, successors, successors-in-title, personal representatives, and assigns, and shall inure to the benefit of each owner thereof. This Declaration does not and is not intended to create a condominium within the meaning of Chapter 718, Florida Statutes.

**ARTICLE I**  
**DEFINITIONS AND CONSTRUCTION**

**Section 1: DEFINITIONS.** Unless the context expressly or necessarily requires otherwise, the following terms have the following meanings wherever used in the Legal Documents.

- (a) **“Act”** means Chapter 720, Florida Statutes, as may be amended from time to time.
- (b) **“Applicable Law”** means any constitutional provision, statute, ordinance, rule, regulation, order, permit requirement, resolution, or other positive enactment having the force of law and (i) from time to time applicable to the Properties, any activities on or

about the Properties, the Association, or any person affected, and (ii) validly enacted, promulgated, adopted, or enforced by any sovereign. To the extent not inconsistent with the context, such term also includes the general principles of decisional law.

(c) “A.R.B.” means the Architectural Review Board.

(d) “Articles of Incorporation” or “Articles”, means the Articles of Incorporation of the Association, as may be amended from time to time. A copy of the Articles of Incorporation as filed with the Florida Department of State is attached as **Exhibit “B”** hereto. Any future amendments to the original Articles need not be recorded in the public records of the County.

(e) “Assessment” means any assessment levied hereunder pursuant to Article VIII.

(f) “Association” means CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, organized or to be organized under Chapter 617, Florida Statutes, and the Act. The Association is NOT a condominium association and is not intended to be governed by Chapter 718, the Condominium Act, Florida Statutes.

(g) “Association Documents” shall mean the Association’s Articles of Incorporation and By-laws as the same may from time to time be amended and exist.

(h) “Board” or “Board of Directors” means the Association’s Board of Directors, as from time to time duly constituted pursuant to the Articles and By-Laws, whose duties shall be the management of the affairs of the Association subject to this Declaration and Association Documents.

(i) “Builder” means any person who from time to time acquires an interest in any of the Properties from Declarant for the purpose of constructing Home(s), but who is not designated a “Declarant” in a recorded instrument.

(j) “CDD” means and refers to the Crossings Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*.

(k) “CDD Property” means and refers to any land, improvements and personal property owned by, or leased to, the CDD.

(l) “By-Laws” means the By-Laws of the Association as may be amended from time to time. A copy of the original By-Laws is attached as **Exhibit “C”** hereto. Any future amendments to the original By-Laws need not be recorded in the public records of the County.

(m) “Common Property” or “Common Properties” shall mean all real property interests and personality within Crossings At Jones Road designated as Common Property from time to time by Plat or recorded amendment to this Declaration and provided for,

owned, leased by, or dedicated to the common use and enjoyment of the Owners within Crossings At Jones Road. The Common Properties include, without limitation, the holdings listed on **Exhibit "D"** attached hereto and may also include, without limitation, storm water management system (SWMS), open space areas, recreational facilities, tot lots, landscape easement areas, entrance features, improvements, easement areas owned by others, additions, irrigation pumps, wetlands, wetland mitigation areas, buffer areas, upland conservation areas, drainage easements, lakes, canals, irrigation areas, irrigation lines, sidewalks, streets, parking areas, lights, electronic gates, walls, commonly used utility facilities, signage, other lighting, and landscaping within property owned by the ASSOCIATION. The Common Properties do not include any part of a Home. NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DEFINITION OF "COMMON PROPERTIES" AS SET FORTH IN THIS DECLARATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL IN NO WAY BIND, OBLIGATE OR LIMIT DECLARANT TO CONSTRUCT OR SUPPLY ANY SUCH ITEM AS SET FORTH IN SUCH DESCRIPTION. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON PROPERTIES TO BE OWNED, LEASED BY OR DEDICATED TO THE COMMUNITY ASSOCIATION, EXCEPT AFTER CONSTRUCTION AND DEDICATION OR CONVEYANCE OF ANY SUCH ITEM.

(n) "Common Expenses" means all expenses properly incurred by the Association in the performance of its duties pursuant to this Declaration, the Articles, the By-Laws or any rules promulgated thereunder, or any agreement properly entered into by the Association, including, but not limited to, (a) the expenses incurred in connection with the ownership, maintenance, repair, replacement, reconstruction or improvement of the Common Property and/or real property held in title by the Association, if any, as provided for pursuant to this Declaration (which expenses may, but shall not necessarily, include utilities, taxes, assessments, insurance and repairs); (b) the expenses of obtaining, repairing or replacing personal property owned by the Association; (c) the expenses incurred in the administration and management of the Association; (d) the fees associated with bulk service arrangements, if any, entered in to by the Declarant or the Association (as the case may be) for the provision of services to the Community; and (e) the expenses declared to be Common Expenses pursuant to this Declaration or the Articles or the By-Laws. Common Expenses do not necessarily apply to all Lot Owners, and Common Expenses shall be collected through the various types of assessments as contemplated hereunder.

(o) "Community" shall mean the Lots and Lot Owners within Crossings At Jones Road.

(p) "County" means Osceola County, Florida.

(q) "Declarant" shall mean Clayton Properties Group, Inc.

(r) "Declaration" means this Declaration of Covenants, Conditions and

Restrictions for Crossings At Jones Road, as from time to time amended.

(s) “Entry Wall” means one or more walls or similar structure installed on or along any of the perimeter boundaries of the Properties or at any entrances to the Properties or within the Properties, together with any footing, related equipment (including wiring or irrigation systems), landscaping, gates and other appurtenances, and any replacements of any of the foregoing.

(t) “First Mortgage” means a valid Mortgage (as defined hereinafter) having priority over all other mortgages on the same property.

(u) “First Mortgagee” means the holder of a recorded First Mortgage encumbering a Lot and the Home thereon, if any.

(v) “Home” means a single family detached residential housing unit or dwelling consisting of a group of rooms which are designed or intended for the exclusive use as living quarters for one Family as constructed upon a Lot.

(w) “Homeowner” or “Lot Owner” means any person(s) who from time to time hold(s) record fee simple title to any Lot. If more than one person holds such title, all such persons are Lot Owners, jointly and severally. Declarant and Builder are Lot Owners with respect to each Lot from time to time owned by such Declarant or Builder.

(x) “Legal Documents” means this Declaration, the Plat, the Articles, the By-Laws, and the Association’s rules and regulations.

(y) “Lot” means each residential subdivision lot delineated as such on the Plat and on future plat(s) of Crossings At Jones Road.

(z) “Lot Assessment” refers to those assessments which shall be imposed upon Lots only, including the General Lot Assessment, Special Lot Assessments and Specific Lot Assessments, as more specifically described herein.

(aa) “Member” means a member in the Association, as provided herein.

(bb) “Mortgage” means any valid instrument transferring any interest in real property as security for the performance of an obligation.

(cc) “Mortgagee” means the person or persons who, individually or collectively, from time to time is or are the record owner(s) of mortgage.

(dd) “Mortgagor” means any Person who gives a Mortgage.

(ee) “Neighborhood” means and refers to each separate area of the Property specifically designated by this Declaration or any supplemental declaration or amendment hereto granting separate Neighborhood status. Declarant may designate any portion of the Properties as a separate Neighborhood or as an addition to a then-existing Neighborhood. A Neighborhood may contain more than one type of residential housing and may be composed of contiguous and/or noncontiguous

portions of the Properties. A Neighborhood may be subjected to additional reservations, covenants, conditions, restrictions, easements, charges and liens or granted certain rights, not otherwise applicable to Owners or Units located outside that Neighborhood.

(ff) “Neighborhood Association” means and refers to each homeowners association, condominium association, cooperative association, timeshare or other interval ownership or commercial owners association or other corporation not for profit, other than the Association, established for the purpose of exercising jurisdiction over and administering a Neighborhood and for the purpose of owning, operating, improving, maintaining, repairing, replacing and/or insuring any Neighborhood Common Property located within that Neighborhood, and whose members will consist of the Owners of Units lying within the portion of the Properties encumbered by the Neighborhood Declaration that grants the Neighborhood Association its jurisdiction and/or power of administration.

(gg) “Neighborhood Common Property” means and refers to all land, improvements and personal property in the Property devoted primarily to the common use and enjoyment of all Owners of Units lying within the Neighborhood in which the Neighborhood Common Property is located. Neighborhood Common Property shall be owned or leased (except in the case of the common elements of a condominium which are owned by the Owners of the condominium units), operated, improved, maintained, repaired, replaced and insured by the applicable Neighborhood Association, at the expense of all Owners of Units in the applicable Neighborhood. Declarant shall have the right (but not the obligation) to designate any land, improvement or personal property as Neighborhood Common Property by any plat, supplemental declaration, neighborhood declaration or other instrument recorded by Declarant in the Public Records.

(hh) “Neighborhood Declaration” means and refers to each declaration of covenants, conditions and restrictions (other than this Declaration) that grants to a Neighborhood Association jurisdiction and/or power of administration over a Neighborhood.

(ii) “Person” means any natural person or artificial entity having legal capacity.

(jj) “Plat” means the subdivision plat of Crossings as recorded in Plat Book 33, Pages 53-60, Osceola County Public Records, as from time to time amended.

(kk) “Property” or “Properties” means all lands from time to time included within the boundaries of the Plat. The term “Crossings” shall also mean the “Properties”.

(ll) “Resident” means a permanent occupant of a Home who is not a Lot Owner, but occupies pursuant to a lease or other formalized arrangement with such Lot Owner pursuant to the terms of this Declaration, including all approvals required herein.

(mm) “Rules and Regulations” shall mean collectively the Rules and Regulations governing Crossings At Jones Road as duly promulgated by the Association.

(nn) “Turnover Date” shall mean the date on which transition of control of the Association from Declarant to Owners occurs.

(oo) “Work” means the development of the Properties as a residential community by, among other things, the Declarant’s construction and installation of streets, buildings, and other improvements, including residential dwellings, and the sale, lease or other disposition of any part of the Properties as completed Lots, with or without residential dwellings.

(pp) “SFWMD” or “WMD” means the South Florida Water Management District, the governmental entity created to oversee certain water management requirements in connection with the Property, among others.

(qq) “Stormwater Management System” means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and waster pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-330, F.A.C. ERP permit attached as **EXHIBIT “D”** hereto.

**Section 2: INTERPRETATION.** Unless the context expressly or necessarily requires a contrary interpretation, the following shall apply to interpreting the Legal Document:

(a) Number and Gender. The use of the singular includes the plural, and vice versa; and the use of any gender includes all genders.

(b) Expense. Any action is at the expense of the person (with the exception of this Association) required to take it, whether taken by or for the account of such person.

(c) Headings. Headings are for the indexing and organization only and may not be used to interpret any substantive provisions.

(d) Inclusion. Each use of the terms “Common Properties”, “lot”, “Properties”, “Entry Wall”, “Wall” and “Conservation Areas” includes (i) any parts applicable to the context, with the same effect as though the words “all or any applicable portion of the” immediately preceded each use of such term, and (ii) any improvements, structures, fixtures, attachments, trees, vegetation, and other appurtenant property, together with the benefit of any easements and other appurtenant rights.

(e) Schedule. The terms defined in the attached “Schedule of Defined Terms” have the meanings respectively set forth in such Schedule.

The term "Article" and the term "Paragraph" where used throughout this Declaration shall mean the same, unless the context requires otherwise. The words "must," "should," and "will" have the same legal effect as the word "shall." The term "Section" where used throughout this

Declaration shall refer to that portion of the Article indicated, unless the context requires otherwise.

The Legal Documents must be interpreted to avoid inconsistent results and otherwise in a reasonable, practical manner to effect its purpose of protecting and enhancing the value, marketability, and desirability of the Properties by providing a common plan for its development and enjoyment as a residential community. This Declaration will not be interpreted against Declarant solely because it was prepared by Declarant.

## **ARTICLE II RETENTION PONDS AND DRAINAGE EASEMENTS**

**Section 1: DRAINAGE EASEMENTS.** The areas marked “Drainage Easement” on the Plat, are dedicated to the ASSOCIATION for installation, maintenance, restoration, and removal of drainage facilities from time to time serving the Properties and other lands in the manner provided by applicable law. The foregoing grant supplements and is cumulative to any drainage easements established by the Plat. No such easement, whether granted by this Declaration, the Plat, or any other instrument authorizes the right of access or use to the general public.

### **Section 2: SOUTH FLORIDA WATER MANAGEMENT DISTRICT.**

(a) No Owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the South Florida Water Management District, West Palm Beach Regulation Department (the “SFWMD”).

(b) The Agency shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the stormwater management system.

(c) Any amendment of the Declaration that alters the stormwater management system, beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the common areas, must have the prior approval of the Agency.

(d) The Association shall exist in perpetuity. However, if the Association ceases to exist, the system shall be transferred to and maintained by one of the entities identified in Sections 12.3.1(a) through (f), of the Environmental Resource Permit Applicant’s Handbook Volume 1, and such entity shall be responsible for operation and maintenance of the surface water management system facilities in accordance with the requirements of the Environmental Resource Permit.

(e) The ASSOCIATION shall levy and collect adequate assessments against



member of the Association for the costs of maintenance and operation of the stormwater management system.

(f) These restrictions shall be in effect for thirty (30) years and shall continually renew for additional periods of twenty-five (25) years, perpetually.

**Section 3: MAINTENANCE.** The ASSOCIATION, shall be responsible for the maintenance, operation and repair of the stormwater management system. Maintenance of the stormwater management system(s) shall mean the exercise of practices, which allow the systems to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the Agency. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified as approved by the Agency.

### **ARTICLE III LOT SERVITUDE**

**Section 1: USE.** No building, structure or improvement shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single family dwelling, and only patios, porches, garages, temporary structure (as hereinafter defined), a swimming pool, tennis court with A.R.B. approval, landscaping, walls, fencing, driveways and sidewalks, appurtenant thereto. Each dwelling must have a minimum of a two car garage.

**Section 2: PLAN OF DEVELOPMENT/CERTAIN RIGHTS OF DECLARANT.** The planning process for Crossings At Jones Road is an ever-evolving one and must remain flexible in order to be responsive to and accommodate the needs of the Declarant's buyers. Future phases of Crossings At Jones Road may be developed into residential lots. The existence at any point in time of walls, landscape screens, or berms is not a guaranty or promise that such items will remain or form part of Crossings At Jones Road as fully developed.

**Section 3: TEMPORARY STRUCTURES.** No structure of a temporary character, shed, trailer, tent, shack, stand-alone garage, barn or other outbuilding (a) shall be used on any portion of the Property at any time as a residence either temporarily or permanently, except that Declarant or Builder may place any type of temporary structure on any portion of the Property at any time to aid in its construction and/or sales activities, or (b) shall be permitted to be located on any portion of the Property for any other purpose without the prior written approval of the A.R.B. (Declarant and Builder shall be exempt from this approval requirement with regard to Lots owned respectively by Declarant or Builder). A utility shed will be permitted as long as said utility shed is no higher than eight (8) feet in height, said utility shed is architecturally complimentary to the dwelling, said utility shed is located in the back yard and the back yard is enclosed by a six (6) foot privacy fence and has been approved by the A.R.B (Temporary Structures are not permitted on any portion of a townhome property).

**Section 4: MINIMUM RESIDENCE SIZE.** No dwelling in the subdivision shall be erected or allowed to remain on any Lot unless the living area of the main dwelling, exclusive of porches, patio or garage, shall be a minimum of 1,500 square feet. All such Homes shall have at

least two (2) inside baths. A "bath", for the purposes of this Declaration, shall be deemed to be a room containing at least one (1) shower or tub and a toilet and wash basin. All such Homes shall have at least a two (2) car garage attached to and made part of the Home. No such Home shall exceed two and one-half (2 1/2,) stories, nor forty-five (45) feet in height. All such Homes shall be constructed with concrete or brick paver driveways and grassed front, side and rear lawns. Each such Home shall have a shrubbery planting in front of the Home.

**Section 5: PDR RESTRICTIONS.** The garages for each home will be setback a minimum of 25 feet to ensure adequate parking depths on driveways. Each single family residence shall maintain four and a half (4.5) parking spaces per residence (2 in garage and 2 in driveway with the remainder in any on-street parking and public amenity areas). Air conditioner pads will be installed with a minimum of 10 feet stagger to provide for drainage and accessibility. A minimum of two (2) trees shall be required per lot. If a required street tree is located within a lot's boundary, that tree will count toward the two tree minimum.

**Section 6: NUISANCE PROHIBITED.** No residence or other structure on any Lot shall be used for commercial or business purposes, except as otherwise provided for in this Declaration. Each Owner shall refrain from any act or use of his Lot which could reasonably cause embarrassment, discomfort, annoyance, or a nuisance to the neighborhood. No noxious, offensive or illegal activities shall be carried on upon any Lot. Without limiting the generality of the foregoing:

(a) The assembly or disassembly of motor vehicles and other mechanical devices on a non-commercial basis shall be permitted only if screened or shielded from view. The shooting of firearms, fireworks or pyrotechnic devices of any type or size and such other inherently dangerous activities, shall not be pursued or undertaken on any Lot or within the Properties. The term "firearms" includes "B-B" guns, paintball guns, pellet guns, and other firearms of all types, regardless of size.

(b) No rubbish of any character whatsoever, nor any substance, thing, or material, shall be kept or burned upon any Lot which would be unsightly, or which would emit foul or noxious odors, or that will cause any loud noise that will or might disturb the peace and quiet of the occupants of surrounding Properties.

**Section 7: DRAINAGE SYSTEMS.** Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the SFWMD. Catch basins and draining areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Person other than the Declarant may obstruct or re-channel the drainage flows after relocation and installation of drainage swales, or storm drains. The Declarant hereby reserves a perpetual easement across the Properties for the purpose of altering drainage and water flow.

**Section 8: ON SITE CONSTRUCTION REQUIRED.** No structure shall be moved onto any Lot except a builder's temporary structure, which shall be used by the Declarant or Builder in connection with construction work and activities engaged upon any Lot.

**Section 9: ANIMALS.** No more than a total of three (3) commonly accepted household pets (such as dogs and cats) may be kept on a Lot or within a Home contained on a Lot. However, under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" (as hereinafter defined), Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially confirm to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds.

(a) Swine, goats, horses, pigs, cattle, sheep, chickens, and the like, are hereby specifically prohibited from being kept in the Community. Animals, fowl, birds and reptiles which are deemed by the Board to be obnoxious are prohibited. The determination of what is or what may be obnoxious shall be determined by the Association in its sole discretion. No animal breeding or sales as a business shall be permitted in the Community.

(b) A determination by the Board that an animal or pet kept or harbored in a Home on a Lot is a nuisance shall be conclusive and binding on all parties. No pet or animal shall be kept on the exterior of a Lot or upon the Common Property, or left unattended in a yard or on a balcony, porch, patio or lanai. All pets shall be walked on a leash and no pet shall be permitted to leave its excrement on any portion of the Property, and the owner of such pet shall immediately remove the same. No pet shall be permitted outside a Home except on a leash. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice.

(c) Each Lot Owner, by virtue of taking title to a Lot, and each Resident shall indemnify the Association, Declarant, and Builder and hold them harmless from and against any loss or liability of any kind or character whatsoever arising from such Lot Owner or Resident having any pet upon a Lot or any other portion of any property subject to this Declaration. The Association shall have the power and right to promulgate Rules and Regulations in furtherance of the provisions of this Section, including, but not limited to, weight limitations, the number of pets and breeds of pets.

(d) Notwithstanding any provision herein to the contrary, either the Declarant or the Builder in their sole discretion and as each may deem necessary and appropriate, shall be entitled to grant a waiver to the three (3) pet limit. However, no waiver to the three (3) pet requirement shall exceed five (5) pets. In the event such a waiver is granted (which shall be in writing and shall specifically reference this subsection and shall be delivered to the Association for inclusion in its official records), the Lot Owner shall be permitted to maintain any such pet(s) which exceed the three (3) pet limit for the remainder of such pet(s) life, but shall not be entitled to replace any pet that dies for so long as the three (3) pet limit is exceeded. By way of example, if a waiver is granted to permit four (4) pets,

when one pet dies, it cannot be replaced, but upon the death of two pets, the owner shall then be permitted to replace one of the pets so as to be in compliance with the three (3) pet limit. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon three (3) days' written notice by the Association to the Lot Owner thereof or to the owner of the Lot containing such pet. Any waiver is not transferable to subsequent lot owners.

**Section 10: SIGNS AND FLAGS.** In General. No sign, billboard or advertising of any kind shall be displayed to public view on any part of the Property without the prior written approval of the A.R.B. Any such request submitted to the A.R.B. shall be made in writing, accompanied by a drawing or plan for one (1) standard real estate sign to be placed in the front yard within three feet of a free standing mail box, or if no mail box exists then between four and ten feet inside the front Lot line and within six feet of the driveway. Such sign shall contain no other wording than "For Sale" or "For Rent", the name, address and telephone number of one (1) registered real estate broker, or a telephone number of a Lot Owner or his agent. In no event shall more than one (1) sign ever be placed on any Lot in any place. Notwithstanding the foregoing provisions, the Declarant specifically reserves the right, for itself and its agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon the Property such signs as it deems appropriate in connection with the development, improvement, construction, marketing and sale of any portion of the Property. Except as hereinabove provided, no signs or advertising materials displaying the names or otherwise advertising the identity of contractors, subcontractors, real estate brokers or the like employed in connection with the construction, installation, alteration or other improvement upon or the sale or leasing of the Property shall be permitted.

(a) Any Lot Owner may display a sign of reasonable size provided by a contractor for security services within ten (10) feet of any entrance to the Home. The Association may promulgate Rules and Regulations in furtherance of this Section; provided, however, that no such rules or regulations will inhibit the rights of a Member pursuant to Section 720.304(6) of the Act.

(b) Any Lot Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4-1/2 feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

(c) Concerning Signs. Declarant and Builder are specifically exempt from the provisions of this Section and as such shall be entitled to erect such signs as deemed necessary or desirable in Declarant and Builder's sole discretion from time to time. No amendment or modification to this Section pertaining to signs shall be effective without the prior written consent of Declarant for so long as Declarant owns any portion of the Property.

**Section 11: EXTERIOR ATTACHMENTS.** Satellite dishes, aerials, antennas and all lines and equipment related thereto located wholly within the physical boundaries of a Home contained on a Lot shall be permitted without any requirement for approval from the Board of Directors. Satellite dishes, aerials and antennas (including, but not limited to, radio antennas) shall not be attached to any dwelling and must be pole mounted and located in the rear of the property except to the extent required to be permitted by applicable law (including, but not limited to, the federal Telecommunications Act of 1996) as amended. The Association shall have the right and authority, in its sole discretion and from time to time, to promulgate Rules and Regulations concerning the size and location of, and safety restrictions pertaining to, the installation of such television signal reception equipment.

Notwithstanding any provision to the contrary, (a) the Association, in its discretion and from time to time, shall have the power and ability to erect or install any satellite dish, aerial or antenna or any similar structure on the Common Property, provided that such satellite dish, aerial or antenna be solely utilized for the reception of television signals to be utilized by the residents of the Community or for security purposes, and (b) only antennae, aerials and satellite dishes which are designed to receive television signals shall be permitted (i.e., no antennae and satellite dishes which broadcast a signal shall be permitted).

All outdoor clothes hanging and drying activities shall be done in a manner so as not to be visible from any front street or side street or any adjacent or abutting property and are hereby restricted to the areas between the rear dwelling line and the rear yard line and, in the cases of Lots bordering a side street, to that portion of the afore described area which is not between the side street and the side dwelling line. All clothes poles shall be capable of being lifted and removed by one (1) person within fifteen (15) minutes time and shall be removed by the Lot Owner when not in actual use for clothes drying purposes.

**Section 12: FENCES.** Declarant, Builder, and/or a Lot Owner shall be permitted to add fences and/or walls to a Home on a Lot in order to privatize their Lot and Home (excluding townhomes), but no such fence and/or wall shall be erected without the prior written approval of the A.R.B. The A.R.B. shall consider the design, location and specifications of a proposed fence and/or wall to ensure that all elements of same are consistent with the Architectural styling of the Home, surrounding Homes and the Community as a whole. The A.R.B. shall be entitled to determine the materials, height and appearance of each type of fence and wall, based upon location within the Community, the purpose of the fence and/or wall, the durability of the materials to be utilized, the impact of the resulting visual effect of the fence and/or wall, and all other matters deemed to be relevant by the A.R.B., with the goal being to ensure a consistent quality of placement, design and materials.

(a) The location, type and design of all proposed fences and/or walls shall be approved by the A.R.B. prior to installation. Unless otherwise approved by the A.R.B., all fences constructed within the Community by Lot Owners shall be made of white polyvinyl chloride (PVC) or black aluminum. Unless otherwise installed by Declarant or Builder in connection with development of a Home on a Lot, no chain link fences shall be allowed. No barbed wire or electric strands shall be used as a fence or part of a fence. All walls, where permitted, shall be of the same or complementary material and design as the Home.

Fence shall be limited to only white picket (PVC) or black aluminum across the rear of waterfronts or preservation areas.

(b) Where a proposed fence or wall is deemed by the A.R.B. to be unnecessary or unsightly and detracting from the character of the Community, a landscape screen in lieu of a fence or wall may be required. In general, fences or walls are not encouraged within the Community except where integrated with the design of the Home and enhance the overall character of the Community. Hedges and/or clusters of trees and understory shrubs are preferred.

(c) Fences and/or walls, where permitted, shall be high enough to provide definition and privacy, yet low enough to remain unobtrusive. Heights shall range from a minimum of three (3) feet to a maximum of six (6) feet, measured from grade. No fence or wall over six (6) feet in height shall be permitted, except as may be installed by Declarant or Builder.

(d) Notwithstanding anything herein to the contrary, any Owner upon whose Lot contains approved fences and/or walls pursuant to this Section which have gate or locking mechanisms (such gate/locking mechanisms to be pre-approved via prior written approval of the A.R.B.) shall submit a valid key/code to any such gate/locking mechanisms to the Association in order to allow the Association reasonable access to the premises for purposes of maintenance obligations of the Association, as provided herein, or in the event of other need for entry onto the enclosed premises as otherwise provided herein.

(e) Fences and/or walls in the front yard areas of a Lot shall not be permitted except where such elements are integral with the architecture of the Home and, in the opinion of the A.R.B., enhance the character of the Community. In such instance, the maximum height of such elements shall not exceed three and one-half (3-1/2) feet in height, measured from grade. Complete enclosure of rear yards by walls and/or fencing is also discouraged, as the feeling of open space and the unity of the surrounding area is an important part of reinforcing the natural character of the Community.

(f) Declarant and/or Builder has pre-established, or shall establish prior to the first closing of the sale of a Lot to a third party, certain standards for fences and/or walls which are acceptable for the Community. Such standards shall be provided to Lot Owners, and may include, as deemed appropriate, specifications pertaining to permitted materials and locational and sight criteria, as well as other specifications. The Board shall promulgate such standards as rules of the Association and the A.R.B. shall be required to utilize such standards in consideration of a request for installation of a fence or wall by a Lot Owner. Declarant and Builder shall have the right and power, from time to time and without requirement for consent of or approval from any Person or party, to modify such standards for fences and walls, and the A.R.B. shall be required to enforce and utilize all such modifications that are made from time to time.

(g) Notwithstanding any provision to the contrary contained in this Declaration or in any rules promulgated by the Association, a Lot Owner shall be required to satisfy all applicable governmental requirements pertaining to fences or walls prior to installation and construction.

(h) Notwithstanding any provision to the contrary contained in this Declaration or in any rules promulgated by the Association, a Lot Owner shall be required to satisfy all applicable governmental requirements pertaining to fences or walls prior to installation and construction.

**Section 13: COMMERCIAL USES.** No trade or business may be conducted in or from any Home on a Lot, except that a Lot Owner, Resident or occupant residing in a Home on a Lot may conduct business activities within such Home so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Home; (b) the business activity conforms to all governmental requirements; (c) the business activity does not involve persons coming onto the residential properties who do not reside in the Property or door-to-door solicitation of residents of the Property; and (d) the business activity is consistent with the residential character of the Home and does not constitute a nuisance, or a hazardous or offensive use, or threaten the privacy or safety of other residents of the Property, as may be determined in the sole discretion of the Board. The terms "business" and "trade", as used in this subsection, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor. Notwithstanding the above, the leasing of a Home shall not be considered a trade or business within the meaning of this Section.

Every person, firm or corporation purchasing a Lot recognizes that the Builder, Declarant and its agents and designated assigns have and shall have the right to (i) use Lots for sales offices, field construction offices, construction trailers, parking facilities, storage facilities, general business offices, washout areas, a sales/model center and (ii) maintain fluorescent lighted or spotlight furnished model homes in the Community open to the public for inspection seven (7) days per week for such hours as are deemed necessary by the Declarant or Builder. Declarant's and Builder's rights under the preceding sentence shall terminate on the date that is twenty (20) years after this Declaration is recorded, or for so long as Declarant or Builder operates a sales model center within the Community; provided, however, that if Declarant or Builder determines it is appropriate to terminate such rights prior to either of the foregoing occurrences, Declarant or Builder may do so by recording its abandonment of such rights by an instrument recorded in the public records of the County. It is the express intention of this Section that the rights granted to Declarant and Builder to maintain sales offices, general business offices, a sales/model center and model homes shall not be restricted or limited to Declarant's or Builder's sales activity relating to the Community but shall benefit Declarant or Builder in the construction, development and sale of such other property and Lots which Declarant or Builder may own.

**Section 14: REQUIRED ENCLOSURE.** All garbage or trash containers, oil tanks, bottle gas tanks, water tanks, water softeners, wood piles, and other similar items, structures, equipment, apparatus or installations shall be placed under the surface of the ground or within walled or fenced or landscaped areas so as not to be visible from the public streets, street rights of way, or neighboring Lots.

**Section 15: BURNING OF TRASH PROHIBITED.** Burial or burning of trash will not be permitted. All trash and debris shall be removed on a continuing basis from each Lot.

**Section 16: APPEARANCE OF LOTS.** No Lot or any part thereof shall be used as a dumping ground for rubbish. Each Lot, whether occupied or unoccupied, shall be maintained reasonably clean from refuse, debris, rubbish, unsightly growth and fire hazard. No stripped, unsightly, offensive, wrecked, junked, dismantled, inoperative, or unlicensed vehicles or portions thereof, or similar unsightly items, nor furniture or appliances designed for normal use or operation within (as distinguished from outside of) a dwelling, shall be parked, permitted, stored or located upon any Lot in any such manner or location as to be visible from the street, or the neighboring Lots. No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any Lot, except for the purposes of construction or completion of the improvements in which same is to be used.

No portion of the Property shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be maintained in sanitary containers with lockable tops. All trash containers shall be kept in a clean and sanitary condition and out of plain view from the public. Lot Owners shall not discard yard waste or solid waste in to the ditch system located around the perimeter of the Community. On certain Lots, the Association may require screening of the area within which a trash receptacle may be stored, and such screening shall be subject to prior written approval of the A.R.B. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pickup by garbage and trash removal services, if placed in a neat and sanitary manner curbside within twenty-four (24) hours of such expected removal

**Section 17: LOT UPKEEP AND MAINTENANCE.** All Homeowners shall keep and maintain their lots, together with the exterior of all buildings, structures, and improvements located thereon, in a first class, neat attractive, sanitary and substantial condition and repair, including without limitation, having the growth regularly cut, and trimmed back to exercise generally accepted garden management practices necessary to promote a healthy environment for optimum plant growth. All Homeowners shall install and maintain a sprinkler/irrigation system for the full yard of their respective lots. All Homeowners shall maintain their roofs, gutters, down-spouts, exterior building surfaces, lighting fixtures, shrubs and other vegetation, painting and pressure washing of the dwelling, walks, driveways and other paved areas, and all other exterior improvements, such as to keep the same in a condition comparable to their original condition, normal wear and tear excepted.



**Section 18: PARKING AND MOTOR VEHICLES:** No vehicle shall be parked anywhere but on paved areas intended for that purpose. Parking on lawns or landscaped areas is prohibited, unless specifically approved or designated for such purpose. Lot Owners' or Residents' automobiles shall be parked in the garage or driveway of or pertaining to a Lot. No parking of vehicles shall be permitted in roadways.

(a) No more than four (4) vehicles of any type may be parked in a driveway of a Lot overnight.

(b) No unlicensed vehicle or vehicle which cannot operate on its own power shall remain in the Community for more than twelve (12) hours, except as contained within the closed confines of the garage of or pertaining to a Lot.

(c) No repair, except for emergency repair, of vehicles shall be made within the Community, except within the closed confines of the garage of or pertaining to a Lot.

(d) No "commercial vehicle" (i) shall be permitted to be parked in the Community unless such commercial vehicle is temporarily present and necessary in the actual construction, maintenance or repair of a Lot or the Home thereon or other improvements in the Community, or (ii) shall be permitted to be parked overnight or stored in the Community unless fully enclosed within a garage. For the purposes of this Declaration, "commercial vehicle" means a vehicle which is determined by the Association to be for a commercial purpose in excess of 7,500 pounds (and the Association shall take into consideration, among other factors, lettering, graphics or signage located on or affixed to the exterior of the vehicle which identifies a business or commercial enterprise, but the existence of such lettering, graphics or signage shall not be absolute). Police cars shall not be deemed commercial vehicles.

(e) No boats, jet skis, wave runners, boat trailers, trailers of any kind, campers, motor homes, mobile homes, truck campers, mopeds, all-terrain (i.e., 3-wheel or 4-wheel) vehicles, motorcycles, trucks or vans with a towing capacity of more than three-quarters (3/4) of a ton, or buses shall be permitted to be parked in the Community unless kept at all times fully enclosed within a garage or parked in an area designated by Declarant for such purposes (if any).

(f) No vehicle shall be used as a domicile or residence, temporarily or permanently.

(g) This Section does not apply to vehicles utilized for sales, construction or maintenance operations of or by Declarant, Builder, or the Association.

(h) No amendment or modification to this Section shall be effective without the prior written consent of Declarant for so long as Declarant owns any portion of the Property.

(i) The Association may, but shall not be obligated to, promulgate Rules and Regulations and clarify the provisions and objectives of this Section.

(j) No mobile homes or campers may be used as a residence whether on a Lot or Common Property. No recreation vehicle, including but not limited to golf carts, all-terrain vehicles, mini cycles and other non-street legal vehicles, may be used for any purpose on any of the Lots or Common Properties including rights of way within the Properties. Nothing in this Section shall prohibit the use of bicycles, skateboards or non-motorized scooters, on rights of way or Common Properties in accordance with the Rules and Regulations.

**Section 19: INITIAL CONSTRUCTION, REPAIR, REBUILDING.** Construction of any dwelling or other structure or improvement shall be commenced within two (2) years from the date of closing thereon, and completed within eighteen (18) months of the date of commencement, unless a longer period of time is allowed by the A.R.B. in its sole discretion.

No building, structure or improvement which has been partially or totally destroyed by fire or other casualty shall be permitted to remain in such state for more than six (6) months from the date of such damage or destruction. If reconstruction or repair of any such building, structure, or improvement is not so commenced within six (6) months, the Homeowner shall raze and/or remove the same promptly from any such Lot. Any Homeowner who has suffered damage to his residence by reason of fire or any other casualty may apply to A.R.B. for reconstruction, rebuilding or repair in a manner which will provide for an exterior appearance and design different from that which existed prior to the date of the casualty. Application for any such approval shall be made in writing by Homeowner, as provided in the Article pertaining to Architectural Control.

Every building, structure, or other improvement, the construction, repair, rebuilding, or reconstruction of which is begun on any Lot, shall be diligently and continuously prosecuted after the beginning of such construction, repair, rebuilding or reconstruction, until the same be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God, and other similar causes.

**Section 20: CONTRACTORS.** Each home and out-building shall be erected by a licensed contractor.

**Section 21: STREET LIGHTS.** The cost of maintaining the street lights as erected by the Declarant, and payment of electrical bills for the street lights and any other lit signs or building, or any other use of electricity for common area purposes, shall be borne by the CDD.

**Section 22: ACCESS RAMP.** Any Lot Owner may construct an access ramp on their Lot, if a resident or occupant of the Lot has a medical necessity or disability that requires a ramp for egress and ingress, under the following conditions:

(a) The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.

(b) Plans for the ramp must be submitted in advance to the Association. The Association may make reasonable requests to modify the design to achieve Architectural consistency with surrounding structures and surfaces.

(c) The Lot Owner must submit to the Association an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant of the Lot requiring the access ramp. Certification as required under Section 320.0848, Florida Statutes, shall be sufficient to meet the affidavit requirement.

**Section 23: SOLAR COLLECTORS.** The A.R.B. must approve all solar panels and energy conservation equipment prior to installation of such equipment on a Home contained on a Lot. All solar heating apparatus must conform to the standards set forth in the HUD Intermediate Minimum Property Standards Supplement, Solar Heating, and Domestic Water Systems, or other applicable governmental regulations and/or ordinances. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless it is an integral and harmonious part of the Architectural design of a structure, as reasonably determined by the A.R.B. No solar panel, vents, or other roof-mounted, mechanical equipment shall project more than one (1) foot above the surface of the roof of a Home contained on a Lot, and all such equipment, other than solar panels, shall be painted consistent with the color scheme of the portion of the Home for which such equipment is installed. This provision is not intended to prohibit the use of energy conservation devices.

**Section 24: AUTOMOBILE GARAGE.** No automobile garage shall be permanently enclosed and converted to other use without the substitution of another enclosed automobile storage facility upon the Lot. All Lots shall have a paved driveway of stable and permanent construction. Unless prior approval of the A.R.B. is obtained, the driveway base shall be concrete or brick pavers. No driveway surface shall be painted, repainted, or otherwise artificially colored or recolored without the prior approval of the A.R.B.

**Section 25: SEWAGE DISPOSAL; SEPTIC TANKS.** No individual sewage disposal system shall be permitted on any portion of the Community unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Declarant and all applicable governmental authorities.

**Section 26: INSURANCE RATES.** Nothing shall be done or kept in the Property which will increase the rate of insurance on any property insured by the Association without the approval of the Board, nor shall anything be done or kept on any Lot or the Common Properties which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law.

**Section 27: SIGHT DISTANCE AT INTERSECTIONS.** All portions of the Property located at street intersections shall be landscaped in a manner so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem, as the same is determined by the Board; provided, however, that the foregoing restriction shall in no manner be deemed applicable to any walls which serve to border or exist along or directly adjacent to one or more Lots.

**Section 28: UTILITY LINES.** No overhead utility lines, including, without limitation, lines for electric, telephone and cable television, shall be permitted within the Property, except for temporary lines as required during construction and lines within the Property as the same may exist on the date hereof or as are otherwise required by the utility.

**Section 29: INCREASE IN THE SIZE OF LOTS; CHANGES IN ELEVATION.** No Lot shall be changed in size by filling in any water body or lake it may abut or by excavating existing ground, except upon the prior written approval of the A.R.B. The elevation of a Lot may not be changed so as to materially affect the surface elevation or grade of the surrounding Lots without the prior written approval of the A.R.B.

**Section 30: SWIMMING POOLS.** No above-ground swimming pools shall be erected, constructed or installed on any Lot. In-ground swimming pools may be constructed or installed subject to prior written approval by the A.R.B. All pool equipment shall be shielded from view. All swimming pools shall be screened or otherwise enclosed (including any applicable "baby" barriers) so as to meet all applicable local and state governmental requirements for screening and barriers, and all such screening and barriers may be constructed or installed subject to previous approval by the A.R.B.

**Section 31: AIR CONDITIONING UNITS.** No window air conditioning units may be installed on any Home or Lot except in connection with a temporary structure operated by Declarant or Builder.

**Section 32: LIGHTING.** Except for seasonal Christmas or holiday decorative lights, which may be displayed between Thanksgiving and January 10 only, all exterior lights must be approved by the A.R.B. prior to installation.

**Section 33: YARDS & TREES.** Any changes to a Lot's yard, landscaping, shrubbery and any flora (including the replacement or addition of flora, plantings or modification of swales) to be performed by an Owner with respect to the Owner's Lot must be approved by the A.R.B. Furthermore, no Lot Owner shall remove, damage, trim, prune or otherwise alter any tree in the Community, the trunk of which tree is eight (8) inches or more in diameter at a point twenty-four (24) inches above the adjacent ground level, except (a) with the express written consent of the Association, or (b) if the trimming, pruning or other alteration of such tree is necessary because the tree or a portion thereof creates an eminent danger to person or property and there is not sufficient time to contact the Association for its approval. Notwithstanding the foregoing limitation, a Lot Owner may perform, without the express written consent of the Association, normal and customary trimming and pruning of any such tree, the base or trunk of which is located on said Lot Owner's Lot, provided such trimming or pruning does not substantially alter the shape or configuration of any such tree or would cause premature deterioration or shortening of the life span of any such tree.

It is the express intention of this Section 33 that the trees existing in the Community at the time of the recording of this Declaration, and those permitted to grow in the Community after said time, be preserved and maintained as best as possible in their natural state and condition. Accordingly, these provisions shall be construed in a manner most favorable to the preservation

of that policy and intent.

Notwithstanding any provision to the contrary contained in this Declaration or in any rules promulgated by the Association, a Lot Owner shall be required to satisfy all applicable governmental requirements pertaining to the trimming, pruning or other alteration of trees contained within the Community.

**Section 34: ARTIFICIAL VEGETATION, EXTERIOR SCULPTURES AND SIMILAR ITEMS.** All artificial vegetation, exterior sculpture, fountains, and similar items must be approved by the A.R.B. prior to installation; provided, however, that nothing herein shall prohibit the appropriate display of any flag as otherwise permitted hereunder.

**Section 35: ON-SITE FUEL STORAGE.** No on-site storage of gasoline or other fuels shall be permitted on any Lot except that up to five (5) gallons of fuel may be stored at each Home on a Lot for emergency purposes and/or operation of lawn mowers and similar tools or equipment. Notwithstanding this provision, underground fuel tanks for storage of heating fuel for dwellings, pools, gas grills and similar equipment or for emergency use and power (through use of a generator) may be permitted on a Lot only if approved by the A.R.B. prior to installation. Notwithstanding the foregoing to the contrary, small propane tanks which are utilized directly and solely in connection with a barbecue grill shall be permitted on any Lot, subject to applicable fire code and safety regulations. Above ground tanks may be installed on a Lot if the lot dimension prohibits the placement of an in ground tank and said tank is properly screened from view by fencing and/or landscaping and further provided the tank is permitted by local, state or federal regulations and is installed and maintained in accordance with such regulations. Prior approval for such tank must be received from the A.R.B. The A.R.B. may establish rules and regulations for the installation screening and maintenance of tanks.

**Section 36: OUTSIDE WINDOW COVERINGS.** Reflective window coverings are prohibited within a Home on a Lot. No awnings, canopies or shutters shall be permanently installed on the exterior of any building unless approved by the A.R.B. prior to installation (this provision shall not be deemed to apply to any such awnings, canopies or shutters installed in connection with the initial construction of the Home).

**Section 37: EXTENDED VACATION OR ABSENCES.** In the event a Home on a Lot will not be occupied for an extended period of time, such Home must be prepared prior to departure by notifying the Association of such absence and the anticipated date of return; removing all removable furniture, plants and other items of personal property from the exterior of the Home; and designating a person or entity to care for the Home and lawn/landscaping during such period of absence (both in terms of routine care and in the event of damage) and providing necessary access to the Home (the Lot Owner is required to provide the Association with the name and telephone number of the designated person or entity).

The Association hereby disclaims any responsibility with regard to each unoccupied Home on a Lot, and the Lot Owner hereby acknowledges and agrees that the Association has no duty with regard to any unoccupied Home under this Section.

**Section 38: STORM SHUTTERS.** Subject to applicable law, storm shutters and other similar equipment shall only be permitted upon the prior written approval of the A.R.B. in accordance with the A.R.B. Guidelines. Storm shutters and other similar equipment shall only be permitted to be closed or otherwise put into use or activated in direct anticipation of severe weather.

**Section 39: GARAGE SALES.** No Lot Owner shall be permitted to hold more than two (2) garage sales or other private sales of a similar nature within any twelve (12) month period, it being Declarant's intention to restrict and control such events from being a constant basis within the Community. A Lot Owner shall be required to provide the Board with prior written notice that a sale will be occurring, and such notice shall be delivered to the Association not less than five (5) business days prior to the date of such sale.

**Section 40: SOUND TRANSMISSION.** Each Lot Owner, by acceptance of a deed or other conveyance of their Lot, hereby acknowledges and agrees that sound and impact noise transmission is very difficult to control, and that noises from adjoining or nearby Homes and Lots and/or mechanical equipment can be heard in another Home or upon another Lot. Declarant and Builder do not make any representation or warranty as to the level of sound or impact noise transmission between and among Homes and Lots and the other portions of the Property, and each Lot Owner hereby waives and expressly releases, to the extent not prohibited by applicable law as to the date of this Declaration, any such warranty and claims for loss or damages resulting from sound or impact noise transmission.

**Section 41: BASKETBALL GOALS.** The use of portable basketball equipment shall be permitted on a Lot, provided that such equipment shall be stored inside the Home's garage when not in use and all basketball play shall occur on the Lot surface and not within or upon any roadway surface. No basketball equipment or hoops shall be affixed to the exterior portion of any Home.

**Section 42: SWING SETS AND PLAYGROUND EQUIPMENT.** No swing set or playground equipment or other similar devices or items shall be placed on a Lot without the prior written consent of the A.R.B. Playground equipment must be located in the rear of yard and yard must be enclosed with a privacy fence.

**Section 43: WELLS.** The drilling, construction, installation or use of an underground well of any kind on any Lots is strictly prohibited. This restriction shall not preclude the Declarant or Builder from developing wells in the Common Property in conformance with governmental regulations.

**Section 44: FRONT DOOR & PORCH.** The front door and front porch shall be permitted to be screened subject to prior written approval by the A.R. B.

**Section 45: DOORS.** No garage door on a Home shall have a screen door or be enclosed with permanent or temporary screening.

**Section 46: MAILBOXES.** Mailboxes shall be constructed and located by Builder in its sole discretion, unless a central mailbox is required, and in accordance with United States Postal Service requirements. A perpetual, non-exclusive easement is hereby declared across the Common Property for purposes of permitting delivery of the mail. Replacement and maintenance of mailboxes shall be the obligation of the Lot Owner, provided that the replacement of a mailbox shall only be permitted if the replacement is of the brand and type specified by the A.R.B. pursuant to the A.R.B. Guidelines. If the mailbox structure contains a light fixture, the Lot Owner shall be responsible for changing the light bulb contained therein and otherwise performing maintenance, repairs and replacements of such fixture.

**Section 47: RULES AND REGULATIONS.** The Board may from time to time adopt, or amend previously adopted, rules and regulations governing (i) the interpretation and more detailed implementation of the restrictions set forth in this Declaration, including those which would guide the A.R.B. in the uniform enforcement of the foregoing general restrictions, and (ii) the details of the operation, use, maintenance, management and control of the Common Properties; provided, however, that copies of such Rules and Regulations shall be furnished to each Lot Owner prior to the time of the same becoming effective and provided that said Rules and Regulations are a reasonable exercise of the Association's power and authority based upon the overall concepts and provisions of this Declaration.

**Section 48: PROVISIONS INOPERATIVE AS TO INITIAL CONSTRUCTION.** Nothing contained in this Declaration will be interpreted, construed or applied to prevent Declarant or with the prior written consent of Declarant so long as Declarant is an owner of any portion of the Property, Builder, and then the Association or its or their contractors, subcontractors, agents, and employees, from doing or performing on all or any part of the Property owned or controlled by Declarant as same determines to be reasonably necessary or convenient to complete the development of the Community, including, but not limited to:

(a) **Improvements.** Erecting, constructing, and maintaining such structures and other improvements as may be reasonably necessary or convenient for the conduct of such Declarant's, Builder's, or other permitted Lot Owner's business of completing the development of the Community.

(b) **Development.** Conducting thereon its business of completing the development and disposing of the same by sale, lease or otherwise. However, any and all Work described herein and proposed to be performed must be performed in accordance with the provisions of the A.R.B. Guidelines.

(c) **Signs.** Maintaining such signs as may be reasonably necessary or convenient in connection with the development or the sale, lease or other transfer of Homes and/or Lots.

Declarant's rights under this Article III may be assigned by Declarant to Builder in whole or in part and on an exclusive or non-exclusive basis.

**Section 49: INGRESS AND EGRESS.** Each Lot Owner shall have a perpetual, unrestricted easement over, across and through the Common Property for the purpose of ingress to and egress from his Lot, subject only to the right of the Association to impose reasonable and non-discriminatory Rules and Regulations governing the manner in which such easement is exercised, which easement shall be appurtenant to and pass with ownership to each Lot.

**Section 50: CONTINUOUS MAINTENANCE OF EASEMENTS BY THE ASSOCIATION.** The CDD shall be responsible for the continuous maintenance of the easements and rights-of-way of the drainage system located on the Property. This obligation shall run with the land as do other provisions of this Declaration, and any Lot Owner may enforce this covenant and will be entitled to costs and fees, pursuant to Article XIV, Section 1 hereof, which result from such enforcement.

**Section 51: RESTRICTIONS ON USE OF LAKES, WATERWAYS, WETLANDS, OR OTHER BODIES OF WATER.** With respect to any lakes, waterways, wetlands or other bodies of water located on the Property, no Lot Owner, Resident, guest or any temporary occupant of a Home shall: (i) disturb, remove, alter or in any way disrupt vegetation thereon; (ii) construct permanent or temporary docks or seawalls; or (iii) connect to any lake, waterway, wetland or other body of water through the use of a well, pump, ditch or other system of any nature for any purpose, including, but not limited to, lawn irrigation, lawn maintenance, water features or for any other use. In addition, no Lot Owner, Resident or any temporary occupant of a Home shall dig a well on any Lot for any purpose, including but not limited to, lawn irrigation, lawn maintenance, water features or for any other use. The provisions of this Section shall not apply to Declarant or Builder. No amendment to this Section shall be effective without the express prior written consent of Declarant.

#### **ARTICLE IV ARCHITECTURAL CONTROLS**

**Section 1: A.R.B. GUIDELINES.** The A.R.B. has adopted, and shall adopt from time to time, restrictions and guidelines that shall apply to each and every Lot and Home now or hereafter located on a Lot within the Community, which restrictions and guidelines may change from time to time ("**A.R.B. Guidelines**"). Lot Owners may contact the Association to obtain a copy of the A.R.B. Guidelines.

**Section 2: APPROVAL OF PLANS; ARCHITECTURAL REVIEW BOARD.** For the purpose of further insuring the development of the Community as a residential area of the highest quality and standards, and in order that all improvements on each Lot and with regard to a Home (including landscaping) shall present an attractive and pleasing appearance from all side of view, the A.R.B., consisting of not less than three (3) nor more than five (5) members appointed by the Board, shall have the exclusive power and discretion to control and approve all of the improvements on each Lot in the manner and to the extent set forth herein.

(a) Notwithstanding any provision to the contrary, Declarant shall be entitled to appoint all members of the A.R.B. until such time as Declarant no longer owns any portion of the Property. Upon such time as Declarant no longer owns any portion of the



Property, the members of the A.R.B. shall be appointed by the Board.

(b) No Home, building, fence, wall, mail box, utility yard, driveway, walkway, deck, sign (including "For Sale" signs), recreation equipment, patio, swimming pool, spa, landscaping or other structure or improvement, regardless of size or purpose, whether attached to or detached from the Home, shall be commenced, placed, erected, or allowed to remain on any Lot, nor shall any modification, addition to, or exterior change or alteration thereto be made, unless and until a request therefor has been submitted to and approved in writing by the A.R.B.

(c) The A.R.B. is authorized, but shall not be obligated, to require that the applicant for such approval include together with the request therefor such plans, specifications, drawings, information and materials as the A.R.B. may request in order to make an informed decision, which may include in the case of a request for approval of the construction of a Home the following:

(d) Two (2) copies of a site plan showing the location of all improvements, structures, pools, enclosures, fences, walls, driveways, sidewalks, and mechanical equipment for air conditioning, pools and the like. The site plan may also include the overall dimensions of the Lot and the overall dimensions of all improvements and the distances from the Lot lines. The site plan may set forth the information pertaining to grading and drainage, including, but not limited to, finished floor elevation(s) of the Home and elevations of the pool deck, patio(s) and other exterior slabs, the elevation of all Lot corners and the directions of surface water runoff. One copy of such site plan shall be retained by the A.R.B. as a permanent record.

(e) Two (2) copies of complete, final building plans setting forth the foundation and floor plans, front, rear and side elevations and such cross sections as may be required for evaluation of the plans by the A.R.B. Such plans shall show all appropriate dimensions, roof pitches and sizes and types of exposed materials. One copy of such final building plans shall be retained by the A.R.B. as a permanent record.

(f): The A.R.B. is authorized, but shall not be obligated to require two (2) copies of outline (summary) specifications detailing the size, kind, type and quality of materials to be utilized in the construction of the Home to be erected on the Lot. Color specifications may include accurate representations or samples of all exterior materials including, but not limited to, roofing, paints, stains, masonry and tile. One copy of such specifications and samples shall be retained by the A.R.B. as a permanent record.

(g): The A.R.B. is authorized, but shall not be obligated to require two (2) copies of complete landscaping plans detailing the kind, quality, location and dimensions of all plants, trees, and shrubs, ground cover, decorative structures and planters, and landscape materials. The A.R.B. may require that landscaping plans submitted for the initial construction of a Home may also include a detailed breakdown of the quantities of individual plant materials to be utilized and their respective prices in order for the A.R.B. to evaluate the value of the landscaping as required hereunder. One copy of such

landscaping plan and budget shall be retained by the A.R.B. as a permanent record.

Notwithstanding the foregoing, the Declarant and the Builder shall be exempt from this Section 2.

**Section 3: REVIEW FACTORS.** In passing upon plans and specifications, the A.R.B. may take into consideration such factors as it deems appropriate, including, without limitation, the suitability and desirability of the proposed construction and of the materials of which the same are proposed to be built, the Lot upon which they are proposed to be installed, the quality of the proposed workmanship and materials, the harmony of external design with the surrounding Community, and the effect and appearance of such construction as viewed from neighboring Lots and Common Properties.

**Section 4: TIMING.** The A.R.B. shall have thirty (30) business days from submittal of a full and complete package within which to approve or reject said plans and specifications. In the event the A.R.B. fails within said thirty (30) business days to approve or disapprove such plans and specifications, or request additional information, approval of such plans and specifications shall be deemed denied. The A.R.B. shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and Lot grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons and reasons relating to future development plans of Declarant for the Community and adjacent properties. In the event the A.R.B. rejects such plans and specifications as submitted, the A.R.B. shall so inform the Lot Owner in writing (by U.S. Mail addressed to the applicant's address indicated on the submittal) stating with reasonable detail the reason(s) for disapproval and the A.R.B.'s recommendations to remedy same if, in the sole opinion of the A.R.B., a satisfactory remedy is possible. In the event that the applicant makes the changes requested by the A.R.B. within ninety (90) days after approval is denied and resubmits its application in conformity with the requirements of this Declaration, the plans and specifications shall be approved by the A.R.B. within thirty (30) business days after re-submission.

Upon the A.R.B.'s written approval, construction shall be started and pursued to completion diligently, continuously and promptly and in substantial conformity with the approval plans and specifications. Except as provided herein for construction of a Dwelling, in no event shall the construction period extend more than one year and best efforts made so that any exterior construction may be completed within six (6) months unless otherwise provided by the A.R.B. The A.R.B. shall be entitled to stop any construction in violation of these restrictions, and any exterior addition to or change or alteration made without application having first been made and approval obtained as provided above, shall be deemed to be in violation of this covenant and may be required to be restored to the original approved condition at the Lot Owner's expense.

**Section 5: REVIEW FEES.** The A.R.B. shall have the right (but shall not be required) to charge a fee for reviewing each application for approval of plans and specifications and an additional fee for reviewing the landscaping plans.

**Section 6: PUBLISHED STANDARDS.** The A.R.B. may, from time to time, publish certain restrictions, specifications, materials, and standards to be followed. The provisions of such published information promulgated by the A.R.B. from time to time shall be deemed to be a part of this Declaration and are incorporated herein by this reference.

**Section 7: RESTITUTION.** Any damages to roads, ditches, natural areas, ponds, lakes or other water bodies, or other improvements on or serving the Community as a whole caused by any Lot Owner, Lot Owner's contractor or subcontractor shall be repaired (in conformity with such requirements as the Board may impose) by the Lot Owner of the Lot upon which or for whose benefit the construction activity is taking place. Should any Lot Owner, after ten (10) days' notice, fail or refuse to make said repairs, the Association may make said repairs and the cost therefor shall be payable by the Lot Owner to the Association within five (5) days after demand therefor.

**Section 8: LIABILITY OF THE A.R.B. AND THE BOARD OF DIRECTORS.** Notwithstanding anything in this Article to the contrary, the A.R.B. and the Board shall merely have the right, but not the duty, to exercise architectural control in a particular matter, and shall not be liable to any Lot Owner, the Association, or any other entity due to the exercise or non-exercise of such control, or the approval or disapproval of any improvements. Furthermore, the approval of any plans or specifications or any improvement shall not be deemed to be a determination or warranty that such plans or specifications or improvements are complete or do not contain defects; or in fact meet any standards, guidelines and/or criteria of the A.R.B. or Board; or are in fact architecturally or aesthetically appropriate; or comply with any applicable governmental requirements. Furthermore, the A.R.B. and the Board shall not be liable for any defect or deficiency in such plans or specifications or improvements or any injury resulting therefrom.

**Section 9: COMPLETION OF WORK REMEDY.** When Work on any improvement is once begun, such Work thereon must be prosecuted diligently and completed within a reasonable time. If for any reason such Work is discontinued or there is no substantial progress toward completion for a continuous sixty (60) day period, then the A.R.B. shall have the right to notify the Lot Owner of its intentions herein, enter the Lot and take such steps as might be required to correct the undesirable appearance or existence of the Home, including, but not limited to, demolition and/or removal thereof, and/or pursuit of any of the remedies under this Declaration as the A.R.B. determines, and charge the Lot Owner for all costs associated therewith, which shall include all costs and attorneys' fees. The reason for such correction shall be solely in the discretion of the A.R.B. and may include, but shall not be limited to, aesthetic grounds. The A.R.B. shall have the authority, on behalf of the Board, to enter into such contracts as may be necessary to undertake the remedial and necessary actions on the Lot, including the right to enter into a contract with Declarant to undertake such actions. In addition, any failure to undertake Work under this Section shall require the offending Lot Owner to resubmit plans and specifications to the A.R.B. for approval prior to undertaking any new Work on the Lot.

**ARTICLE V**  
**ASSOCIATION MEMBERSHIP AND VOTING RIGHTS**

**Section 1: MEMBERSHIP.** Every Lot Owner that is subject to assessment under Article VIII of this Declaration shall become a Member of the Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person is a Member. A Lot Owner of more than one Lot is entitled to one membership for each Lot owned. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title. No person other than a Lot Owner may be a Member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Lot; provided, however, the foregoing does not prohibit the assignment of membership and voting rights by a Lot Owner who is a contract seller to such Lot Owner's vendee in possession.

**Section 2: VOTING.** The Association shall have two (2) classes of voting membership: Class A and Class B. So long as there is Class B membership, Class A Members are all Lot Owners except Declarant. The Class B Member shall be Declarant. Upon termination of Class B membership, as provided below, the Class A Members are all Lot Owners including Declarant so long as such Declarant is a Lot Owner. Subject to the provisions of Section 3 of this Article, all Class A Members are entitled to cast one (1) vote for each Lot owned. Prior to termination of Class B Membership and the Transfer of Control described in Section 4 of this Article, the Class B Member shall be entitled to ten (10) votes for each Lot owned. As provided in the Articles of Incorporation, the Class B Member is entitled to appoint the Association's directors until termination of Class B membership.

**Section 3: CO-OWNERSHIP.** If more than one person owns an interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file the name of the voting co-owner with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held in a tenancy by the entireties, either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing.

**Section 4: TERMINATION OF CLASS B MEMBERSHIP; TRANSFER OF CONTROL.** Prior to termination of Class B membership, Declarant shall be entitled to solely appoint all members of the Board. From time to time, Class B membership may cease and be converted to Class A membership, and Members other than Declarant shall be entitled to elect a majority of the members of the Board, upon the happening of the earliest of the following events:

- (a) Three (3) months after 90% of the Lots in all portions of the Community which are or may be ultimately subject to governance by the Association have been conveyed to third party Lot Owners; or

(b) when the Declarant waives in writing its right to Class B membership, which waiver shall be evidenced by the recording of a certificate to such effect in the public records of the County; or

(c) Twenty (20) years after this Declaration is recorded in the Public Records Osceola County, Florida.

Notwithstanding the foregoing, despite an event of transfer of control having occurred, Declarant shall be entitled to appoint at least one member to the Board, but not more members which would constitute a majority of the Board, as long as the Declarant holds for sale in the ordinary course of business at least 5% of the collective total number of Lots which are or may ultimately be contained within the Community.

## **ARTICLE VI RIGHTS AND OBLIGATIONS OF THE ASSOCIATION; NEIGHBORHOOD ASSOCIATION**

**Section 1: ASSOCIATION.** The Association shall govern, make Rules and Regulations, control and manage the Lots and Common Properties, if any, located on the Property pursuant to the terms and provisions of this Declaration and the Articles of Incorporation and By-Laws. The Association shall at all times pay the real property ad valorem taxes on any Common Properties if said taxes are billed to the Association as differentiated from being billed to the Lot Owner and pay any governmental liens assessed against the Common Properties. The Association shall further have the obligation and responsibility for the hiring of certain personnel and purchasing and maintaining such equipment as may be necessary for maintenance, repair, upkeep and replacement of any Common Properties and facilities which may be located thereon, the performance of any of its maintenance obligations and performance of such other duties as are set forth herein, as follows:

(a) Notwithstanding the foregoing, the Association may, but is not obligated to, employ community access or patrol services or personnel. If community access or patrol services or personnel are employed by the Association, the Board of Directors shall determine, in its sole discretion, the schedule and cost of expense of such access or patrol services or personnel. Declarant, while in control of the Association, does not intend to hire or pay for access or patrol services or personnel. Each Lot Owner, by virtue of taking title to a Lot, consents and agrees that Declarant is and shall be under no obligation to provide any access or patrol services or personnel within the Community, and shall hold Declarant harmless for any occurrences in such regard.

(b) The CDD shall maintain the Common Properties and pay the real property ad valorem taxes and governmental liens assessed against the Common Properties and billed to the Association. Any Common Properties which are to be maintained by the Association shall be maintained in good condition and repair. In the event the Association fails to maintain and/or repair any portion of the Common Property, the County has the right to enter upon the Common Property to remedy such failure of the Association. In addition, the County has the right to enter the Community to perform emergency services.

Should real property ad valorem taxes or governmental liens as to any Common Properties be assessed against the billed Lots, the Board of Directors shall have the right to determine, in its sole discretion, if the Association should pay all or any portion of said bill(s) for taxes or liens, and such amount as they determine should be paid by the Association shall be levied as a Special Lot Assessment pursuant to Article VIII of this Declaration.

(c) The Association shall maintain any and all landscaping islands and all landscaping and/or signage located, placed, installed or erected thereon contained within all portions of the Property.

(d) In the event the Association in the future acquires any Common Properties, the Association shall obtain, maintain and pay the premiums for the hazard insurance, flood insurance, liability insurance and fidelity bond coverage as set forth below and as consistent with state and local insurance laws, and such other types of insurance as the Board may deem advisable:

(i) Hazard insurance covering all Common Properties, except for land foundations and excavations, and all common personal property and supplies. The policy must protect against loss or damage by fire and all other hazards normally covered by the standard extended coverage endorsement and all other perils customarily covered for similar types of communities, including those covered by the standard "all risk" endorsement. The policy shall cover 100% of the current replacement cost of all covered facilities and shall include the following endorsements: agreed amount and inflation guard (if available); and construction code (if the local construction code requires changes to undamaged portions of buildings even when only part of the Property is destroyed by an insured hazard).

(ii) Flood insurance covering the Common Property buildings and any other common personal property if any part of the Community is in a special flood hazard area as defined by the Federal Emergency Management Agency. The amount of flood insurance shall be for not less than the littlest of (a) 100% of the current replacement cost of all buildings and insurable property within the flood hazard area, or (b) the maximum coverage available for the Property under the National Flood Insurance Program.

(iii) Comprehensive general liability insurance covering all Common Properties and any other areas under the Association's supervision, including public ways and commercial spaces owned by the Association. The policy must provide coverage of at least \$1,000,000.00 for bodily injury and property damage for any single occurrence. The policy must cover bodily injury and property damage resulting from the operation, maintenance or use of the Common Properties and other areas under the Association's control and any legal liability resulting from law suits related to employment contracts to which the Association is a party. The policy must provide for at least ten (10) days' written notice by the insurer to the Association prior to cancellation or substantial modification.

(iv) Fidelity bond coverage for any person (including a management agent) who either handles or is responsible for funds held or administered by the Association, whether or not such persons are compensated for such services. The bond shall name the Association as an obligee and shall cover the greater of (i) the maximum funds that will be in the custody of the Association or its management agent while the bond is in force, and (ii) the sum of three (3) months' General Assessments on all Lots (including reserves, if any). The bond shall provide for ten (10) days' written notice to the Association and all servicers of FNMA-owned mortgages in the Property prior to cancellation of or substantial modification to the bond.

(e) Except as otherwise specifically provided herein, the Association shall care for and maintain any entryway walls and signage intended for and/or identifying the Property and shall maintain any landscaping located within the Common Property, road right-of-way or any landscaping easement which is owned by or runs in favor of the Association, which maintenance activities may, but not necessarily will, include without limitation any of the following: replacement and/or replanting of existing landscaping, excavation, construction of berms, end installation, maintenance and repair of irrigation facilities.

(f) If any lake or other water body is part of the Common Property, the Association shall be responsible for the operation and maintenance of such lake or other water body, except for those lakes or other water bodies which may be specifically operated and maintained by another entity. The Association also shall be responsible for the operation and maintenance of the Surface Water Drainage and Management System for any portion of the Property in accordance with the WMD Permit, as more particularly described in Article XI hereof. The Association shall levy Lot Assessments for the costs and expenses associated therewith against the Lots. The Association shall have the power to contract with any other Association or entity to share the expense of operating and maintaining any lake and associated equipment which is not located wholly on the Property but which is contiguous to any portion of the Property, and such contractual obligations shall be a valid expense of the Association.

The foregoing constitutes the basic and general expenses of the Association, and said expenses are to be paid by Members of the Association as hereinafter provided, except as otherwise provided herein. It shall be the duty and responsibility of the Association, through its Board of Directors, to fix and determine from time to time the sum or sums necessary and adequate to provide for the expenses of the Association. The procedure for the determination of such assessments shall be as hereinafter set forth in this Declaration or the By-Laws or the Articles of Incorporation. The Board of Directors shall have the power and authority to levy a Special Lot Assessment against the Lot Owners, should one become necessary, as determined by it in its sole discretion, and said Special Lot Assessment shall be determined, assessed, levied and payable in the manner determined by the Board of Directors as hereinafter provided in this Declaration or the Articles incorporation or the By-Laws.

**Section 2: MANAGEMENT CONTRACTS AND LEASES OF COMMON PROPERTY.** The Association shall expressly have the power to contract for the management of the Association and/or the Common Property, if any, and to lease the recreation areas, further having the power to delegate to such contractor or lessee any or all of the powers and duties of the Association respecting the contract granted or property demised. Any contract for the management of the Association and/or the Common Property, if any, shall be terminable for cause upon thirty (30) days' notice, be for a term not to exceed three (3) years, and be renewable only upon mutual consent of the parties thereto. The Association shall further have the power to employ administrative and other personnel to perform the services required for proper administration of the Association.

The undertakings and contracts authorized by the first Board of Directors shall be binding upon the Association in the same manner as though such undertakings and contracts had been authorized by the first Board of Directors duly elected by the membership of the Association.

**Section 3: EASEMENTS.** Easements for installation and maintenance of utilities (including, but not limited to, those required for cable television service) and drainage facilities are reserved as shown on the Plat or as otherwise granted by Declarant. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channel in the easements, or which may obstruct or retard the flow of water through drainage channel in the easements, or which are or might be prohibited by the public authority to whom said easement is given.

(a) Easements over, under, across and through each Lot, and the Common Properties are hereby expressly granted to the Association for the purpose of making any repairs or performing any maintenance provided for or required by this Declaration, regardless of whether such repairs or maintenance directly benefit the Lot upon which they are performed.

(b) The easement area of each Lot and all improvements in it shall be maintained by the Lot Owner, except for those improvements for which a public authority or utility company is responsible.

**Section 4: NEIGHBORHOOD ASSOCIATION.** In order to provide for the administration of any portion of the Property, and for the ownership, operation, maintenance, repair, replacement and insurance of any Neighborhood Common Property located therein, Declarant shall be entitled to designate any portion of the Property as a separate Neighborhood and, if desired by Declarant, to establish a Neighborhood Association to exercise jurisdiction over that Neighborhood. Declarant may designate an unlimited number of Neighborhoods within the Property and Declarant may designate any portion of the Property as an addition to a then-existing Neighborhood. No such designation shall require the consent of anyone other than the owner of the land included in the Neighborhood (if other than Declarant) and the holder of any mortgage lien on that land. Each Neighborhood Association shall have such jurisdictional boundaries, membership, powers and duties as



shall be determined by Declarant, in Declarant's sole and absolute discretion. The powers and authority of each Neighborhood Association shall be subject and subordinate to the overriding power and authority of the Association in any matters in which the power and authority of the two associations may overlap. In Declarant's discretion, any Neighborhood may be subjected to additional or different reservations, covenants, conditions, restrictions, easements, charges and liens not otherwise applicable to the Units located outside that Neighborhood or the Owners of those other Units. Declarant shall have the sole and absolute right to determine whether any portion of the Property will be designated as a Neighborhood and, if so, whether any such Neighborhood will also be subjected to a Neighborhood Declaration or Neighborhood Association. If any portion of the Properties designated as a Neighborhood contains Neighborhood Common Property, but Declarant elects not to establish a Neighborhood Association for that Neighborhood, then the Association shall own, maintain repair, replace, manage, operate and insure the Neighborhood Common Property located therein.

## **ARTICLE VII MAINTENANCE BY LOT OWNERS; FAILURE TO MAINTAIN**

**Section 1: MAINTENANCE BY LOT OWNERS.** Except as otherwise provided herein, each Lot Owner shall be responsible for the maintenance, repair and replacement of all improvements on such Lot Owner's Lot and such other areas as are provided herein. Any area or matter not specifically required to be maintained, repaired or replaced by the Association shall be maintained, repaired and replaced by the Lot Owner.

Specifically, each Lot Owner shall care for, painting and pressure washing of the dwelling, driveway, sidewalk, walkway and fencing, repair and replace all trees, grass and other landscaping which are located on lands directly adjacent to the boundary of the Lot and adjacent to the right-of-way of the road providing access to or otherwise adjacent to such Lot Owner's Lot and through the Community (the "**Right-of-Way Obligations**"). If a Lot Owner does not satisfy his Right-of-Way Obligations, the Association shall have the right, but not the obligation, to repair and replace all trees, grass and other landscaping contained within such right-of-way, and the costs of such activities shall be charged to the Lot Owner of such Lot as a Specific Lot Assessment. Each Lot Owner, by virtue of taking title to a Lot, acknowledges and agrees, and shall be deemed to acknowledge and agree, that the performance of the Right-of-Way Obligations is an essential element to the continued high standards and aesthetic qualities of the Community.

**Section 2: FAILURE TO MAINTAIN LOTS/HOMES.** In the event a Lot Owner shall fail to maintain or repair the Lot and/or the Home in a manner required under this Declaration and as determined by the Board of Directors of the Association from time to time, within fifteen (15) days' written notice of same, the Association, after approval by a majority vote of the total membership of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and/or the Home as required under this Declaration and as determined by the Association. The cost of same shall be charged to the Lot Owner as Specific Lot Assessment, the nonpayment of which may lead to foreclosure of the lien for such Specific Lot Assessment in accordance with the provisions of Article VIII hereof.

**ARTICLE VIII  
COVENANT FOR ASSESSMENTS; FINES**

**Section 1: ASSESSMENTS ESTABLISHED.** The assessments levied by the Association must be used exclusively to promote the common good and welfare of the residents, to operate and manage the Association and the Common Properties, if any, and to perform such duties as may be required by this Declaration and the Articles of Incorporation and By-Laws of the Association.

In addition to the assessment established by this Article, each Lot Owner shall pay all taxes, if any, that from time to time may be imposed upon all or any portion of the assessments established by this Article.

All of the foregoing, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, are a continuing charge on the land secured by a continuing lien upon the Lot against which each assessment is made, as more particularly described in Section 4 hereof. Each such assessment, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, also is the personal obligation of the person or persons who was or were the owner(s) of such Lot when such assessment fell due.

**Section 2: LOT ASSESSMENTS.** Each Lot Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to such Lot by any manner including by purchase at a judicial sale, is deemed to covenant to pay to the Association the various assessments contained in this Section 2 whether or not it is so expressed in such deed or instrument. The Assessments levied by the Association shall be used for among other things, the purpose of operating and maintaining the Association and Crossings At Jones Road.

(a) The Association may levy an annual, semi- annual, quarterly or monthly general lot assessment ("**General Lot Assessment**") to provide and be used for the operation, management and all other general activities and Common Expenses of the Association as pertaining solely to the Lots.

(b) Initial Contribution. The first purchaser of each Home from a Builder, at the time of closing of the conveyance from the Builder to the purchaser, shall pay to the Association an initial contribution in the amount of \$100 Dollars (\$100.00) (the "Initial Contribution"). The funds derived from the Initial Contributions are income to the Association to be used for the operation, management, and all other general activities and Common Expenses of the Association. Notwithstanding any other provision of this Declaration to the contrary, the Builder purchasing a Lot from the Declarant shall not be obligated to pay to the Association the Initial Contribution.

(c) Determination of General Lot Assessment. The Board of Directors shall fix the amount of the General Lot Assessment. Prior to the Turnover Date, the designation of the amount of the General Lot Assessment must be approved by the Declarant. The Initial Contribution is \$100 Dollars (\$100.00) and the General Lot Assessment is \$100 Dollars (\$100.00) unless or until changed by an action of the Board. The General Lot Assessment shall be based upon the Association's adopted budget and the General Lot

Assessment period shall coincide with the Association's fiscal year. Written notice of the amount of the General Lot Assessment should be given to every Lot Owner, but the failure to give or receive such notice, or both, shall not invalidate any otherwise valid General Lot Assessment. The General Lot Assessment shall be paid in equal quarterly installments without interest until delinquent, and is pre-payable in whole at any time or times during the applicable assessment period without penalty or other consideration; provided, however, at the discretion of the Association's Board of Directors, the General Lot Assessment may be collected on a monthly, semi-annual or annual basis rather than collected on a quarterly basis.

(d) Declarant Requirements for the Payment of Lot Assessments. Prior to Transfer of Control, Declarant shall be excused, in its sole discretion, from payment of its share of the Common Expenses and Lot Assessments related to the Lots owned by Declarant from time to time, provided that Declarant pays any operating expenses incurred by the Association that exceed the Lot Assessments receivable from other Lot Owners and other income of the Association, as further provided herein. Such deficit funding shall not preclude the levying of Special Lot Assessments and/or Specific Lot Assessments against the Lot Owners to defray the costs of Association expenses pertaining solely to the Lots and not contemplated under the Association's estimated operating budget for that fiscal year. In no manner shall Declarant be required to pay or fund any portion of a Lot Assessment being utilized for reserves for future repairs or replacements. Subsequent to Transfer of Control, Declarant shall be responsible for the payment of Lot Assessments only upon Lots which it owns and upon which a Home has been constructed for which a certificate of occupancy has been issued.

Notwithstanding the above, to the extent permitted by Law, in the event of an Extraordinary Financial Event (as hereinafter defined) the costs necessary to effect restoration shall be assessed against all Lot Owners owning Lots on the date of such Extraordinary Financial Event, and their successors and assigns, including Declarant (but only with respect to Lots owned by Declarant upon which a Home has been fully constructed, as evidenced by a final certificate of occupancy). As used in this subsection, an "Extraordinary Financial Event" shall mean Common Expenses incurred prior to the expiration of the guarantee period (as same may be extended) resulting from a natural disaster or Act of God, which is not covered by insurance proceeds from insurance which may be maintained by the Association.

When all Lots within the Community are sold and conveyed to purchasers, neither Declarant nor its affiliates shall have further liability of any kind to the Association for the payment of Assessments, deficits or contributions. Declarant's rights under this entire Section may be assigned by it in whole or in part and on an exclusive or non-exclusive basis.

(e) Special Lot Assessments. In addition to the General Lot Assessment, the Association may levy in any fiscal year a special assessment ("**Special Lot Assessment**") applicable to that year only for the purpose of defraying, in whole or in part, known expenses which exceeded, or when mature will exceed, the budget prepared and on which the General Lot Assessment was based, or as otherwise described in this Section 2. Notwithstanding the foregoing, no Special Lot Assessment against the Lot Owners shall exceed 1½ times of the total of the General Lot Assessments levied against the Lot Owners for that fiscal year without the prior approval of 75% of the voting interests in the Association that will be affected by such Special Lot Assessment, e.g., the Lot Owners.

(f) Specific Lot Assessments. Any and all accrued liquidated indebtedness of any Lot Owner to the Association arising under any provision of this Declaration also may be assessed by the Association against such Lot Owner's Lot after such Lot Owner fails to pay it when due and such default continues for thirty (30) days after written notice; provided, however, that no Specific Lot Assessment shall be levied in connection with a fine levied by the Association pursuant to the Act.

(g) Uniformity of Lot Assessments. The General Lot Assessment and any Special Lot Assessment must be uniform for each Lot Owner throughout the Community.

**Section 3: COMMENCEMENT OF ASSESSMENT**. The Assessments as to each Lot owned by a Lot Owner other than Declarant shall be prorated as of the day of closing for the current installment period, and thereafter the first full payment shall be due and owing on the first day of the next full installment period.

**Section 4: LIEN FOR ASSESSMENT**. All sums assessed against any Lot (as applicable), together with interest and all costs and expenses of collection, including reasonable attorneys' fees and costs and any late fees as may be imposed by the Association, are secured by a lien on such Lot in favor of the Association. Such lien is subject and inferior to the lien for all sums validly secured by any First Mortgage encumbering such Lot. Except for liens for all sums validly secured by any such First Mortgage, all other lienors acquiring liens on any Lot after this Declaration is recorded are deemed to consent that such liens are inferior to the lien established by this Article, whether or not such consent is specifically set forth in the instrument creating such lien. The recordation of this Declaration constitutes constructive notice to all subsequent purchasers and/or creditors of the existence of the Association's lien and its priority. The Association from time to time may record a Notice of Lien for the purpose of further evidencing the lien established by this Article, but neither the recording of, nor failure to record, any such notice of lien will affect the existence or priority of the Association's lien. In the event that any Lot Owner desires to sell or otherwise transfer title of his or her Lot (by sale, gift or judicial decree), the transferor shall be jointly and severally liable with the transferee for all of the transferor's obligations to the Association which have become due and payable on or before the date of the transfer with respect to the transferred Lot, including payment of all applicable Assessments, notwithstanding the transfer of title to the Lot.

**Section 5: CERTIFICATE.** Upon demand, and for a reasonable charge, the Association will furnish to any interested person a certificate signed by an officer of the Association setting forth whether any applicable Assessments have been paid and, if not, the unpaid balance(s).

**Section 6: REMEDIES OF THE ASSOCIATION.** Any Assessment not paid within thirty (30) days after its due date bears interest at the rate of 15% per annum or such other rate as may be from time to time determined by the Board, provided, however, that such rate shall not exceed the maximum rate allowed by law not constituting usury. The Association may bring an action at law against the Lot Owner personally obligated to pay such Assessment, or foreclose its lien against such Lot Owner's Lot. No Lot Owner may waive or otherwise escape liability for Assessments. A suit to recover a money judgment for unpaid Assessments may be maintained without foreclosing, waiving, or otherwise impairing the security of the Association's lien or its priority. The Association shall be entitled impose a late fee for costs associated with and/or incurred in connection with non-payment of any Assessment.

**Section 7: FORECLOSURE.** The lien for sums assessed pursuant to this Article may be enforced by judicial foreclosure 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 Lot Owner is required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees. All such costs and expenses are secured by the lien foreclosed. The Lot Owner also is required to pay to the Association any Assessments against the Lot that become due during the period of foreclosure, which Assessments also are secured by the lien foreclosed and accounted on a pro rata basis and paid as of the date the Lot Owner's title is divested by foreclosure. The Association has the right and power to bid at the foreclosure or other legal sale to acquire the Lot foreclosed, or to acquire such Lot by deed or other proceeding in lieu of foreclosure, and thereafter to hold, convey, lease, rent, encumber, use, and otherwise deal with such Lot as its Lot Owner for purposes of resale only. If any foreclosure sale results in a deficiency, the court having jurisdiction over the foreclosure may enter a personal judgment against the Lot Owner for such deficiency.

**Section 8: SUBORDINATION OF LIEN.** Pursuant to Section 720.3085 of the Act, as may be amended from time to time, except where a notice of lien has been filed in the public records prior to the recording of a valid First Mortgage, the lien for the assessments provided in this Article is subordinate to the lien of any such First Mortgage. Sale or transfer of any Lot does not affect the assessment lien. The Association may give any encumbrancer of record thirty (30) days' notice within which to cure such delinquency before instituting foreclosure proceedings against the Lot. Any encumbrancer holding a lien on a Lot may pay, but is not required to pay, any amounts secured by the lien established by this Article; upon such payment, such encumbrancer will be subrogated to all rights of the Association with respect to such lien, including priority.

Notwithstanding anything to the contrary contained in this Section, the liability of 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 for the unpaid assessments that became due before the First Mortgagee's acquisition of title, shall be the lesser of (1) the Lot's

unpaid common expenses and regular periodic or special assessments that accrued or came due during the 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 Section 8 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 First Mortgagee.

It is the intent of this Section to conform to the Act as it may be amended from time to time. Should a conflict develop between this Section and the Act, the Act shall prevail and govern the requirements for subordination of an Association lien and in determining the liability of a subsequent holder of the First Mortgage.

**Section 9: APPLICATION OF PAYMENTS RECEIVED FROM A LOT OWNER.** Any payments received by the Association from a delinquent Lot Owner shall be applied first to any interest accrued as provided in this Article VIII, then to any administrative late fee, then to any fines levied by the Association pursuant to the applicable provisions of this Declaration, the By-Laws, and the Act, then to costs and reasonable attorneys' fees incurred in collection as provided in this Article VIII, and then finally to any delinquent and/or accelerated Association assessments. The foregoing application of funds received shall be applicable despite any restrictive endorsement, designation or instruction placed on or accompanying a payment.

**Section 10: HOMESTEADS.** By acceptance of a deed to any Lot, each Lot Owner is deemed to acknowledge conclusively and consent that all Assessments established pursuant to this Article are for the improvement and maintenance of any homestead thereon and that the Association's lien has priority over any such homestead.

**Section 11: RESERVES.** At the commencement of the Community, the Association shall not collect reserves for future or deferred maintenance, and there is and shall be no requirement for the collection of any reserves for such maintenance. From time to time, the Association, through the Board, may elect to collect reserves, in which event such amounts shall be a Common Expense. If the Board determines that reserves are to be collected, (a) the Board shall determine the appropriate level of the reserves based on a periodic review of the useful life of the improvements to the Common Properties and equipment owned by the Association, as well as periodic projections of the cost of anticipated major repairs or improvements to the Common Properties, the purchase of equipment to be used by the Association in connection with its duties hereunder, and/or performance of required maintenance of Homes pursuant to this Declaration, and (b) the Association's budget shall disclose the exact monies collected and the reserve categories involved.

**Section 12: RESALE CONTRIBUTION.** After the Home has been conveyed by Builder, there shall be collected upon every conveyance of an ownership interest in a Home by an Owner a resale contribution in the amount equal to Two Hundred and No/100 Dollars (\$200.00) (the "**Resale Contribution**"). The Resale Contribution shall not be applicable to conveyances from Declarant to Builder or from Builder to an Owner. The funds derived from the Resale Contributions are income to the Association and shall be used at the discretion of Board for any purpose, including without limitation, future and existing capital improvements, operating expenses, support costs and start-up costs. Notwithstanding any other provision of this Declaration to the contrary, the Builder purchasing a Lot from the Declarant shall not be obligated to pay to the Association the Resale Contribution.

(a) Subsequent to the initial sale of a Lot, upon the conveyance of a Lot from Lot Owner to another, the purchaser of the Lot may be required to pay to the Association a "**Resale Capital Contribution.**" This sum shall be used and applied to offset administrative and other costs and expenses associated with the transfer of ownership of the Lot, and shall not be refundable or applied as a credit against the Lot Owner's payment of Assessments.

(b) Fines. The Association shall have the power, but not the duty, to impose reasonable fines against a Lot Owner tenant, guest or invitee for the failure of the Lot Owner, or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Bylaws, or the Rules and Regulations. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing as provided below, and there shall be no aggregate ceiling on the total fine which may be imposed for a recurring violation for each and any violation of the provisions of this Declaration, the Articles, the By-Laws and/or the Rules and Regulations; provided, however, that any such fine shall only be levied in accordance with the applicable provisions of the Act. The maximum fine to be levied against a Lot Owner shall not exceed the lesser of \$100.00 per violation per day or the maximum amount permitted under the Act. A fine may also be levied against a Lot Owner for violations committed by any tenant, guest, licensee or invitee of such Lot Owner. Additional provisions pertaining to fines may be contained in the By-Laws for purposes of amplification.

#### **ARTICLE IX MISCELLANEOUS PROVISIONS RESPECTING MORTGAGES**

The following provisions are intended for the benefit of a First Mortgagee and to the extent, if at all, that any other provisions of this Declaration conflict with the following provisions, the following provisions shall control:

**Section 1: NOTICES OF OVERDUE ASSESSMENTS; FORECLOSURE.** Upon request in writing to the Association identifying the name and address of the First Mortgagee or the insurer or guarantor of a recorded First Mortgage on a Lot ("**Insurer or Guarantor**") and the Lot number, the Association shall furnish each First Mortgagee, Insurer or Guarantor a written notice of such Lot Owner's obligations under this Declaration which is not cured within sixty (60) days. Except in the case of a notice of lien having been filed in the public records prior to the

recording of a First Mortgage (and in such event, subject to Article VIII, Section 8 herein), any First Mortgagee of a Lot who comes into possession of the said Lot pursuant to the remedies provided in the Mortgage, foreclosure or a deed in lieu of foreclosure shall, to the extent permitted by law, take such property free of any claims for unpaid Assessments or charges in favor of the Association against the mortgaged Lot which become due prior to (i) the date of the transfer of title, or (ii) the date on which the holder comes into possession of the Home, whichever occurs first.

**Section 2: RIGHTS OF FIRST MORTGAGEES, INSURERS AND GUARANTORS.** Upon request in writing, each First Mortgagee, Insurer or Guarantor shall have the right:

- (a) to examine current copies of this Declaration, the By-Laws, all Rules and Regulations, and the books and records of the Association during normal business hours;
- (b): to receive, without charge and within a reasonable time after such request, any annual audited or unaudited financial statements which are prepared and distributed by the Association to the Lot Owners at the end of each of its respective fiscal years; provided, however, that in the event an audited financial statement is not available, any First Mortgagee shall be entitled to have such an audited statement prepared at its expense;
- (c): to receive written notices of all meetings of the Association and to designate a representative to attend all such meetings;
- (d): to receive written notice of any decision by the Lot Owners to make a material amendment to this Declaration, the By-Laws or the Articles of Incorporation;
- (e): to receive written notice of any lapse, cancellation or modification of an insurance policy or fidelity bond maintained by the Association; and
- (f): to receive written notice of any action which would require the consent of a specified percentage of First Mortgagees.

**Section 3: DISTRIBUTION OF PROCEEDS.** No provision of this Declaration or the Articles of Incorporation or any similar instrument pertaining to the Property or the Lots therein shall be deemed to give a Lot Owner or any other party priority over the rights of the First Mortgagees pursuant to their mortgages in the case of distribution to Lot Owners of insurance proceeds or condemnation awards for losses to or a taking of the Lots, and/or the Common Property, or any portion thereof or interest therein. In such event, the First Mortgagees, Insurers or Guarantors of the Lots affected shall be entitled, upon specific written request, to timely written notice of any such loss.

**Section 4: TERMINATION OF THE COMMUNITY.** Unless the First Mortgagees of the individual Lots representing at least 67% of the votes in the Association have given their prior written approval, neither the Association nor the Lot Owners shall be entitled to terminate the legal status of the Community for reasons other than substantial destruction or condemnation



thereof.

**Section 5: NOTICE OF DAMAGE, DESTRUCTION OR CONDEMNATION.**

Upon specific written request to the Association, a First Mortgagee, Insurer or Guarantor of a Lot shall be furnished notice in writing by the Association of any damage to or destruction or taking of the Common Property if such damage or destruction or taking exceeds \$10,000.00. If damages shall occur to such Lot in excess of \$1,000.00, notice of such event shall also be given.

**Section 6: CONDEMNATION; PRIORITY OF AWARDS.** If any Lot, Home thereon or portion thereof or the Common Property or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then the First Mortgagee, Insurer or Guarantor of said Lot will be entitled to timely written notice, upon specific written request, of any such proceeding or proposed acquisition, and no provisions of any document will entitle the Lot Owner of such Lot or other party to priority over such First Mortgagee with respect to the distribution to such Lot of the proceeds of any award or settlement.

**Section 7: RIGHTS OF MORTGAGEES.** Any First Mortgagee has the following rights:

(a) **Inspection.** During normal business hours, and upon reasonable notice and in a reasonable manner, to inspect the books, records, and papers of the Association.

(b) **Copies.** Upon payment of any reasonable, uniform charge that the Association may impose to defray its costs, to receive copies of the Association's books, records, or papers, certified upon request.

(c) **Financial Statements.** Upon written request to the secretary of the Association, to receive copies of the annual financial statements of the Association; provided, however, the Association may make a reasonable charge to defray its costs incurred in providing such copies.

(d) **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.

By written notice to the secretary of the Association, and upon payment to the Association of any reasonable annual fee that the Association from time to time may establish for the purpose of defraying its costs, any First Mortgagee also is entitled to receive any notice that it required to be given to the Class A Members of this Association under any provision of this Declaration or the Articles of Incorporation or By-Laws.

**ARTICLE X**  
**DAMAGE, DESTRUCTION, CONDEMNATION AND**  
**RESTORATION OF IMPROVEMENTS**

**Section 1: DAMAGE, DESTRUCTION AND RESTORATION.** In the event the improvements forming a part of the Common Property, or any portion thereof, shall suffer damage or destruction from any cause and the proceeds of any policy or policies insuring against such loss or damage, and payable by reason thereof, plus reserves (if any), shall be sufficient to pay the cost of repair or restoration or reconstruction, then such repair, restoration or reconstruction shall be undertaken and the insurance proceeds and the reserves (if any), shall be applied by the Board or the payee of such insurance proceeds in payment therefore; provided, however, that in the event, within 180 days after said damage or destruction, the Lot Owners shall elect to withdraw the Property from the provisions of this Declaration, or if the insurance proceeds and the reserves (if any) are insufficient to reconstruct the damaged or destroyed improvements to the Common Property and the Lot Owners and all other parties in interest do not voluntarily make provision for reconstruction within 180 days from the date of damage or destruction, then such repair, restoration, or reconstruction shall not be undertaken. In the event such repair, restoration, or reconstruction is not undertaken, the net proceeds of insurance policies shall be divided by the Board or the payee of such insurance proceeds among all Lot Owners, after first paying from the share of each Lot Owner the amount of any unpaid liens on his Lot, in the order of the priority of such liens.

**Section 2: WITHDRAWAL OF PROPERTY FROM DECLARATION.** In the case of damage or other destruction, upon the unanimous affirmative vote of the Lot Owners voting at a meeting called for that purpose, any portion of the Property affected by such damage or destruction may be withdrawn from this Declaration. The payment of just compensation, or the allocation of any insurance or other proceeds to any withdrawing or remaining Lot Owners, shall be on an equitable basis. Any insurance or other proceeds available in connection with the withdrawal of any portion of the Common Property shall be allocated to the Lot Owners on the basis of an equal share for each Lot. Upon the withdrawal of any Lot or portion thereof, the responsibility for the payment of Assessments on such Lot or portion thereof by the Lot Owner shall cease.

**Section 3: EMINENT DOMAIN.** In the event any portion of the Property is taken by condemnation or eminent domain proceedings, provision for withdrawal of the portion so taken from the provisions of this Declaration may be made by the Board. The allocation of any condemnation award or other proceeds to any withdrawing or remaining Lot Owner shall be on an equitable basis. Any condemnation award or other proceeds available in connection with the withdrawal of any portion of the Common Property shall be allocated to the Lot Owners on the basis of an equal share for each Lot. Upon the withdrawal of any Lot or portion thereof, the responsibility for the payment of Lot Assessments on such Lot or portion thereof by the Lot Owner shall cease. The Association shall represent the Lot Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for the acquisition of the Common Property or any part thereof. In the event of the total taking of the Property by eminent domain, the condemnation award available in that connection shall be divided by the

Association, after first paying from the share of each Lot Owner the amount of any unpaid liens on his Lot, in the order of the priority of such liens.

## **ARTICLE XI TERMINATION OF THE COMMUNITY**

At a meeting called for such purpose and attended by all Lot Owners, the Lot Owners, by affirmative vote of 90% of the Lot Owners, may elect to terminate the legal status of the Community and sell the Common Property as a whole. Within ten (10) days after the date of the meeting at which such sale was approved, the Board shall give written notice of such action to all First Mortgagees, Insurers and Guarantors entitled to notice under Article IX of this Declaration, and the termination shall only be effective upon the affirmative vote required under Article IX, Section 4 hereof. Such action shall be binding upon all Lot Owners, and it shall thereupon become the duty of every Lot Owner to execute and deliver such instruments and to perform all acts in manner and form as may be necessary to effect such termination and sale. The Association shall represent the Lot Owners in any negotiations, settlements and agreements in connection with termination of the Community and sale of the Common Property. Any proceeds from the sale of the Common Property shall be first used to pay all expenses and outstanding obligations of the Association in connection with such portion of the Common Property, and thereafter shall be divided among all Lot Owners on the basis of an equal share for each Lot.

## **ARTICLE XII OPERATION**

The provisions of this Declaration are self-executing and will run with the land and be binding upon all persons having any right, title, or interest therein, or any part, their respective heirs, successors, and assigns.

## **ARTICLE XIII DISCLOSURES**

**Section 1: MILDEW.** Given the climate and humid conditions in Florida, molds, mildew, toxins and fungi may exist and/or develop within the Home and/or the Property. Each Lot Owner is hereby advised that certain molds, mildew, toxins and/or fungi may be, or if allowed to remain for a sufficient period may become, toxic and potentially pose a health risk. By acquiring title to a Lot, each Lot Owner shall be deemed to have assumed the risks associated with molds, mildew, toxins and/or fungi and to have released the Declarant from any and all liability resulting from same.

**Section 2: MITIGATION OF DAMPNESS AND HUMIDITY.** No Lot Owner, excluding Declarant, shall install, within his or her Lot, or upon the Common Properties, non-breathable wall-coverings or low-permeance paints. Additionally, any and all built-in casework, furniture, and or shelving in a Lot must be installed over floor coverings to allow air space and air movement and shall not be installed with backboards flush against any gypsum board wall. Additionally, all Lot Owners, whether or not occupying the Lot, shall periodically run the air conditioning system to maintain the Lot temperature, whether or not occupied, at 78°F, to

minimize humidity in the Lot. While the foregoing are intended to minimize the potential development of molds, fungi, mildew and other mycotoxins, each Lot Owner understands and agrees that there is no method for completely eliminating the development of molds or mycotoxins. The Declarant does not make any representations or warranties regarding the existence or development of molds or mycotoxins and each Lot Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from the existence and/or development of same. In furtherance of the rights of the Association as set forth in this Declaration, in the event that the Association reasonably believes that the provisions of this Section are not being complied with, then, the Association shall have the right (but not the obligation) to enter the Lot (without requiring the consent of the Lot Owner or any other party) to turn on the air conditioning in an effort to cause the temperature of the Lot to be maintained as required hereby (with all utility consumption costs to be paid and assumed by the Lot Owner). To the extent that electric service is not then available to the Lot, the Association shall have the further right, but not the obligation (without requiring the consent of the Lot Owner or any other party) to connect electric service to the Lot (with the costs thereof to be borne by the Lot Owner, or if advanced by the Association, to be promptly reimbursed by the Lot Owner to the Association, with all such costs to be deemed charges hereunder).

**Section 3: WARRANTY DISCLOSURE.** To the maximum extent lawful, Declarant hereby disclaims any and all and each and every express or implied warranties, whether established by statutory, common, case law or otherwise, as to the design, construction, sound and/or odor transmission, existence and/or development of molds, mildew, toxins or fungi, furnishing and equipping of the Property, including, without limitation, any implied warranties of habitability, fitness for a particular purpose or merchantability, compliance with plans, all warranties imposed by statute and all other express and implied warranties of any kind or character. Declarant has not given and the Lot Owner has not relied on or bargained for any such warranties. Each Lot Owner, by accepting deed to a Lot, or other conveyance thereof, shall be deemed to represent and warrant to Declarant that in deciding to acquire the Lot, the Lot Owner relied solely on such Lot Owner's independent inspection of the Lot. The Lot Owner has neither received nor relied on any warranties and/or representations from Declarant of any kind, other than as expressly provided herein. All Lot Owners, by virtue of their acceptance of title to their respective Lots (whether from the Declarant or another party) shall be deemed to have automatically waived all of the aforesaid disclaimed warranties and incidental and consequential damages. The foregoing shall also apply to any party claiming by, through or under a Lot Owner, including a tenant thereof. Buyer acknowledges and agrees that Declarant does not guarantee, warrant or otherwise assure, and expressly disclaims, any right to view and/or natural light.

**Section 4: LOT MEASUREMENTS.** Each Lot Owner, by acceptance of a deed or other conveyance of a Lot, understands and agrees that there are various methods for calculating the square footage of a Lot, and that depending on the method of calculation, the quoted square footage of the Lot may vary by more than a nominal amount. Additionally, as a result of in the field construction, other permitted changes to the Lot, and settling and shifting of improvements, actual square footage of a Lot may also be affected. By accepting title to a Lot, the applicable Lot Owner(s) shall be deemed to have conclusively agreed to accept the size and dimensions of the Lot, regardless of any variances in the square footage from that which may have been disclosed

at any time prior to closing, whether included as part of Declarant's promotional materials or otherwise. Without limiting the generality of this Section, Declarant does not make any representation or warranty as to the actual size, dimensions or square footage of any Lot, and each Lot Owner shall be deemed to have fully waived and released any such warranty and claims for losses or damages resulting from any variances between any represented or otherwise disclosed square footage and the actual square footage of the Lot.

**Section 5: BUILDING AREA.** Lots adjacent to water bodies within the Community may actually contain less building area than reflected on the Plat, and no Lot Owner shall have any claim(s), cause(s) of action or basis for any demand(s) against Declarant, Builder, and/or the Association as a result thereof or in relation thereto.

**Section 6: SECURITY.** The Association will strive to maintain the Community as a safe, secure residential environment. HOWEVER, NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL IN ANY WAY BE CONSIDERED GUARANTORS OF SECURITY WITHIN THE COMMUNITY, NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL HAVE ANY OBLIGATION TO AFFIRMATIVELY TAKE ANY ACTION IN ORDER TO MAINTAIN THE COMMUNITY AS A SAFE, SECURE RESIDENTIAL ENVIRONMENT, AND NEITHER THE ASSOCIATION NOR THE DECLARANT SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. ALL LOT OWNERS, TENANTS, GUESTS AND INVITEES OF ANY LOT OWNER, AS APPLICABLE, ACKNOWLEDGE THAT THE ASSOCIATION, ITS BOARD, THE DECLARANT AND COMMITTEES ESTABLISHED BY ANY OF THE FOREGOING ENTITIES, ARE NOT GUARANTORS AND THAT EACH LOT OWNER, TENANT, GUEST AND INVITEE ASSUMES ALL RISK OF LOSS OR DAMAGE TO PERSONS, LOTS, LOTS AND TO THE CONTENTS OF LOTS AND FURTHER ACKNOWLEDGE THE ASSOCIATION, ITS BOARD, THE DECLARANT AND COMMITTEES ESTABLISHED BY ANY OF THE FOREGOING ENTITIES HAVE MADE NO REPRESENTATIONS OR WARRANTIES, NOR HAS ANY LOT OWNER, TENANT, GUEST OR INVITEE RELIED UPON ANY REPRESENTATIONS OR WARRANTIES EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE RELATIVE TO ANY SECURITY MEASURES RECOMMENDED OR UNDERTAKEN.

**Section 7: NOTICES AND DISCLAIMERS AS TO MULTI-MEDIA SERVICES.** Declarant, its affiliated entity, Builder and, the Association, their successors or assigns may enter into contracts for the provision of security services through any Multi-Media Services. DECLARANT, ITS AFFILIATED ENTITY, THE ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS DO NOT GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIEDLY, THE MERCHANTABILITY OR FITNESS FOR USE OF ANY SUCH SECURITY SYSTEM OR SERVICES, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, NOTIFY AUTHORITIES OF FIRES OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME; AND EVERY

LOT OWNER OR OCCUPANT OF PROPERTY RECEIVING SECURITY SERVICES THROUGH THE MULTI-MEDIA SERVICES ACKNOWLEDGES THAT DECLARANT, ITS AFFILIATED ENTITY, THE ASSOCIATION, ANY SUCCESSOR OR ASSIGN ARE NOT INSURERS OF THE LOT OWNER OR OCCUPANT'S PROPERTY OR OF THE PROPERTY OF OTHERS LOCATED ON THE LOT, DO NOT HAVE ANY OBLIGATION TO AFFIRMATIVELY TAKE ANY ACTION TO PREVENT SUCH OCCURRENCES, AND WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES, INJURIES OR DEATHS RESULTING FROM SUCH OCCURRENCES. It is extremely difficult and impractical to determine the actual damages, if any, which may proximately result from a failure on the party of a security service provider to perform any of its obligations with respect to security services and, therefore, every Lot Owner or occupant of property receiving security services through the Multi-Media Services agrees that Declarant, its affiliated entity, the Association, any successor or assign assumes no liability for loss or damage to property or for personal injury or death to persons due to any reason, including, without limitation, failure in transmission of an alarm, interruption of security service or failure to respond to an alarm because of (a) any failure of the Lot Owner's security system, (b) any defective or damaged equipment, device, line or circuit, (c) negligence, active or otherwise, of the security service provider or its officers, agents or employees, or (d) fire, flood, riot, war, act of God or other similar causes which are beyond the control of the security service provider. Every Lot Owner or occupant of a Lot obtaining security services through the Multi-Media Services further agrees for himself, his grantees, tenants, guests, invitees, licensees and family members that if any loss or damage should result from a failure of performance or operation, or from defective performance or operation, or from improper installation, monitoring or servicing of the system, or from negligence, active or otherwise, of the security service provider or its officers, agents, or employees, the liability, if any, of the Declarant, its affiliated entity, the Association, their successors or assigns for loss, damage, injury or death shall be limited to a sum not exceeding Two Hundred Fifty U.S. Dollars (\$250.00), which limitation shall apply irrespective of the cause or origin of the loss or damage and notwithstanding that the loss or damage results directly or indirectly from negligent performance, active or otherwise, or non-performance by an officer, agent or employee of Declarant, its affiliated entity, the Association, their successor or assign of any of same. Further, in no event will Declarant, its affiliated entity, the Association, their successors or assigns be liable for consequential damages, wrongful death, personal injury or commercial loss.

In recognition of the fact that interruptions in cable television and other Multi-Media Services will occur from time to time, no person or entity described above shall in any manner be liable, and no user of any Multi-Media Services shall be entitled to any refund, rebate, discount or offset in applicable fees, for any interruption in Multi-Media Services, regardless of whether or not same is caused by reasons within the control of the then-provider of such services.

**Section 8: NOTICES AND DISCLAIMERS AS TO WATER BODIES.** NEITHER DECLARANT, BUILDER, CDD, THE ASSOCIATION, NOR ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE SAFETY, WATER QUALITY OR WATER LEVEL OF/IN ANY LAKE, POND, CANAL,

CREEK, STREAM OR OTHER WATER BODY WITHIN THE COMMUNITY, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY, OR CONTRACTED FOR WITH, AN APPLICABLE GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR AUTHORITY. THERE IS NO GUARANTY BY THE LISTED PARTIES THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. FURTHER, ALL LOT OWNERS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF SUCH PROPERTY, TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES. CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES SHALL, FROM TIME TO TIME, EXCAVATE, CONSTRUCT AND MAINTAIN WATER BODIES WITHIN PROXIMITY TO THE PROPERTY. NOTWITHSTANDING THE FOREGOING, EXCAVATION OR CONSTRUCTION OF WATER BODIES SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE PERMITS. IN THE EVENT THAT THE EXCAVATION OR CONSTRUCTION OF WATER BODIES IS NOT AUTHORIZED BY SAID PERMITS, SUCH EXCAVATION OR CONSTRUCTION MAY ONLY TAKE PLACE IF A PERMIT MODIFICATION IS OBTAINED. BY THE ACCEPTANCE OF HIS OR HER DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF THE PROPERTY, EACH SUCH LOT OWNER, OCCUPANT OR USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES: (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES HEREUNDER OR AT LAW GENERALLY; (ii) NOT TO ENTER UPON, OR ALLOW CHILDREN, GUESTS OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY WATER BODY WITHIN THE PROPERTY EXCEPT AS SPECIFICALLY PERMITTED BY THIS DECLARATION OR THE RULES AND REGULATIONS ADOPTED BY THE ASSOCIATION; (iii) DECLARANT, BUILDER THE ASSOCIATION, AND THE OTHER LISTED PARTIES SHALL NOT BE LIABLE BUT, RATHER, SHALL BE HELD HARMLESS FROM ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES; (iv) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING; AND (v) THIS ACKNOWLEDGEMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DECLARANT TO SELL, CONVEY AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

FURTHER, NONE OF THE LISTED PARTIES SHALL BE LIABLE FOR ANY PROPERTY DAMAGE, PERSONAL INJURY OR DEATH OCCURRING IN, OR OTHERWISE RELATED TO, ANY WATER BODY, ALL PERSONS USING SAME DOING SO AT THEIR OWN RISK.

ALL PERSONS ARE HEREBY NOTIFIED THAT FROM TIME TO TIME ALLIGATORS AND OTHER WILDLIFE MAY HABITAT OR ENTER INTO WATER BODIES WITHIN OR NEARBY THE COMMUNITY AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST, AND DO NOT IN ANY MANNER WARRANT OR INSURE AGAINST, ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.

NEITHER DECLARANT, BUILDER, NOR THE ASSOCIATION SHALL BE OBLIGATED TO ERECT FENCES, GATES OR WALLS AROUND OR ADJACENT TO ANY WATER BODY WITHIN THE COMMUNITY.

#### **ARTICLE XIV GENERAL PROVISIONS**

**Section 1: ENFORCEMENT.** Unless expressly provided otherwise, the Association, or any Lot Owner, has the right to enforce, by any appropriate proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, charges, rules, and regulations now or hereafter imposed by, or pursuant to, the provisions of this Declaration. If the Association or any person entitled to enforce any of the provisions of this Declaration is the prevailing party in any litigation involving this Declaration or any rule or regulation, such party may recover from the losing party all costs and expenses incurred, including reasonable attorneys' fees for all trial and appellate proceedings, if any. If the Association is the losing party against any Lot Owner, such costs and expenses, including reasonable attorneys' fees, payable to the prevailing party and those incurred by the Association itself, may be assessed against such Lot Owner's Lot, as provided in Article VIII of this Declaration. Failure by the Association or by any Lot Owner to enforce any covenant, restriction, rule, or regulation will not constitute a waiver of the right to do so at any time.

**Section 2: EXCLUSIVE REMEDY.** Lot Owner(s) hereby agree that all express or implied warranties, including any oral or written statements or representations made by the Declarant or any other person, and any implied warranty of habitability, merchantability or fitness, are disclaimed by the Declarant and are hereby waived by the Lot Owner(s) to the fullest extent possible under the law. In addition, the Lot Owner(s) waive the right to seek damages or other legal or equitable remedies from the Declarant, its subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence, strict liability, or the alleged existence of a construction defect.

**Section 3: ARBITRATION/MEDIATION.** Any controversy, claim or dispute arising out of, or in any manner relating to this Declaration, the construction of, Lot Owner'(s) purchase of the Home, including any claim alleging a construction defect as that term is defined under Florida Law shall be resolved in its entirety by Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association ("AAA") and the Federal Arbitration Act (Title 9 of the United States Code) and the judgment rendered by the



arbitrator(s) may be confirmed, entered, and enforced in any State court of having jurisdiction over the parties. Any issues relating to whether or not a particular claim or claims is subject to arbitration, as well as any claim by any party to an award costs including attorney's fees shall be determined by the Arbitrators. As a condition precedent to any demand for arbitration, the dispute shall first be mediated in accordance with the Construction Industry Mediation Rules of the AAA, or such other mediation organization selected by Declarant.

**Section 4: NO JOINDER WITH ANY OTHER ACTIONS; RETENTION OF ALL RIGHTS; AND WAIVER OF RIGHT TO JOIN A CLASS.** Lot Owner(s) agrees that it will retain, and neither grant, nor assign to others, pursuant to Chapter 720 Florida Statutes, or in any other manner, any rights claims or causes of action arising out of, or in connection with these declarations. Lot Owner(s) will not institute any claim, action, or cause of action with others, nor join in any claim with others, and Lot Owner(s) shall not voluntarily join, or participate as a member of any class, in any judicial action or alleging, involving, or relating to matters which are capable of, or subject to arbitration pursuant to this paragraph.

**Section 5: RIGHT TO CURE PROVISION.** CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY (60) DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS. WHILE YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE, YOU HEREBY WARRANT, AFFIRM, AND AGREE THAT YOU, AND ANY ENTITY ACTING ON YOUR BEHALF, WILL AFFORD DECLARANT THE OPPORTUNITY TO MAKE ALL REPAIRS DECLARANT WISHES TO MAKE AS A RESULT OF ANY ALLEGED CONSTRUCTION DEFECT, OR LEGAL ACTION INSTITUTED BY YOU, OR ON YOUR BEHALF ALLEGING ANY MANNER A CONSTRUCTION DEFECT. THIS FLORIDA LAW AS WELL AS YOUR AGREEMENT SET FORTH IN THE PRECEDING SENTENCE APPLIES TO AND IS ENFORCABLE IN ANY ARBITRATION PROCEEDING WHICH TAKES PLACE.

**Section 6 ENVIRONMENTAL RISKS.** Any home and its occupants may be exposed to various environmental conditions in or near the home including, but not limited to, radon gas, gamma radiation, electromagnetic fields from power lines and appliances, the presence of surface and underground utility facilities, and the possibility of air, water, and soil pollution. Declarant has no expertise concerning such conditions or any affect they may have on the home or its occupants. Declarant makes no representations or warranties, express or implied, about the existence and/or extent of such conditions and expressly disclaims any liability for any damage which such conditions might cause to the home or its occupants. Lot Owner(s) agrees to hold Declarant harmless in the event any of these conditions are discovered and waives and

releases Declarant in advance from any claims against Declarant in any way related to the presence of, or which may arise out of, said conditions. These conditions may be identified and investigated by Lot Owner(s) at any time through their exercise of due diligence including, but not limited to making inquiry regarding the matters, and/or with a site inspection or home inspection. It is the Lot Owner's sole responsibility to obtain such an inspection. For additional information, Lot Owner's can contact local, state or federal environmental agencies or other available sources.

**Section 7: AMENDMENT.** Except as may be otherwise provided herein, Declarant may amend this Declaration by an instrument executed with the formalities of a deed without the approval or joinder of any other party at any time prior to the date on which Declarant shall have conveyed 90% of the Lots on the Property. Except as may be otherwise provided herein, commencing on the date that Declarant shall have conveyed 90% of the Lots on the Property, this Declaration may be amended by the affirmative vote of not less than two-thirds (2/3) of a majority of the total voting interests in the Association who are present in person or by proxy at a duly-called and noticed meeting of the Association membership. In lieu of a vote taken at a meeting, the instrument executed by each of the owners agreeing to an amendment shall be deemed effective, provided that (i) each owner executes the amendment instrument with the formalities of a deed, and (ii) the Association, through its president, certifies the proper approval of the amendment. No amendment is effective until recorded, and the Association's proper execution will entitle it to public record. Notwithstanding the foregoing, (a) no instrument of amendment, rescission or termination shall be effective while there are Class B memberships unless 100% of the Class B Members shall approve and join in such instrument, and (b) no amendment which will affect any aspect of the surface water management system located on the Property shall be effective without the prior written approval of the WMD. For purposes of this Section, a Lot shall be considered conveyed when the deed is duly recorded. Notwithstanding any provision herein to the contrary, based upon the specific language contained in Section 720.306(1) (c) of the Act, Declarant reserves the right, for so long as Declarant has the right to unilaterally amend the Declaration pursuant to this Section 2, to amend or modify the provisions in this Declaration pertaining to the proportionate voting interests appurtenant to a Lot or the proportion or percentage by which a Lot shares in the Common Expenses of the Association, without requirement for consent of any party.

**Section 8: SPECIAL AMENDMENT.** Anything herein to the contrary notwithstanding, and subject to the requirement of First Mortgagee approval set forth herein where applicable, Declarant reserves the right and power to record a special amendment ("**Special Amendment**") to this Declaration, at any time and from time to time, which amends this Declaration and any provision therein: (i) to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities; (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Homes; (iii) to correct clerical or typographical errors in this Declaration; (iv) to bring this Declaration

into compliance with applicable laws, ordinances or governmental regulations; or (v) to minimize any federal or state income tax liability of the Association. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Declarant to make or consent to a Special Amendment on behalf of each Lot Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Home and the acceptance thereof shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the power of the Declarant to make, execute and record Special Amendments. The right and power of Declarant to make Special Amendments hereunder shall terminate on December 31, 2030, or on the date of the conveyance of all Lots in the Community by the Declarant to third parties, whichever occurs last. Notwithstanding any provision herein to the contrary, based upon the specific language contained in Section 720.306(1)(c) of the Act, Declarant reserves the right, for so long as Declarant has the right to unilaterally amend the Declaration pursuant to this Section 3, to amend or modify the provisions in this Declaration pertaining to the proportionate voting interests appurtenant to a Lot or the proportion or percentage by which a Lot shares in the Common Expenses of the Association, without requirement for consent of any party.

**Section 9: ADDITIONS TO THE PROPERTY.** Additional land may be made subject to all the terms hereof and brought within the jurisdiction and control of the Association in the manner specified in this Section, provided such is done within thirty (30) years from the date this Declaration is recorded. Notwithstanding the foregoing, however, under no circumstances shall Declarant be required to make such additions, and until such time as such additions are made to the Property in the manner hereinafter set forth, no other real property owned by Declarant or any other person or party whomsoever, other than within the Property, shall in any way be affected by or become subject to this Declaration. All additional land which, pursuant to this Section, is brought within the jurisdiction and control of the Association and made subject to the Declaration shall thereupon and thereafter be included within the term "**Property**" as used in this Declaration. Notwithstanding anything contained in this Section, Declarant neither commits to, nor warrants or represents, that any such additional land will be made subject to and brought within the jurisdiction and control of the Association.

**Section 10: PROCEDURE FOR MAKING ADDITIONS TO THE PROPERTY.**  
Additions to the Property may be made by the following procedure:

(a) Declarant shall have the right from time to time, in its discretion and without need for consent or approval by either the Association, any Lot Owner, Resident or other Person to make additional land owned by Declarant subject to the scheme of this Declaration and to bring such land within the jurisdiction and control of the Association; provided, however, in the event any portion of such additional land is encumbered by one or more mortgages, Declarant must obtain the consent and approval of each holder of such mortgage(s).

(b) The addition shall be accomplished by Declarant filing of record in the public records a supplement to this Declaration with respect to the additional land extending the terms of the covenants and restrictions of this Declaration to such land as specifically and legally described. Such supplement need only be executed by Declarant and shall be accompanied by the consent(s) and joinder(s) of any holder(s) of mortgage(s)

on such additional land. No joinder or consent of the Association, any Lot Owner, Resident or other Person shall be required. Such supplement may contain such additional provisions and/or modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added land or permitted uses thereof.

(c) Make additions to the Property. Nothing contained in this Section shall obligate Declarant to make additions to the Property.

**Section 11: WARRANTIES.** Declarant makes no warranties, express or implies, as to the improvements located in, on or under the Common Property. Each Lot Owner, by acceptance of a deed or other conveyance thereto, whether or not it shall be so expressed in such deed or conveyance, is deemed to acknowledge and agree that there are no merchantability, fitness or otherwise, either express or implies, made or given, with respect to the improvements in, on or under the Common Property, all such warranties being specifically excluded.

**Section 12: SEVERABILITY.** Invalidation of any particular provision of this Declaration by judgment or court order will not affect any other provision, all of which shall 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 this Declaration when necessary to avoid a finding of invalidity while effectuating Declarant's intent of providing a comprehensive plan for the use, development, sale, and beneficial enjoyment of the Community.

**Section 13: JOINDER.** Should title to any Lot of the Community have been conveyed by Declarant prior to the recording of this Declaration, such Lot Owners of Lots by their signature to a Joinder shall be deemed to have joined with the Lot Owner in the recording of this Declaration and shall have subordinated their right, title and interest in the Lot to the terms hereof and declare that their property shall be subject to this Declaration as fully as if title had been taken by them subsequent to the recording hereof.

**Section 14: COVENANT RUNNING WITH THE PROPERTY.** Except as otherwise provided herein, the covenants, conditions and restrictions of this Declaration shall run with and be binding upon the Property, and shall remain in force and be enforced by the Board of Directors and the Lot Owners, their heirs, successors and assigns, for a term of thirty (30) years after the date this Declaration is recorded in the public records of the County, and shall be automatically renewed for successive periods of Twenty-Five (25) years.

Each Lot Owner, by virtue of taking title to a Lot, hereby agrees that the deed of conveyance of the Lot to a third party shall specifically state that the Lot is subject to the terms of this instrument and shall state the recording book and page information for this instrument as recorded in the public records of the County. The intent of this provision is to defeat any potential argument or claim that Chapter 712, Florida Statutes, has extinguished the application of this instrument to each of the Lots.

**Section 15: AMPLIFICATION.** The provisions of this Declaration are amplified by the Articles of Incorporation and By-Laws, but no such amplification will alter or amend substantially any of the rights or obligations of the Lot Owners set forth in this Declaration. Declarant intends the provisions of this Declaration, on the one hand, and the Articles of Incorporation and By-Laws, on the other, to be interpreted, construed, applied, and enforced to avoid inconsistencies or conflicting results. If such conflict necessarily results, however, Declarant intends that the provisions of this Declaration control anything in the Articles of Incorporation or By-Laws to the contrary. The terms defined in this Declaration shall have same meanings in the Articles of Incorporation and By-Laws, unless otherwise provided.

**Section 16: LOT OWNER COOPERATION.** No person shall use the Property, or any part thereof, in any manner contrary to or not in accordance with the Rules and Regulations and any provisions set forth in the By-Laws. The Lot Owners shall not permit or suffer anything to be done or kept in a Home or upon a Lot which will increase the rate of any insurance purchased by the Association for the Property or any portion thereof, or which will obstruct or interfere with the rights of other Lot Owners, or annoy them by unreasonable noises, or otherwise, nor shall the Lot Owners commit or permit any nuisance, immoral or illegal acts in or about the Property.

**Section 17: EXISTING POWER LINES.** Each Lot Owner, by virtue of taking title to a Lot acknowledges and agrees, and shall be deemed to have acknowledged and agreed, that there are existing overhead power lines within and adjacent to portions of the Community.

**Section 18: RESOLUTION OF DISPUTES.** All issues or disputes which are recognized by the Act or by administrative rules promulgated under the Act as being appropriate or required for dispute resolution shall be submitted to such dispute resolution procedures contained in the Act prior to institution of civil litigation.

**Section 19: FLOOD ZONES.** Flood zone determinations are made by the Federal Emergency Management Agency. Declarant makes no assurance, with regard to any portion of the Property, that any flood zone designation for a Lot existing as of a particular date will remain the same. Declarant further advises that any such flood designation could be changed due to re-grading of the land as a result of the land development process. Each Lot Owner, by virtue of taking title to a Lot, acknowledges and agrees, and shall be deemed to have acknowledged and agreed, that Declarant has no involvement in the determination or designation of flood zone designations for any portion of the Property.

**Section 20: ACCESS CONTROL AND SYSTEMS.** Declarant and the Association may, but shall not be obligated to, maintain or support certain activities within the Community designed to make the Community more secure than they otherwise might be. Neither the Association nor Declarant shall in any way be considered insurers or guarantors of privacy or safety within the Community or upon the Property, and in no manner shall the Association or Declarant be held liable for any loss or damage by reason of failure to provide adequate privacy or ineffectiveness of privacy or safety measures undertaken.

(a) Each Lot Owner, occupant of a Home, family members, residents, tenants, guests and invitees of any Lot Owner, as applicable, acknowledge and agree, and shall be

deemed to have acknowledged and agreed, that:

(b) Declarant and the Association, and the officers, directors and supervisors of each of them, do not represent or warrant that any fire protection system, electronic monitoring system or other privacy system designated by or installed according to guidelines established by Declarant or the A.R.B. may not be compromised or circumvented, that any fire protection or electronic monitoring systems or other privacy systems will prevent loss by fire, smoke, burglary, theft, hold-up, or otherwise, and that fire protection or electronic monitoring systems or other privacy systems will in all cases provide the detection or protection for which the system is designed or intended.

(c) Each Lot Owner, occupant of a Home, a Lot Owner's family members, and residents, tenants, guests and invitees of any Lot Owner, as applicable, assumes any and all risks for loss or damage to persons, to Homes and the contents thereof; and

(d) The Association and Declarant have made no representations or warranties, nor has any Lot Owner, occupant of a Home, a Lot Owner's family members, or residents, tenants, guests and invitees of any Lot Owner, as applicable, 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 or other privacy systems recommended or installed or any privacy measures undertaken within the Community and upon the Property.

**Section 21: COMMON PROPERTY IMPROVEMENTS.** Declarant makes no warranties, expressed or implied, as to the improvements located in, on or under the Common Property. Each owner of a Lot, other than Declarant, by acceptance of a deed or other conveyance thereto, whether or not it shall be so expressed in such deed or conveyance, is deemed to acknowledge and agree that there are no warranties of merchantability, fitness or otherwise, either expressed or implied, made or given, with respect to the improvements in, on or under the Common Property, all such warranties being specifically excluded.

**Section 22: COMMUNITY DEVELOPMENT DISTRICT.** Declarant reserves the right, with the consent of the CDD, to donate, sell, lease or otherwise transfer ownership of any lands and/or improvements within the Property (other than any Unit not owned by Declarant, any Common Property and any Limited Common Property) to the CDD, for ownership, improvement, maintenance, repair, replacement, management, operation and insurance as permitted by Chapter 190, *Florida Statutes* or other applicable law. Such lands and improvements may include, but they are not necessarily limited to, Surface Water Management System parcels or components, streets, street lights, wastewater, potable water and reclaimed water facilities, sidewalks, parking facilities, entry features, gates, gatehouses, walls, fences, landscaping, irrigation, lighting, signs, buildings, swimming pools, parks, open spaces, gazebos, leisure trails, bike paths and other recreational, cultural and educational facilities. The mention in this Section 18 of any feature or improvement shall not be deemed to be a covenant, representation or warranty that any such feature or improvement will be included in the Properties or conveyed to the CDD.

The Association shall have the power and authority to enter into agreements providing for any one or more of the following: (a) the improvement, maintenance, repair, replacement, management, operation and/or insurance by the Association of any land or improvement leased to, or owned or operated by, the CDD, or the provision of any other service to the CDD, or (b) the improvement, maintenance, repair, replacement, management, operation and/or insurance by the CDD of any Common Property, or the provision of any other service to the Association or the Owners by the CDD. Without limiting the generality of the foregoing, and by way of example only, the Association has the power and authority to enter into agreements with the CDD pursuant to which the Association is delegated responsibility for the construction, installation, maintenance, repair and replacement of paving, curbs, paths, trails, sidewalks, Surface Water Management System components, signs, lighting, landscaping, irrigation, benches, exercise equipment, and other improvements, fixtures or furnishings within any CDD Property located within, or in the vicinity of, the Property. All unreimbursed cost and expense incurred by the Association in connection with any such agreement, including, but not limited to, any associated replacement reserves established by the Board, shall constitute Common Expense, as determined by the Board, and included in the corresponding Assessments levied against the Owners.

Upon the request of Declarant, each Owner shall cooperate and execute all approvals, consents and other documents necessary to make some or all of the Properties subject to the CDD and the related legal requirements. Each Owner hereby appoints Declarant as attorney-in-fact for the Owner to execute any and all approvals, consents and other documents necessary to fully implement the CDD and make the Owners and any portion of the Properties, including but not limited to Units, subject to the CDD and the related legal requirements. The foregoing appointment is a power coupled with an interest and shall be irrevocable.

**THE CDD MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE PROPERTIES, INCLUDING BUT NOT LIMITED TO THE UNITS IN THE PROPERTIES. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE CDD AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE CDD. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**EACH OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL TAXES AND ASSESSMENTS LEVIED AGAINST THAT OWNER'S UNIT BY THE CDD, AND FAILURE TO PAY SAME WHEN DUE MAY RESULT IN ENFORCEMENT OF ONE OR MORE LIENS AGAINST THE UNIT AND POTENTIAL LOSS OF TITLE TO THE UNIT.**

The CDD may be managed and controlled by one or more officers, directors or agents of Declarant, any Affiliate, the Association or any Neighborhood Association.

**Section 23: INTERPRETATION.** Any provision or provisions of this Declaration shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

**Section 24: WAIVER OF TRIAL BY JURY.** It is understood that any dispute arising out of, or in any way related to this Declaration shall be resolved by Arbitration, however, if for any reason that does not occur, the Lot Owner(s) waives all right to trial by jury and shall make no request or demand for jury trial in any legal proceeding.

**Section 25: CONFLICTS WITH THE ACT:** It is the intent of this Declaration to conform to the Act as it may be amended from time to time. Should a conflict necessarily develop between this Declaration and the Act, the Act shall control.

*(Signatures on following page)*



Executed this 28 day of April, 2023.

DECLARANT:

**Clayton Properties Group Inc.,**  
a Florida Corporation

[Signature]  
By: D. Joel Adams  
Its: Vice President

[Signature]  
Signature of Witness

Denise Abercrombie  
Printed Name of Witness

[Signature]  
Signature of Witness

Kimber Cromer  
Printed Name of Witness

HOMEOWNERS

CROSSINGS AT JONES ROAD

ASSOCIATION, INC., a Florida non-profit corporation

[Signature]  
Signature of Witness

Denise Abercrombie  
Printed Name of Witness

[Signature]  
Signature of Witness

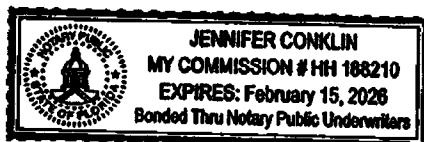
Kimber Cromer  
Printed Name of Witness

[Signature]  
By: D. Joel Adams  
Its: President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of APRIL, 2023, by D. Joel Adams, as President of CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC. a Florida Corporation, on behalf of the corporation, who is personally known to me.

(seal)

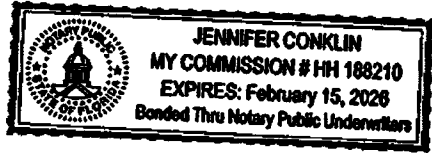


[Signature]  
Notary Public  
My commission expires: 2/15/26

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of April, 2023, by D. Joel Adams, as Vice President of Clayton Properties Group, Inc., Florida limited liability companies, on behalf of the company, who is personally known to me.

(seal)



Jennifer Conklin  
Notary Public  
My commission expires: 2/15/26

## Exhibit A

A PORTION OF THE NEW MAP OF NARCOOSSEE, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 58, OF SAID SECTION 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JONES ROAD; THENCE RUN S 89°56'42" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1319.60 FEET TO THE SOUTHEAST CORNER OF LOT 59, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 00°05'48" E, ALONG THE EAST LINE OF LOTS 59 AND 54, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 975.28 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 53, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 89°57'57" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 53, A DISTANCE OF 676.32 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GERRY COURT AND THE WEST LINE OF LOT 52 OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00°06'44" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 321.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN N 89°59'22" E, A DISTANCE OF 660.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN S 00°06'21" W, ALONG THE WEST LINE OF LOT 62, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 655.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 62; THENCE RUN S 89°53'37" E, ALONG THE SOUTH LINE OF SAID LOT 62, A DISTANCE OF 20.00 FEET; THENCE RUN N 00°06'21" E, ALONG THE EAST LINE OF THE WEST 20.00 FEET OF LOTS 62, AND 51, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 1310.18 FEET TO A POINT ON THE SOUTH LINE LOT 46, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 89°59'21" E, ALONG THE SOUTH LINE OF LOTS 46 AND 47, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 692.95 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE WEST 40.00 FEET OF LOT 50, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00°04'41" W, ALONG THE EAST LINE OF THE WEST 20.00 FEET OF LOTS 50 AND 63, A DISTANCE OF 1311.60 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID JONES ROAD; THENCE RUN S 89°53'37" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 60.00 FEET OF SAID LOT 63; THENCE RUN N 00°04'41" E, ALONG THE EAST LINE OF THE WEST 60.00 FEET OF LOTS 63, 50, 47 AND 34, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 2016.91 FEET TO THE NORTHEAST CORNER OF THE SOUTH 50.00 FEET OF THE WEST 60.00 FEET OF SAID LOT 34; THENCE RUN S 89°59'17" W, A DISTANCE OF 76.50 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE RUN N 00°04'41" E, ALONG SAID EAST LINE, A DISTANCE OF 605.26 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 89°58'41" W, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1351.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00°06'14" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 327.33 FEET; THENCE RUN S 89°57'17" W, A DISTANCE OF 1320.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00°07'25" W, ALONG SAID EAST LINE, A DISTANCE OF 327.77 FEET; THENCE RUN N 89°58'09" W, A DISTANCE OF 981.18 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 41 OF AFORESAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00°06'12" W, A DISTANCE OF 653.37 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 41; THENCE RUN S 89°51'41" E, A DISTANCE OF 321.61 FEET TO THE NORTHWEST CORNER OF LOT 55, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00°04'40" W, ALONG THE WEST LINE OF LOTS 55 AND 58, A DISTANCE OF 1307.37 FEET TO THE POINT OF BEGINNING.  
CONTAINING 142.96 ACRES, MORE OR LESS.

**EXHIBIT "B"**

**TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CROSSINGS AT JONES ROAD**

**ARTICLES OF INCORPORATION  
FOR  
CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC.  
(a corporation not-for-profit)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not-for-profit, the undersigned does hereby acknowledge:

1. **Name of Corporation:** The name of the corporation is **CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "Association").
2. **Principal Office.** The principal office of the Association is 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813.
3. **Registered Office – Registered Agent.** The street address of the Registered Office of the Association is 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813. The name of the Registered Agent of the Association is:

D. JOEL ADAMS

4. **Definitions.** The DECLARATION OF COVENANTS AND CONDITIONS FOR CROSSINGS AT JONES ROAD (the "**Declaration**") will be recorded in the Public Records of Osceola County, Florida, and shall govern all of the operations of a community to be known as CROSSINGS AT JONES ROAD. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. **Purpose of the Association.** The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (c) administer the interests of the Association, Builders and the Owners.
6. **Not for Profit.** Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
7. **Powers of Association.** Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonable necessary to discharge its obligations, including, but not limited to, the following:

7.1 To perform all the duties and obligations of Association set forth in the Declaration and Bylaws, as herein provided;

**7.2** To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and CROSSINGS AT JONES ROAD;

**7.3** To own, operate and maintain the Surface Water Management System (“SWMS”). To the extent the Association is obligated to operate and maintain the SWMS pursuant to the permit issued by SFWMD the “Permit”), the Association shall operate, maintain and manage the SWMS in a manner consistent with the Permit requirements of the Agency and applicable SFWMD rules, and shall have the right to take enforcement action pursuant to the provisions of the Declaration that relate to the SWMS. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance, repair and operation of the SWMS and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements;

**7.4** To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws;

**7.5** To pay all operating expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

**7.6** To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of Association except as limited by the Declaration;

**7.7** To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; (b) written consent of the Builders, and (c) the written consent of Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the voting interests present (in person or by proxy) at a duly called meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association’s Assessment collection rights;

**7.8** To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of CROSSINGS AT JONES ROAD to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

**7.9** To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, CROSSINGS AT JONES ROAD, the Common Areas, Lots and Homes as provided in the Declaration and to effectuate all of the purposes for which Association is organized;

7.10 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

7.11 To employ personnel and retain independent contractors to contract for management of Association, CROSSINGS AT JONES ROAD, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of Association;

7.12 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and CROSSINGS AT JONES ROAD as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services; and

7.13 To establish committees and delegate certain of its functions to those committees.

7.14 Can sue and be sued.

8. **Voting Rights.** Owners, Builders and Declarant shall have the voting rights set forth in the Declaration.

9. **Board of Directors.** The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
D. Joel Adams	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803
Milton Andrade	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803
Brian Walsh	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803

10. **Dissolution.** In the event of the dissolution of Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. In the event of termination, dissolution of final liquidation of the Association, the Association's responsibility (if any) for the

operation and maintenance of the SWMS must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C. and in accordance with Sections 12.3.(c)(6), Applicant's Handbook Volume I, and be approved in writing by the Agency prior to such termination, dissolution or liquidation.

**11. Duration.** Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**12. Amendments.**

**12.1 General Restrictions on Amendments.** Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Declarant or Builders unless such amendment receives the prior written consent of Declarant or Builders, as applicable, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records. Notwithstanding any other provision of these Articles to the contrary, prior to the Turnover Date, the Builders' prior written consent to any proposed amendment shall be obtained prior to effectuating any such amendment.

**12.2 Amendments prior to the Turnover.** Prior to the Turnover, but subject to the general restrictions on amendments set forth above, Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except Builders, and except as limited by applicable law as it exists on the date the Declaration is recorded in the Public Records or except as expressly set forth herein. Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain Declarant's and Builders' prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Declarant and Builders may be adopted by Association pursuant to the requirements for amendments from and after the Turnover Date. Declarant and Builders shall join in such identical amendment so that its consent to the same will be reflected in the public Records.

**12.3 Amendments From and After the Turnover.** After the Turnover, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the voting interests present (in person or by proxy) at a duly called meeting of the members.

**12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD.** Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party

shall be required or necessary to such amendment. After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

**13. Limitations.**

**13.1 Declaration is Paramount.** No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

**13.2 Rights of Declarant and Builders.** There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Declarant or Builders, as applicable.

**13.3 Bylaws.** These Articles shall not be amended in a manner than conflicts with the Bylaws.

**14. Officers.** The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	D. Joel Adams
Vice President:	Brian Walsh
Secretary:	Milton Andrade
Treasurer:	Milton Andrade

**15. Indemnification of Officers and Directors.** Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in



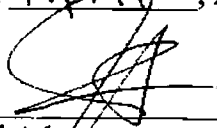
addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

**16. Transactions in Which Directors or Officers are Interested.** No contract or transaction between Association and one (1) or more of its Directors or Officers or Declarant, or between Association and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

**17. Membership.** Every person or entity who is record owner of a unit or undivided fee interest in any unit which is subject by covenants or record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include person or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to assessment, by the Association.

*[Signature on Following Page]*

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 28<sup>th</sup> day of April, 2023.



---

D. Joel Adams  
Incorporator  
3020 S. Florida Ave., Suite 101  
Lakeland, FL 33803

I hereby state that I am familiar with and accept the responsibilities of registered agent of Crossings At Jones Road Homeowners Association, Inc.



---

D. Joel Adams

**EXHIBIT "C"**  
**TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR CROSSINGS AT JONES ROAD**

**BY-LAWS OF CROSSINGS AT JONES ROAD HOMEOWNERS**  
**ASSOCIATION, INC. (A Corporation Not for Profit)**

**ARTICLE I**  
**Name and Location**

The name of the corporation is CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION (hereinafter referred to as the "Association"), and its initial office for the transaction of its affairs shall be 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813. Meetings of Members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors (hereinafter referred to as the "Board").

**ARTICLE II**  
**Definitions**

Unless the context expressly requires otherwise, the terms used herein shall have the meanings set forth in the Declaration of Covenants, Conditions and Restrictions for Crossings At Jones Road ("Declaration").

**ARTICLE III**  
**Meeting of Members**

**Section 1.** **Annual Meetings.** All annual and special meetings of the Association shall be held in Osceola County, Florida, or at such other place as may be permitted by law and from time to time as fixed by the Board and designated in the notices of meetings.

**Section 2.** **Notice of Annual Meetings.** Annual meetings of the Members of the Association shall be held in the fourth quarter of each fiscal year. Notice of the meeting, which shall include an agenda, shall be mailed, delivered, or sent by electronic transmission to each Member listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein ("Member of Record") not less than fourteen (14) days prior to the meeting. Evidence of compliance with this 14-day notice requirement shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the Association. In addition to mailing, delivering, or electronically transmitting the notice of any meeting, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Association. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda.

**Section 3.** **Special Meetings.** Special meetings of the Members, for any purpose or purposes, whether or not specifically required by these By-Laws, the Articles of Incorporation, or the Declaration may be called by the president, secretary, a majority of the Board, or by the Members having 1/10 of the votes of the Class A membership.

**Section 4.** **Notice of Special Meetings.** No business shall be transacted at any special meeting except as stated in the notice thereof. Notice of all special meetings shall be given by the secretary to Members of Record, or if the secretary shall fail to do so, by the president or Board, not less than thirty (30) nor more than sixty (60) days prior to the date thereof, stating the date, time, and place of the meeting and the purpose or purposes thereof. Notices shall be mailed, delivered, or sent by electronic transmission to each Member listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein within the prescribed time or, in lieu of mailing, delivered by hand to the Members shall suffice. The Secretary shall execute an affidavit that the notice was delivered or mailed in compliance with this Section and, once executed the affidavit shall be filed among the official records of the Association.

**Section 5.** **Quorum.** Members present in person or represented by proxy, entitled to cast at least 10% of the total voting interests in the Association, shall constitute a quorum.

**Section 6.** **Action Taken at Meeting.** When a quorum is present at any meeting, a majority of the votes duly cast by the Members present at the meeting or represented by written proxy shall decide any question brought before the meeting, unless the question is one upon which by express provision of law, the Declaration, the Articles of Incorporation or these By- Laws, a different vote is required, in which case the express provision shall govern and control. If any meeting of Members cannot be organized because a quorum is not present, the meeting may be adjourned by a majority of the Members present in person, until a quorum is present

**Section 7.** **Order of Business.** The order of business at all meetings shall be as prescribed in the agenda prepared by the Board and submitted to the Members of Record with the notice of each meeting.

**Section 8.** **Action Without Meeting.** Any action which may be taken by the membership pursuant to a duly called meeting, may be taken without a meeting provided that: a proposal of action to be taken by the Members is mailed to every Member of the Association together with a request for approval or disapproval received within 14 business days; and, the Members responding to the proposal ("Responding Members") hold at least 1/3 of the votes of all Members of the Association. A proposed action may be approved by a majority of the votes attributable to the Responding Members unless the proposed action is one which by express provision of law, the Declaration, the Articles of Incorporation or these By-Laws requires a different vote, in which case the express provision as it pertains to voting percentages shall govern and control.

**Section 9.** **Voting.** The Association shall have two (2) classes of voting membership: Class A, and Class B. So long as there is Class B membership, Class A Members are all Lot Owners except Declarant. The Class B Member shall be Declarant. Upon termination of Class B membership, as provided below, the Class A Members are all Lot Owners including Declarant so

long as such Declarant is a Lot Owner. All Class A Members are entitled to cast one (1) vote for each Lot owned. Prior to termination of Class B Membership and the Transfer of Control described in the Declaration, the Class B Member shall be entitled to ten (10) votes for each Lot owned. As provided in the Articles of Incorporation, the Class B Member is entitled to appoint the Association's directors until termination of Class B membership.

If more than one person owns an interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file the name of the voting co-owner with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held in a tenancy by the entireties, either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing.

**Section 10. Presiding Officers.** At each meeting of the Members, the president, or in his absence the vice president, shall preside and the secretary, or in his absence the assistant secretary, shall be the secretary for the meeting.

**Section 11. Right to Speak.** Members and Lot Owners have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or included on the agenda (subject to any permissible limitations as provided herein or pursuant to the Act). Notwithstanding any provision to the contrary in the Association's governing documents or any rules adopted by the Board or by the membership, a Member or a Lot Owner have the right to speak for at least three (3) minutes on any item, provided that the Lot Owner submits a written request to speak prior to the meeting (such request shall be delivered to the Association's record office and verified by the Association secretary prior to commencement of the meeting). The Association may adopt written reasonable rules governing the frequency, duration, and other manner of Lot Owner statements, which rules must be consistent with the provisions of this Section.

## **ARTICLE IV Directors**

**Section 1. Board of Directors.** Until transfer of control of the Association from the Declarant to the non-Declarant owners, the affairs of the Association shall be managed by a Board of three (3) directors. A director must be a Member except that the directors elected by the Class B Members need not be Members and may be the officers and/or employees of Declarant. There shall be at all times a minimum of three (3) directors.

**Section 2. Election of Directors.**

- (a) Election of directors shall be held at the annual Members' meeting.
- (b) The election of directors to be elected by the Class A Members shall be by ballot (unless dispensed by the unanimous vote consent of those Members eligible to vote in person or proxy) and shall be determined by a plurality of the Class A votes cast. There shall be no cumulative voting.

(c) Except as to vacancies provided by removal of directors by Members, all vacancies in the Board occurring between annual meetings of Members, including vacancies created by increasing the size of the Board, shall be filled by the vote of a majority of the remaining directors.

(d) Any directors elected by Class A Members may be removed in accordance with the provisions of the Act. If a vacancy occurs on the Board as a result of the removal of less than a majority of the directors, the vacancy shall be filled by the affirmative vote of a majority of the remaining directors. If vacancies occur on the Board as a result of the removal of a majority or more of the directors, the vacancies shall be filled in accordance with the provisions of the Act.

(e) Notwithstanding the foregoing, the Board shall be elected solely by Class B Members as long as there are Class B Members, with the exception that one director may be elected by the Class A Members after 50% of the Lots have been conveyed to Class A Members.

(f) Any disputes involving the election of directors shall be resolved through the applicable provisions of the Act.

**Section 3. Term of Office.** Unless otherwise provided herein, the term of each director's service shall be one year and until his successor is duly elected and qualified or until he is removed in the manner provided elsewhere herein.

**Section 4. Composition of the Board of Directors.** In accordance with the Articles of Incorporation, the Board appointed and named in said Articles of Incorporation (and their successors appointed by the Declarant) shall serve at least until Class A Members are entitled to elect one or more of the directors.

At the meeting of the Members at which transfer of control of the Association to the non-Declarant Members occurs, three (3) directors shall be elected for a term of one year. A term of office shall be deemed to be concluded at the annual meeting of the Members of the Association following or in connection with expiration of the one year term. All officers of a corporation owning a Lot shall be deemed to be Members of the Association so as to qualify each to become a director hereof.

**Section 5. Notice of Board Meetings to Members.** Notices of all Board meetings must be posted in a conspicuous place in the Community at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, notice of the Board meeting, which shall include an agenda, shall be mailed, delivered, or sent by electronic transmission to each Member of Record listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein not less than seven (7) days prior to the meeting, except in an emergency. Evidence of compliance with this 7-day notice requirement shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the Association. A Member must consent in writing to receiving notice via electronic transmission.

**Section 6. Right of Members to Speak at Board Meetings.** Notwithstanding any provision to the contrary in the Association's governing documents or any rules adopted by the Board or by the membership, a Member has the right to attend all Board meetings and to speak on any matter placed on the agenda by petition of the voting interests for at least three (3) minutes.

The Association may adopt written reasonable rules governing the frequency, duration, and other manner of Member statements, which rules must be consistent with the provisions of the Act, and may include a sign-up sheet for Members wishing to speak. Notwithstanding any other law, the requirement that Board meetings and committee meetings be open to the Members is inapplicable to meetings between the Board or a committee and the Association's attorney (a) held for the purpose of discussing personnel matters, or (b) as otherwise specifically prescribed under the Act.

**Section 7. Annual Organizational Meeting.** The annual organizational meeting of the Board may be held at such time and place as shall be determined by the directors, except that such annual organizational meeting shall be held as soon as practicable following the annual Members' meeting. If held at any time other than immediately following the annual Members' meeting, there shall be three (3) days' notice given by the President personally or by mail, telephone or telegraph, which notice shall state the time and place of such meeting.

**Section 8. Meeting to Determine Assessments.** An assessment may not be levied at a Board meeting unless a written notice of the meeting is provided to all Members of Record at least fourteen (14) days before the meeting, which notice shall include a statement that assessments will be considered at the meeting and the nature of the assessments. Written notice of any meeting at which special assessments will be considered must be mailed, delivered, or electronically transmitted to the Lot Owners and posted conspicuously on the Common Property or broadcast on closed-circuit cable television not less than fourteen (14) days before the meeting.

**Section 9. Meeting to Determine Rules and Regulations.** Written notice of any meeting at which rules that regulate the use of Homes in the Community may be adopted, amended, or revoked must be mailed, delivered, or electronically transmitted to the Lot Owners, and posted conspicuously on the Common Property or broadcast on closed-circuit cable television, not less than fourteen (14) days before the meeting. A written notice concerning changes to the rules that regulate the use of Homes in the Community must include a statement that changes to the rules regarding the use of Homes will be considered at the meeting.

**Section 10. Special Meetings.** Special meetings of the directors may be called by the president and must be called by the secretary at the written request of 2/3 of the directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone, telegraph or electronically transmitted, which notice shall state the time, place and purpose of the meeting.

**Section 11. Petition by Members to Board to Address an Item of Business.** If ten percent (10%) of the total voting interests in the Association petition the Board to address an item of business, the Board shall, at its next regular Board meeting or at a special meeting, but not later than sixty (60) days after the receipt of the petition, consider the petitioned item. Written notice of the meeting shall be provided to all Members of Record at least fourteen (14) days before the meeting. Such notice shall include an agenda of items to be considered. Other than addressing the petitioned item at the meeting, the Board is not obligated to take any other action requested by the petition.

**Section 12. Waiver of Notice.** Any director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice. Attendance at a meeting shall constitute a waiver of notice.

**Section 13. Quorum and Voting.** A quorum at directors' meetings shall consist of a majority of the entire Board. The acts approved by a majority of directors shall constitute the acts of the Board except when approval by a greater number of directors is required by the Declaration, the Articles of Incorporation, these By-Laws, or the laws of the State of Florida.

**Section 14. Adjourned Meetings.** If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

**Section 15. Joinder in Meeting by Approval of Minutes.** The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

**Section 16. Presiding Officer and Secretary for Meetings.** The presiding officer of the directors' meetings shall be the chairman of the Board if such an officer has been elected; and if none, the president shall preside. In the absence of the presiding officer, the directors present shall designate one of their number to preside. The secretary of the Association shall be the secretary for meetings of the directors, unless absent, in which case the directors shall designate one of their members to act as secretary for the meeting.

**Section 17. Compensation.** No director shall receive compensation for any service he may render to the Association as director. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties, and this provision shall not preclude a person who is also a director to receive compensation in exchange for other services rendered to or on behalf of the Association in a capacity other than director.

**Section 18. Committees.** The Board may from time to time appoint such committees and delegate such duties and powers thereto as it may deem advisable.

**Section 19. Attendance by Telephone.** Any member or members of the Board shall be deemed present and voting at a meeting of such Board if said member or members participate in the meeting by means of a conference telephone or similar communications equipment or device enabling all persons participating in the meeting to hear each other.

**Section 20. Action Without Meeting.** Any action required or permitted to be taken at any meeting may be taken without a meeting if written consent to the action signed by all the members of the Board is filed with the minutes of the proceedings of the Board.

**Section 21. Powers.** The Board shall have the powers set forth in the Declaration and the Florida Not-For-Profit Corporation Act, including but not limited to the power to:

(a) adopt and promulgate Rules and Regulations governing the Community or contemplated by the Declaration, and to establish penalties for the infraction thereof (a rule shall be deemed promulgated when a copy thereof is furnished to each Member in person or mailed to each such Member at the address on the records of the Association);



(b) The Board of Directors may suspend, for a reasonable period of time, the right of a Member, or a Member's tenant, guest, or invitee, to use the Common Properties and/or facilities for the failure of the Lot Owner or its occupant, licensee or invitee to comply with any provision of the Declaration, the Bylaws, or the Rules and Regulations of the Association, provided that the Association must provide notice and an opportunity for a hearing. If Lot Owner is delinquent for more than ninety (90) days in paying a monetary obligation due to the Association, the Association may suspend, until such monetary obligation is paid in full, the rights of any Lot Owner, tenant, guest or invitee to use any Common Properties and/or facilities. The notice and hearing requirements do not apply to a suspension of use rights due to a monetary delinquency. Notwithstanding any other provision to the contrary, but only as to this subsection, if Chapter 720, Florida Statutes, is ever amended to provide that the Association shall have the right to exercise the suspension rights (for either use of Common Properties/facilities and/or voting rights) enumerated in this subsection for a monetary delinquency of less than ninety (90) days, or in the event that Chapter 720, Florida Statutes, is ever amended to provide that the Association shall have the right to exercise the suspension rights (for either use of Common Properties/facilities and/or voting rights) enumerated in this subsection for other types of violations, then such rights shall automatically be bestowed upon the Association without need for amending this Declaration or providing any notice;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration, including the establishment of the assessments provided for in the Declaration; and

(d) employ a manager, or such other independent contractors or employees as they deem necessary, and to prescribe their duties.

**Section 22. Duties.** It shall be the duty of the Board to:

- (a) cause to be kept a complete record of all its acts and corporate affairs;
- (b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
  - (1) fix the amount of the Assessments against each Lot;
  - (2) exercise the duties of the Board as set forth in the Declaration and enforce the restrictions and covenants contained therein; and assessments are in default;
  - (3) take appropriate and timely action against Members whose
- (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) cause all officers or employees having fiscal responsibilities to be bonded, if such bonding may be deemed appropriate; and

(f) perform such other acts as may be required of a board of directors under the Florida Not-For-Profit Corporation Act.

## **ARTICLE V**

### **Officers**

**Section 1.** **First Officers.** In accordance with the Articles of Incorporation, the first officers of the Association named and appointed in such Articles of Incorporation shall serve until their qualified successors are elected by the Board.

**Section 2.** **Executive Officers.** The executive officers of the Association shall be a president, who shall be a director, a vice president, who shall be a director, a treasurer-secretary and other officers as shall be elected by the Board. Except as provided in Section I of this Article, such officers shall be elected annually by the Board. Officers need not be Lot Owners and the officers and employees of the Declarant may be officers of the Association. The Board from time to time may elect such assistant or other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association. Each officer shall serve until a qualified successor is elected by the Board. The Board, by an affirmative vote, from time to time may remove an officer with or without cause and fill such vacancy so created.

**Section 3.** **President.** The president shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an Association, including but not limited to the power to appoint committees from among the Members from time to time, as he in his discretion may determine appropriate, to assist in the conduct of the affairs of the Association.

**Section 4.** **Vice-President.** The vice-president, in the absence or disability of the president, shall exercise the powers and perform the duties of the president. He also shall assist the president generally and exercise such other powers and perform such other duties as shall be prescribed by the directors.

**Section 5.** **Secretary.** The secretary shall keep the minutes of all proceedings of the directors and Members. He shall attend to the giving and serving of all notices to the Members and directors and others that are required by law. He shall have custody of the seal of the Association and affix it to any instruments requiring a seal when duly signed. He shall keep the records of the Association including the membership book, except those of the treasurer unless the secretary is also the treasurer of the Association. The secretary shall perform all other duties incident to the office of secretary of a corporation and as may be required by the Board of Directors or the President. Any assistant secretary elected shall perform the duties of the secretary when the secretary is absent.

**Section 6.** **Treasurer.** The treasurer shall have custody of all property of the Association including funds, securities and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices, and he shall perform all other duties usually incident to the office of treasurer.

**Section 7. Compensation.** No officer shall receive any compensation by reason of his office; provided, however, that nothing herein shall preclude the Board from employing an officer as an employee of the Association or preclude the contracting with an officer for management services.

## **ARTICLE VI Fiscal Management**

**Section 1. Depositories.** All funds of the Association shall be deposited in the name of the Corporation in such bank, banks or other financial institutions as the Board may from time to time designate, and shall be drawn out on checks, drafts or other orders signed on behalf of the Association by such person or persons as the Board may from time to time designate.

**Section 2. Contracts, Etc.** Except as otherwise specifically provided by these By-Laws, all contracts, agreements, deeds, bonds, mortgages and other obligations and the instruments shall be signed on behalf of the Association by the president or by such other officer, officers, agent or agents as the Board may from time to time by resolution provide, and shall be entered into in accordance with the Act.

**Section 3. Budget.** The Board shall adopt a budget for each fiscal year that shall include the estimated funds required to defray the Association expenses and to provide and maintain funds for the appropriate accounts according to good accounting practices. Such budget shall be adopted prior to, and a copy shall be distributed at, the annual Members' meeting next preceding the fiscal year for which the budget shall apply.

**Section 4. Assessments.** As more fully provided in the Declaration, each Member is obligated to pay to the Association certain Assessments which are secured by a continuing lien upon the property against which the Assessment is made. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest from the date of delinquency at the rate of 15% per annum, or such other rate as may be, from time to time, established by the Board; provided, however, that such rate shall not exceed the maximum rate allowed by the law not constituting usury. The Association may bring an action at law against the Lot Owner personally obligated to pay the same or foreclose the lien against the property, and interest, late fees, costs and reasonable attorneys' fees of any such action shall be added to the amount of such Assessment. No Lot Owner may waive or otherwise escape liability for the Assessments provided for herein.

### **Section 5. Setting of General Assessments.**

(a) General Lot Assessment. The Board shall adopt the General Lot Assessment as provided for in the Declaration. Unless the assessment exceeds \$5000.00, the annual assessment is due and payable annually in advance, beginning January 1. If it exceeds \$500.00, the annual assessment may be payable in equal monthly or quarterly installments, as the Board may decide at the time the annual assessment is made. No assessment or installment bears interest unless it remains unpaid on the first day of the first calendar month following the month in which it fell due. Such installment then bears interest from its original due date through the date payment is received at a legal rate to be determined by the Board.

**Section 6. Special Lot Assessments.** As contemplated by the Declaration, Special Lot Assessments may be adopted by the Association to meet expenses which exceed the budget adopted by the Board of Directors. Such Special Lot Assessments shall be adopted and levied upon approval of a majority of the votes cast by the Members present at a special meeting called for that purpose.

**Section 7. Specific Lot Assessments.** As contemplated by the Declaration, Specific Lot Assessments may be levied by the Association.

**Section 8. Financial Report.** The Treasurer of the Association shall report the financial status of the Association to the Members sixty (60) days following the end of the fiscal year in accordance with the financial reporting requirements of the Act.

**Section 9. Fines.** The Association shall have the power to suspend, for a reasonable period of time, the rights of a Member and/or such Member's tenants, guests or invitees to use the Common Property, and to levy reasonable fines against same not to exceed the greater of \$100.00 per violation or the maximum amount allowed under the Act for activities which violate the provisions of the Declaration, these By-Laws or any Rules and Regulations. No fine or suspension may be imposed except upon fourteen (14) days prior written notice to the person sought to be suspended or fined, and such person having an opportunity for a hearing before a committee of at least three (3) Members of the Association. Such committee shall be appointed by the Board and shall not be composed of any officers, directors or employees of the Association, nor any spouse, parent, child, brother or sister of any officer, director or employee. A written decision of the committee shall be submitted to the Owner not later than twenty-one (21) days after the meeting. The committee must approve, by a majority vote, the proposed fine, prior to it being imposed. No fine or suspension may be imposed except upon majority approval of the Members of such committee. Suspension of rights to use the Common Property shall not include any right to restrict vehicles and pedestrians' ingress and egress to and from such offending person's Lot. The voting rights of a Member may be suspended by the Association as provided in the By-Laws or the Declaration.

## **ARTICLE VII Books and Records**

The books, records and papers of the Association shall be available for inspection and copying by Members of their authorized agents during reasonable business hours within ten (10) business days after receipt of a written request for access. These records shall be available at the Association's principal office, where copies may be purchased for a reasonable cost.

## **ARTICLE XIV Amendments**

These By-Laws may be altered, amended, or rescinded by (i) the affirmative vote of a majority of a majority of the total Class A voting interests and Class B voting interests entitled to vote, and (ii) the affirmative vote of 100% of the Class B Members, if any. Notwithstanding the foregoing, (a) no amendment to the By-Laws shall be valid which affects any of the rights and

privileges provided to the Declarant without the written consent of the Declarant as long as Declarant shall own any Lots in the Community, and (b) no amendment which will affect any aspect of the surface water management system located on the Property shall be effective without the prior written approval of the SFWMD.

**ARTICLE VIII**  
**Miscellaneous**

**Section 1.** The fiscal year of the Association shall be the calendar year.

**Section 2.** In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control. In the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

**Section 3.** All issues or disputes which are recognized by the Act or by administrative rules promulgated under the Act as being appropriate or required for dispute resolution shall be submitted to such dispute resolution procedures contained in the Act prior to institution of civil litigation.

**EXHIBIT "D"**  
**TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR CROSSINGS AT JONES ROAD**

**ERP PERMIT OF CROSSINGS AT JONES ROAD HOMEOWNERS**  
**ASSOCIATION, INC. (A Corporation Not for Profit)**



EXHIBIT D' ERP permit

**South Florida Water Management District  
Individual Environmental Resource Permit No. 49-105851-P  
Date Issued: March 29, 2022**

**Permittee:** Clayton Properties Group Inc  
d/b/a Highland Homes, Inc  
3020 S Florida Ave Suite 101  
Lakeland, FL 33803

**Project:** The Crossings

**Application No.** 210903-7353

**Location:** Osceola County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting).

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email [epermits@sfwmd.gov](mailto:epermits@sfwmd.gov).

**FINAL APPROVED BY  
EXECUTIVE DIRECTOR OR DESIGNEE**

**South Florida Water Management District  
Individual Environmental Resource Permit No. 49-105851-P**

**Date Issued:** March 29, 2022                      **Expiration Date:** March 29, 2027

**Project Name:**                                      The Crossings

**Permittee:**                                          Clayton Properties Group Inc  
d/b/a Highland Homes, Inc  
3020 S Florida Ave Suite 101  
Lakeland, FL 33803

**Operating Entity:**                                The Crossings Homeowners Association, Inc.

**Location:**                                          Osceola County

**Permit Acres:**                                    142.10 acres

**Project Land Use:**                                Residential

**Special Drainage District:**                    N/A

**Water Body Classification:**                    CLASS III

**FDEP Water Body ID:**                        3174F

**Wetland and Surface Water Impacts:** 11.3 acres

**Conservation Easement to District:** No

**Sovereign Submerged Lands:**              No

**Project Summary**

This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 142.10 acres of residential development known as The Crossings.

The proposed project consists of the construction of a single family subdivision with associated community pool facilities, roadways, and SWM system. The SWM system consists of two wet detention ponds. The proposed SWM system provides attenuation and water quality treatment in accordance with District criteria.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

**Site Description**

The site is located northeast of the Batton Road and Jones Road intersection in Osceola County, Florida. Please refer to Exhibit No. 1.0 for a location map.

The site contains tree cover, pasture land, and sparse residential and agricultural buildings.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.



### **Ownership, Operation and Maintenance**

Perpetual operation and maintenance of the SWM system is the responsibility of The Crossings Homeowners Association, Inc., as indicated in the submitted draft governing documents (Refer to Exhibit No. 4.0). Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

### **Engineering Evaluation:**

#### **Land Use**

Refer to Land Use Data Table.

#### **Water Quality**

The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired for nutrients; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, Volume II, as reasonable assurances that the projects discharge will not cause or contribute to violations of State water quality standards. The project provides 20.01 ac-ft of water quality treatment.

The project includes implementation of a Turbidity and Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

#### **Water Quantity**

##### **Discharge**

As found in the Water Quantity Data Table, the project discharge is within the allowable limit for the area based upon a pre-development versus post-development analysis of the 10 year / 72 hour storm event. The project reduces peak discharge rate from 0.52 cfs per acre pre-development to 0.44 cfs per acre post-development.

##### **Road Design**

As found in the Water Quantity Data Table, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

##### **Finished Floors**

As found in the Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

##### **Flood Plain/Compensating Storage**

The permittee submitted calculations demonstrating that the project will meet the compensating storage requirements of the District.

### **Certification, Operation, and Maintenance**

Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

**Engineering Evaluation Tables:  
Land Use**

Basin	Land Type	Area (ac)	% of Total Basin
POND A	Building Coverage	0.22	5.56
	Wet Detention	0.66	16.67
	Open Space	1.60	40.40
	Impervious	1.48	37.37
	<b>Total:</b>	<b>3.96</b>	<b>100%</b>
POND B	Building Coverage	28.50	20.63
	Wet Detention	14.54	10.53
	Open Space	52.80	38.23
	Impervious	34.10	24.69
	Wetland	8.18	5.92
	<b>Total:</b>	<b>138.12</b>	<b>100%</b>
OFFSITE JONES RD	Pervious	0.23	21.30
	Impervious	0.85	78.70
	<b>Total:</b>	<b>1.08</b>	<b>100%</b>
OFFSITE FUTURE	Building Coverage	1.43	9.45
	Open Space	12.96	85.60
	Impervious	0.76	5.02
	<b>Total:</b>	<b>15.15</b>	<b>100%</b>
OFFSITE NORTH JONES RD	Building Coverage	1.07	6.37
	Wet Detention	0.45	2.68
	Open Space	8.82	52.47
	Impervious	0.34	2.02
	Wetland	6.12	36.41
	<b>Total:</b>	<b>16.80</b>	<b>100%</b>
OFFSITE SOUTHWEST JONES RD	Wet Detention	0.21	4.36
	Open Space	4.61	95.64
	<b>Total:</b>	<b>4.82</b>	<b>100%</b>
OFFSITE SOUTHEAST JONES RD	Open Space	16.82	42.66
	Wetland	22.60	57.32
	<b>Total:</b>	<b>39.42</b>	<b>100%</b>
OFFSITE SOUTH	Building Coverage	0.49	1.48
	Wet Detention	0.15	0.45
	Open Space	32.43	98.09
	<b>Total:</b>	<b>33.07</b>	<b>100%</b>

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NAVD88)
POND A	Treatment	WET DETENTION	0.77	0.77	0.65	68.61
POND B	Treatment	WET DETENTION	19.16	19.24	14.87	66.77
Total			19.93	19.93	15.52	

### Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (In)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
POND A	Finished Floor	100Y3D	12.00	70.62	76.89	N/A	N/A
	Road Crown	10YR1D	5.50	68.85	73.34	N/A	N/A
POND B	Finished Floor	100Y3D	12.00	71.42	72.00	N/A	N/A
	Perimeter Berm/ Discharge	10YR3D	8.00	69.23	N/A	62.94	74.48
	Road Crown	10YR1D	5.50	67.39	69.50	N/A	N/A

### Bleeder

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(In)	Invert EL (ft NAVD88)
POND A	67.50	CS-A	Water Quality	1	Circular Orifice	3.00	67.50
POND B	65.50	CS-B	Water Quality	5	Circular Orifice	5.00	65.50

### Inlets

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Length (In)	Width (In)	Grate EL (ft NAVD88)
POND A	67.50	CS-A	Discharge	1	FDOT MOD C DROP INLET	24.0	37.0	70.50
POND B	65.50	CS-B	Discharge	1	FDOT MOD H DROP INLET	36.0	79.0	70.50

### Weir

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Width (In)	Height (In)	Crest EL (ft NAVD88)
POND A	67.50	CS-A	Discharge	1	Rectangular	4.00	22.70	68.61
POND B	65.50	CS-B	Discharge	1	Rectangular	48.00	44.75	66.77
				2	Rectangular	4.00	44.75	66.77

## **Environmental Evaluation:**

### **Wetlands and Other Surface Waters**

The project site contains five (5) wetlands and three (3) other surface waters (OSW) totaling approximately 22 acres. Please see Exhibit 3.0 for wetland locations. The wetlands can generally be described as wetland forested mixed and wet prairie. The other surface waters can be described as ditches and man-made ponds and do not require mitigation. Additional wetland descriptions are available in the ePermitting file.

The project will result in 11.3 acres of wetland impacts and 1.09 acres of OSW impacts as described in the table below. Exhibit 3.0 identifies the locations of the wetlands and other surface waters being impacted. The wetlands to be impacted by the proposed project are isolated with minimal upland support, and are of low quality due to the surrounding historic land use. In addition, 8.18 acres of wetland will remain in the post-development condition. Secondary impacts include a total of 0.99 acres adjacent to the proposed direct impacts.

To mitigate for the wetland impacts the applicant will purchase 4.44 mitigation bank credits from TM-Econ Mitigation Bank, as depicted in Exhibit 3.0. The amount of required mitigation was determined using the Uniform Mitigation Assessment Method in Chapter 62-345, F.A.C. The final scores can be found in Exhibit 3.0.

### **Cumulative Impact Analysis**

Since the mitigation is not located within the same basin as the wetland impacts, a cumulative impact analysis was conducted for the wetlands within the Lake Hart Basin (Basin) pursuant to Rule 10.2.8 of Volume I. This analysis can be found in the ePermitting file.

The analysis identified wetlands in the Basin that were not protected by land use restrictions or dedicated as public preserve land as "at risk". Wetlands preserved/protected accounted for 34.6% of all wetlands in the Basin. Based on the applicant's analysis, if all "at risk" wetlands within the Basin were impacted and all mitigation was conducted outside the Basin, a loss of 65.4% of wetland acreage in the Basin would occur.

The project proposes impacts to approximately 0.07% of the remaining "at-risk" forested wetlands and 0.04% of "at risk" herbaceous wetlands within the Lake Hart Basin. Based on the analysis provided and available information, the District has determined that the project will not result in unacceptable cumulative impacts to the Basin. This conclusion is project specific and does not apply to any other application.

### **Fish, Wildlife, and Listed Species**

The on-site wetlands have the potential to provide habitat for a variety of wetland-dependent species and listed species. No known bald eagle nests exist within the project site, and no nests were observed during on-site surveys. The project site is within a Core Foraging Area (CFA) of four wood stork colonies. No wood storks were observed onsite. The proposed mitigation will provide or improve habitat for wetland-dependent and aquatic species. No aquatic or wetland-dependent listed species or species having special protection were observed to be using the uplands within the project for nesting or denning.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

**Environmental Evaluation Tables:  
Summary**

Wetlands and Other Surface Waters: 12.29 acres  
 Direct Impacts: 11.3 acres  
 Secondary impacts: 0.99 acres  
 Net UMAM Functional Loss/ Gain: 0 units  
 Total Onsite Mitigation Area: 0 acres  
 Total Offsite Mitigation Area: 0 acres  
 Mitigation Provided in Permit No.:

**Total Mitigation Bank Credits Provided**

Mitigation Bank	Type	Total Credits
TM Econ	FH	0.2
TM Econ	FF	0.71
TM Econ	FH	0.68
TM Econ	FF	2.85
<b>Total:</b>		<b>4.44</b>

**Group 1**

**Activities in Wetlands or Other Surface Waters, With Mitigation at a Bank**

ID	Acres	Community Description	Bank Name	Method	Current Score	With Score	Ratio or Add'l factor	Minimum Credits Needed
W1	0.65	Wet Prairies	TM Econ	UMAM	0.3	0	1	0.2
W2 F	1.65	Wetland Forested Mixed	TM Econ	UMAM	0.43	0	1	0.71
W2 H	1.71	Wet Prairies	TM Econ	UMAM	0.4	0	1	0.68
W2 S	0.53	Wetland Forested Mixed	TM Econ	UMAM	0.43	0.33	1	0.05
W3	1.06	Wetland Forested Mixed	TM Econ	UMAM	0.43	0	1	0.46
W3 S	0.22	Wetland Forested Mixed	TM Econ	UMAM	0.43	0.37	1	0.01
W4	3.89	Wetland Forested Mixed	TM Econ	UMAM	0.37	0	1	1.44
W4 S	0.24	Wetland Forested Mixed	TM Econ	UMAM	0.4	0.33	1	0.02
W5	2.34	Wetland Forested Mixed	TM Econ	UMAM	0.37	0	1	0.87
<b>Total:</b>		<b>12.29</b>						

**Related Concerns:****Water Use Permit Status**

The applicant has indicated that public water supply will be used as a source for irrigation water for the project.

The applicant has indicated that dewatering is required for construction of this project. Water Use Application No. 220316-7 is under review. Prior to construction the permittee shall obtain a Water Use permit for construction dewatering, as required by the Special Conditions.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

**Water and Wastewater Service**

City of St. Cloud

**Historical/ Archeological Resources**

On September 27, 2021, the District received a letter from the Florida Department of State, Division of Historical Resources requesting the applicant to perform a systematic, professional archaeological and historical survey. The applicant has arranged to perform the requested archaeological and historical survey for the property and is coordinating with the Florida Department of State, Division of Historical Resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

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



of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the Agency in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and
  - b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

**Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.**

1. The construction authorization for this permit shall expire on the date shown on page 2.
2. Operation and maintenance of the stormwater management system shall be the responsibility of The Crossings Homeowners Association, Inc. Upon completion of construction and in conjunction with submittal of the as-built certification, a request for transfer to the operating entity with supporting documentation must be submitted in accordance with General Condition No. 7.
3. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth.
4. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
5. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.
6. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Orlando Service Center at (407) 858-6100 or via e-mail at: [precon@sfwmd.gov](mailto:precon@sfwmd.gov). When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.
7. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to: [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).
8. Prior to commencement of construction, a Consumptive Use permit for dewatering shall be obtained or demonstration that the work qualifies for the permit by rule under Rule 40E-2.061, F.A.C. shall be provided.

9. Prior to commencement of construction, and in accordance with the work schedule herein, the permittee shall submit documentation from TM-Econ Mitigation Bank that 4.44 mitigation credits for this project have been paid for in full and deducted from the TM-Econ Mitigation Bank's ledger.
10. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.
11. The permittee shall retain the services of a professional archaeologist and perform an archaeological survey as requested in the September 27, 2021 letter from the Department of State, Division of Historical Resources. If historical/archaeological artifacts are discovered, site alteration activities shall be postponed until such time as the Florida Department of State, Division of Historical Resources grants authorization to commence work.

**Project Work Schedule for Permit No. 49-105851-P**

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

<b>Condition No.</b>	<b>Date Added</b>	<b>Description (Application Number)</b>	<b>Due Date</b>	<b>Date Satisfied</b>
GC 4	03/30/2022	Construction Commencement Notice	Prior to Construction	
GC 6	03/30/2022	Submit Certification	30 Days After Construction Completion	
GC 7	03/30/2022	Submit Operation Transfer Request	Within 30 days of Certification	
SC 6	03/30/2022	Pre-Construction Meeting	Prior to Construction	
SC 8	03/30/2022	Obtain a Water Use Permit for Dewatering	Prior to Construction	
SC 9	03/30/2022	Submit Mitigation Bank Ledger Documentation	04/28/2022	
SC 11	03/30/2022	Archeological Survey	Prior to Construction	

GC = General Condition

SC = Special Condition

**Distribution List**

**Robert Newberry, Hanson Walter and Associates**

**FDEP Central District**

**Randy Austin, Austin Environmental Consultants Inc**

**Div of Recreation and Park - District 3**

**Osceola County Engineer**

## **Exhibits**

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at <http://my.sfwmd.gov/ePermitting> and searching under this application number 210903-7353 .

**Exhibit No. 1.0 Location Map**

**Exhibit No. 2.0A Construction Plans**

**Exhibit No. 2.0B Construction Plans**

**Exhibit No. 2.1 Floodplain Analysis**

**Exhibit No. 2.2 Nutrient Calculations**

**Exhibit No. 3.0 Environmental Information**

**Exhibit No. 4.0 Draft Declaration**

Prepared by and return to:  
Johnson, Pope, Bokor,  
Ruppel & Burns, LLP  
T. Luke Markham, Esq.  
401 East Jackson Street, Suite 3100  
Tampa, FL 33062

**NEIGHBORHOOD DECLARATION OF COVENANTS AND CONDITIONS**  
**FOR**  
**CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.**

THIS NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSINGS NEIGHBORHOOD ASSOCIATION, INC. ("Neighborhood Declaration") is made by CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation ("Neighborhood Declarant").

**RECITALS**

A. Clayton Properties Group, Inc., a Tennessee corporation ("Declarant") previously developed CROSSINGS ("Community"), according to the plat thereof recorded in Plat Book 33, pages 53-60, Public Records of Osceola County, Florida ("Plat").

B. Declarant has recorded a Declaration of Covenants, Conditions and Restrictions for Crossings At Jones Road dated April 28, 2023 and recorded May 2, 2023 in Official Records Book 6399, pages 2286-2379, of the Public Records of Osceola, Florida ("Declaration").

C. The terms which are defined in the Declaration and used in this Neighborhood Declaration shall have the meanings in this Neighborhood Declaration ascribed to such terms in the Declaration, except to the extent modified or amended by this Neighborhood Declaration.

D. Declarant reserved the right in Article VI of the Declaration to adopt and record Neighborhood Declarations which are applicable to a particular Neighborhood and which shall be in addition to the provisions of the Declaration. Declarant now desires to adopt certain covenants, restrictions and provisions for assessments solely with respect to Crossings Neighborhood Association, Inc.

E. The following additional defined terms shall have the following meanings when used in this Neighborhood Declaration:

"Builder" shall mean CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

"Home" shall mean an attached single-family dwelling constructed upon and including a Neighborhood Lot.

"Neighborhood" shall mean CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.,



being a part of the Community.

“Neighborhood Articles” shall mean the Articles of Incorporation of the Neighborhood Association in the form attached as Exhibit “B” and all amendments thereto.

“Neighborhood Assessments” shall mean the assessments specified in Article IV of this Neighborhood Declaration.

“Neighborhood Association” shall mean and refer to CROSSINGS NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns.

“Neighborhood Bylaws” shall mean the Bylaws of the Neighborhood Association in the form attached hereto as Exhibit “C” and all amendments thereto.

“Neighborhood Declaration” shall mean this Neighborhood Declaration of Covenants and Restrictions for Crossings Neighborhood Association, Inc., as amended from time to time.

“Neighborhood Declarant” shall mean CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation.

“Neighborhood Directors” shall mean the members of the Board of Directors of the Neighborhood Association and their successors in office, duly elected and serving in that capacity in accordance with the Bylaws.

“Neighborhood Lots” shall mean all of the Lots depicted upon the attached Neighborhood Site Plan and located within the Neighborhood.

“Neighborhood Maintenance” shall mean those maintenance obligations of the Neighborhood Association as defined in Article II herein.

“Neighborhood Members” shall mean each natural person or legally-organized entity that is entitled to membership in the Neighborhood Association, as provided in Section 1.1 of this Neighborhood Declaration.

“Neighborhood Owners” shall mean the holders and owners of the fee simple title to the Neighborhood Lots.

“Neighborhood Property” shall mean the property described in Exhibit “A” and such additions thereto as may hereafter be brought within the jurisdiction of the Neighborhood Association and subject to the terms of this Declaration.

“Neighborhood Site Plan” shall mean that portion of the Plat of Crossings as shown herein as Exhibit “D” and subject to the forgoing Neighborhood Declaration.

“Neighborhood Rules and Regulations” shall mean those rules and regulations established and adopted by the Neighborhood Association in accordance with Article VI, Section 6.5

of this Neighborhood Declaration.

The purpose of this Neighborhood Declaration is to provide restrictions, covenants and provisions for assessments which are solely applicable to the Neighborhood Lots and the Neighborhood.

NOW, THEREFORE, the foregoing definitions, are incorporated herein by reference and the following covenants, restrictions and other provisions are hereby imposed upon the Neighborhood and each for the Neighborhood Lots, all of which shall be deemed covenants running with the land.

## ARTICLE I

### NEIGHBORHOOD ASSOCIATION

1.1 MEMBERSHIP IN THE NEIGHBORHOOD ASSOCIATION. The Neighborhood Association has been incorporated and has Articles of Incorporation and Bylaws in the form of the Neighborhood Articles and the Neighborhood Bylaws, the provisions of which are incorporated herein by reference and made a part of this Neighborhood Declaration. The Neighborhood Owners shall be members of the Neighborhood Association. By acceptance of a deed conveying a Neighborhood Lot, each Neighborhood Owner agreed to be bound by all of the terms, conditions and provisions of this Neighborhood Declaration, the Neighborhood Articles and the Neighborhood Bylaws. Membership in the Neighborhood Association shall be appurtenant to the ownership of the Neighborhood Lots and may not be transferred separate from the ownership of the Neighborhood Lot. Membership shall be established by acquisition of ownership of the fee simple title to a Neighborhood Lot, whether by conveyance, devise, judicial decree or otherwise and by the recordation among the Public Records of Osceola County, Florida of the deed or other instrument establishing the acquisition and designation of the Neighborhood Lot affected. Promptly after recording of the evidence of title, a copy of the recorded evidence of title shall be delivered to the Neighborhood Association. The new Neighborhood Owner designated in such deed or other instrument shall thereupon become a Neighborhood Member and the membership of the prior Neighborhood Owner shall be terminated.

1.2 NEIGHBORHOOD ARTICLES. The Articles of Incorporation of the Neighborhood Association are attached hereto as Exhibit "B" and incorporated herein by referenced.

1.3 NEIGHBORHOOD BYLAWS. The Bylaws of the Neighborhood Association in their initial form are attached hereto as Exhibit "B" and incorporated herein by reference.

1.4 VOTING. The Neighborhood Association shall have two (2) classes of voting membership:

1.4.1. *Class A.* Class A Neighborhood Members shall be those Neighborhood Owners, defined in Section 1.1 above, with the exception of the Neighborhood Declarant while the Neighborhood Declarant holds the Class B membership. Class A Neighborhood Members shall be entitled to one (1) vote for each Neighborhood Lot in which they hold the interest required for

membership by Section 1.1 above. When more than one (1) person or entity holds such interest in any Neighborhood Lot, all such persons shall be Neighborhood Members. The vote for such Neighborhood Lot shall be exercised as the Neighborhood Members among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Neighborhood Lot.

1.4.2. *Class B.* The Class B Neighborhood Member shall be the Neighborhood Declarant, its successors and assigns. The Class B Neighborhood Member shall be entitled to three (3) votes for each Class A Neighborhood Members' vote plus one vote, provided that the Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier, or as otherwise required by Florida law (the "Neighborhood Turnover Date"):

(a) Ninety percent (90%) of the Neighborhood Lots have been conveyed to third-party purchasers other than the Builder; or

(b) Thirty (30) days after the Neighborhood Declarant elects to terminate the Class B membership.

## ARTICLE II

### **RIGHTS AND OBLIGATIONS OF NEIGHBORHOOD ASSOCIATION AND NEIGHBORHOOD OWNERS**

The Neighborhood Association shall have all powers and authority given to corporations for profit and corporations not for profit as provided by law, to the extent permitted by law, except to the extent specially limited in this Neighborhood Declaration, the Neighborhood Bylaws and the Neighborhood Articles. In addition, the Neighborhood Association shall have all powers and duties enumerated in this Neighborhood Declaration, the Neighborhood Articles and the Neighborhood Bylaws. The Neighborhood Association shall have the rights and obligations specified in this Article and shall be responsible for all costs of the Neighborhood Maintenance and all costs and expenses of the operation of the Neighborhood Association.

2.1 **NEIGHBORHOOD ASSOCIATION MAINTENANCE.** The Neighborhood Association shall be responsible for the maintenance, repair and replacement of the following in order to keep the Neighborhood in a neat, attractive condition ("Neighborhood Maintenance"):

2.1.1. *All Neighborhood Common Property.* In addition, the Neighborhood Association shall replace, as scheduled, any and all improvements situated on the Neighborhood Common Property, including, but not limited to, all landscaping, signs, irrigation systems, sidewalks and other structures, including guard gates and entry features, if installed or constructed by the Neighborhood Declarant or the Neighborhood Association, excepting any public utilities and excepting those obligations dedicated to the CDD. The Neighborhood Association shall pay the real property ad valorem taxes and governmental liens assessed against the Neighborhood Common Properties and billed to the Neighborhood Association. Should real property ad valorem taxes or governmental liens as to any Neighborhood Common Properties be assessed against the billed Lots, the Neighborhood Directors shall have the right to determine, in its sole discretion, if

the Neighborhood Association should pay all or any portion of said bill(s) for taxes or liens, and such amount as they determine should be paid by the Neighborhood Association shall be levied as a Special Lot Assessment pursuant to Article IV of this Declaration.

2.1.2. *Any and all grass located on a Neighborhood Owner's Neighborhood Lot.* The cost of such grass maintenance on the Neighborhood Lot is assumed by the Neighborhood Association for the benefit of the entire Neighborhood Property as if same were Neighborhood Common Property, and such costs is considered with the budget as part of grounds' maintenance. The Neighborhood Owner shall not plant any trees or shrubbery on his or her Neighborhood Lot without first obtaining the prior written consent of the Neighborhood Association. The Neighborhood Association is hereby granted an easement over and across each Neighborhood Lot for the purpose of maintaining and cutting the grass, and Neighborhood Owners shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Neighborhood Association, the said consent being conditioned on the Neighborhood Association having free access to the Neighborhood Lot for the purpose of maintaining and cutting the grass.

2.1.3. *The irrigation system for the Neighborhood, including the irrigation of the Neighborhood Common Property and Neighborhood Lots.* Said irrigation system will run both on Neighborhood Lots and Neighborhood Common Property. The cost of such maintenance of the irrigation system on a Neighborhood Lot being assumed by the Neighborhood Association for the benefit of the entire Neighborhood Property as if same were Neighborhood Common Property, and such costs being considered with the budget as part of the grounds' maintenance. The Neighborhood Association is hereby granted an easement over and across each Neighborhood Lot for the purpose of installing and maintaining the irrigation system, and the Neighborhood Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Neighborhood Association. A Neighborhood Owner shall be responsible for payment of any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Neighborhood Owner's Neighborhood Lot or the Neighborhood Common Property, caused by Neighborhood Owner, any member of the Neighborhood Owner's family, any guests, invitees, tenants, contractors, workers or agents of the Neighborhood Owner.

2.2 NEIGHBORHOOD OWNER MAINTENANCE. Except as otherwise provided herein, each Neighborhood Owner shall be responsible for the maintenance, repair and replacement of the Home and all improvements situated on his or her Neighborhood Lot and such other areas as are provided herein, in a clean, sanitary, neat, safe and orderly condition, including without limitation, all obligations for structural maintenance, repair or replacement of walls, windows and roofs, including gutters, downspouts and skylights, patios, screens, balconies, tiles, doors (including all framing and casing), any air-conditioning or water softening fixtures or equipment, or any equipment facilities or other items whatsoever installed within or placed upon any Neighborhood Lot by any Neighborhood Owner including its agents, or other designees and/or any other maintenance obligations designated as the Neighborhood Owners' responsibilities from time to time in the Neighborhood Declaration or the Neighborhood Rules and Regulations. If any Neighborhood Owner breaches the covenants contained within this Section 2.2, the Neighborhood Association may enforce same in accordance with the provisions of this Neighborhood Declaration. The Neighborhood Owner shall obtain written consent of the Neighborhood Association prior to making any modifications requiring approval under the Declaration or this

Neighborhood Declaration. Specifically, each Neighborhood Owner shall be responsible for the following:

2.2.1. *Driveways.* Each Neighborhood Owner shall maintain, repair, and replace any driveway servicing his or her single Neighborhood Lot.

2.2.2. *Exterior painting and pressure washing of the Home and improvements thereon as required by the Neighborhood Association in accordance with this section.* It is anticipated that the Neighborhood Association shall require all Homes to be painted five (5) years from the date of the issuance of each Home's certificate of occupancy, and then every five (5) years thereafter. In addition, it is anticipated that the Neighborhood Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressure washed three (3) years from the date of the issuance of each Home's certificate of occupancy, and then every three (3) years thereafter. The Neighborhood Directors shall convene a duly noticed meeting to determine when the uniform exterior painting and pressure washing shall be required for all Homes in the Neighborhood and each Neighborhood Owner shall have at least 120 days to commence the work after the Neighborhood Association provides written notification of required painting or cleaning. Each Neighborhood Owner shall have the right to paint or clean more frequently than required by the Neighborhood Association, provided that prior written approval of paint is obtained from the Neighborhood Directors. Notwithstanding the foregoing, by majority vote of the Neighborhood Members at a duly noticed meeting, the Neighborhood Association may enter into a contract for painting or pressure washing of all Homes in the Neighborhood and charge each Neighborhood Owner its equal share of the cost thereof as a Special Lot Assessment. If any Neighborhood Owner fails or refuses to paint or pressure wash its Home or other improvements as required herein, the Neighborhood Association may perform the work and charge the Neighborhood Owner the cost thereof as a Special Lot Assessment.

2.2.3. *The repair and replacement of the roof of the Home as required by the Neighborhood Association in accordance with this section.* It is anticipated that the Neighborhood Association shall require all roofs to be replaced twenty (20) to twenty-five (25) years from the date of the issuance of each Home's certificate of occupancy, and then every twenty (20) to twenty-five (25) years thereafter. The Neighborhood Directors shall convene a duly noticed meeting to determine when the uniform replacement of the roofs shall be required for all Homes in the Neighborhood and each Neighborhood Owner shall have at least 120 days to commence the work after the Neighborhood Association provides written notification of required roof replacement. The Neighborhood Directors reserve the right to require that the roof of each group of Homes be replaced at one time. Each Neighborhood Owner shall have the right to replace his or her roof more frequently than required by the Neighborhood Association, provided that prior written approval of the type of shingle is obtained from the Neighborhood Directors. Notwithstanding the foregoing, by majority vote of the Neighborhood Members at a duly noticed meeting, the Neighborhood Association may enter into a contract for the replacement of the roofs of all Homes in the Neighborhood and charge each Neighborhood Owner its equal share of the cost thereof as a Special Lot Assessment. If any Neighborhood Owner fails or refuses to repair or replace the roof of his or her Home as required herein, the Neighborhood Association may perform the work and charge the Neighborhood Owner the cost thereof as a Special Lot Assessment.

**2.2.4. Exterior surfaces.** Each Neighborhood Owner shall maintain, repair and replace the exterior surfaces of his or her respective Home, including, but not limited to, any stucco on the exterior surface of the Homes. Exterior walls are improved with a finish material composed of stucco or cementitious coating (collectively, "Stucco/Cementitious Finish"). While Stucco/Cementitious Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Stucco/Cementitious Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the stucco application. This is normal behavior and considered a routine maintenance item for each Neighborhood Owner. Each Neighborhood Owner is responsible to inspect the Stucco/Cementitious Finish to the exterior walls for cracking and engage a qualified profession to seal those cracks and repair the affected area. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking, or separating. If the inspection reveals any such items, the Neighborhood Owner is responsible for engaging a qualified professional to clean, repair, re-caulk, and repaint those areas of the Home. A Neighborhood Owner is responsible for all maintenance and repairs described in this Section 2.2.4, which should be completed in a timely fashion to prevent any damage to the Home.

**2.2.5. All maintenance of any landscaping installed on the Neighborhood Lot by the Neighborhood Owner pursuant to the Neighborhood Association's approval.** The Neighborhood Association and CDD are hereby granted an easement over and across each Neighborhood Lot for the purpose of maintaining the landscaping in accordance herewith. Neighborhood Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Neighborhood Declarant or the Neighborhood Association or any landscape material required to remain pursuant to a permit or other governmental regulation. Any Neighborhood Owner violating the restrictions of this section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work.

**2.2.6. Party walls.** Each common wall shared by two Neighborhood Lots shall be a party wall for the perpetual benefit of and use by the Neighborhood Owners of each respective Neighborhood Lot. Each such Neighborhood Lot and Neighborhood Owner is hereby granted an easement for the existence of the party wall to the extent it encroaches on the adjoining Neighborhood Lot, whether the encroachment exists is a result of initial construction, reconstruction or natural settling or shifting. Except as otherwise provided herein, each Neighborhood Owner shall bear the responsibility to repair and maintain the unfinished surface of the exterior portion of the party wall which is located within his or her residence. Both Neighborhood Owners shall equally share the cost of repair and maintenance of the structural and interior portions of the party wall. However, if either Neighborhood Owner's negligence or willful misconduct causes damage to the party wall, such Neighborhood Owner shall bear the entire cost of repair. Each Neighborhood Owner shall have the right to enter the adjacent Lot, including the residence located thereon, where necessary in connection with the repair or maintenance of a party wall, upon reasonable prior notice to the affected Neighborhood Owner(s) and at reasonable times and an easement for same is hereby created. Any repair or reconstruction shall utilize substantially similar materials, design and location as originally existed. No openings may be cut in the party wall or structural changes made thereto, unless agreed upon by the Neighborhood Owners sharing the party wall.

2.3 CDD MAINTENANCE. The CDD shall be responsible for the operation, management, maintenance, repair and replacement of the following:

2.3.1. Any Surface Water Management System. Such operation, management, maintenance, repair and replacement must be in a manner consistent with a South Florida Water Management District permit and rules.

2.3.2. Any other drainage and retention systems and easements conveyed by the Neighborhood Association to the CDD.

2.3.3. Any and all streetlights contained within the Neighborhood.

2.3.4. Any and all landscape easements, including trees within the right of ways and the Neighborhood Common Property, as required by the City of St. Cloud Land Development Code.

2.3.5. Tracts as shown on the Plat, and not otherwise dedicated to Osceola County or retained by the Declarant for purposes of future development.

### **ARTICLE III**

#### **RESTRICTIONS**

3.1 PROHIBITED ACTIVITIES AND USES. No activity or use shall be allowed on the Neighborhood Property that is a source of unreasonable annoyance, embarrassment or discomfort to the Neighborhood Owners or their tenants, invitees, or guests, or that interferes with the peaceful possession and proper use and enjoyment of the Neighborhood Property, nor shall any improper, unsightly, offensive or unlawful use shall be made of any Home or Neighborhood Common Property, and all laws and regulations of the applicable governmental bodies shall be observed. The Neighborhood Property shall be used, enjoyed and occupied in such manner as not to cause or produce any of the following effects discernable outside any Home: noise or sound that is objectionable because of its volume, duration, beat, frequency or shrillness; smoke, noxious, toxic 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 reception by any other Neighborhood Owner.

3.2 ANIMALS. Birds, fowl, fish, dogs, cats, reptiles, insects and all other non-human, non-plant living organisms under fifty (50) pounds (“Animals”) may be kept as pets only, and shall not be held or offered for sale or maintained or bred for any commercial purposes. Any number of pets in excess of two (2) Animals is prohibited. Under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the “Pit Bull” (as hereinafter defined), Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Neighborhood Property. A “Pit Bull” is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially confirm to the standards established by the American Kennel

Club or United Kennel Club for any of the above breeds.

3.3 GARBAGE AND TRASH. No trash, garbage or other waste material or refuse shall be placed, stored or permitted to accumulate on any Neighborhood Lot except in covered or sealed containers approved by the Neighborhood Association. All such containers must be stored within each residence or concealed by means of a wall or enclosure.

3.3 PARKING AND MOTOR VEHICLES.

3.3.1. No vehicle shall be parked anywhere but on paved areas intended for that purpose. Parking on lawns, landscaped areas, roadways and the Neighborhood Common Property is prohibited, unless specifically approved or designated for such purpose. Neighborhood Lot Owners and guests shall park their automobiles in the garage or driveway of or pertaining to a Neighborhood Lot.

3.3.2. No unlicensed vehicle or inoperable vehicle, defined as a vehicle that cannot operate on its own power, shall remain in the Neighborhood for more than twelve (12) hours, except as contained within the closed confines of the garage of or pertaining to a Neighborhood Lot.

3.3.3. No repair or maintenance of vehicles shall be made within the Neighborhood, except within the closed confines of the garage of or pertaining to a Neighborhood Lot or for emergency repairs, and then only to the extent necessary to enable the movement thereof to a repair facility outside of the Neighborhood.

3.3.4. No "commercial vehicle" (i) shall be permitted to be parked in the Neighborhood unless such commercial vehicle is temporarily present and necessary in the actual construction, maintenance or repair of a Neighborhood Lot or the Home thereon or other improvements in the Neighborhood, or (ii) shall be permitted to be parked overnight or stored in the Neighborhood unless fully enclosed within a garage. For the purposes of this Neighborhood Declaration, "commercial vehicle" means a vehicle which is determined by the Neighborhood Association to be for a commercial purpose in excess of 7,500 pounds (and the Neighborhood Association shall take into consideration, among other factors, lettering, graphics or signage located on or affixed to the exterior of the vehicle which identifies a business or commercial enterprise, but the existence of such lettering, graphics or signage shall not be absolute). Police cars shall not be deemed commercial vehicles.

3.4 SIGNS. No sign, solicitation, advertisement, notice, letter or other graphic material or device may be exhibited, displayed, inscribed, painted or affixed upon any Neighborhood Lot or Home without prior written consent of the Neighborhood Association, except for one (1) "For Sale" or "For Rent" sign or notice may exhibited or displayed on a Neighborhood Lot. The restrictions of this Section 3.4 shall not apply to any sign, solicitation, advertisement, notice, letter or other graphic material or device that is exhibited, displayed, inscribed, painted or affixed: (a) by the Neighborhood Declarant or anyone authorized in writing by the Neighborhood Declarant; (b) as required by applicable law or legal proceeding; or (c) as permitted by any sign license or easement granted or reserved by the Neighborhood Declarant or Neighborhood Association.



3.5 FENCES. Except for any fences constructed or installed by the Neighborhood Declarant, the CDD or Neighborhood Owners in accordance with this Section 3.5, there shall be no fence permitted on any Neighborhood Lot.

3.6 PORCHES AND GARAGES. Any exterior porch or patio attached to a Home shall not be used for the storage of any items or personal property and must be kept in a clean, neat and attractive manner. No garage or front porch or patio may contain a screen enclosure. All garage doors shall be maintained in operating condition and shall not be removed except for replacement. No garage may be improved for purposes of making same a living area, nor shall any garage be used for the operation of a business or for any commercial purpose of any type.

3.7 LAWNS. No lawn ornaments or additional plantings shall be installed, attached or affixed to any Neighborhood Lot, other than those installed, attached or affixed to same by the Neighborhood Declarant or Builder.

3.8 EXTERIOR ALTERATIONS. There shall be no improvement, installation, alteration, addition or modification to the exterior of any Home including, but not limited to, the installation of a patio, without the prior written consent of the Neighborhood Association.

## ARTICLE IV

### ASSESSMENTS

4.1 NEIGHBORHOOD ASSESSMENT. For the operation of the Neighborhood Association and the performance of the Neighborhood Maintenance and the other obligations of the Neighborhood Association and for the purpose of complying with the other terms, conditions and provisions imposed upon the Neighborhood Association by this Neighborhood Declaration, the Neighborhood Declarant declares it necessary to require Neighborhood Owners to pay annual assessments and special individual assessments in the manner specified below and in the Neighborhood Bylaws and each Neighborhood Owner accepts the obligation to pay the Neighborhood Assessments and covenants and agrees to pay such Neighborhood Assessments by the acceptance of such owner's deed.

4.2 PURPOSE OF ANNUAL NEIGHBORHOOD ASSESSMENTS. Annual Neighborhood Assessments shall be levied by the Neighborhood Association in accordance with the provisions of this Neighborhood Declaration and the Neighborhood Bylaws and shall be used exclusively to promote the health, safety, welfare, recreation, common benefit and enjoyment of the Neighborhood Owners and others residing and of each dwelling constructed on each Neighborhood Lot. Annual Neighborhood Assessments shall include, and the Neighborhood Association shall expend out of the funds derived from the annual Neighborhood Assessments, the following costs and expenses:

4.2.1. The cost of performing the Neighborhood Maintenance required by or permitted by this Neighborhood Declaration to be performed by or at the direction of the Neighborhood Directors.

4.2.2. The cost of liability insurance insuring the Neighborhood Association against any and all liability to the public, to any of the Neighborhood Owners or to any invitee or tenant of any Neighborhood Owner arising out of the activities and responsibilities in the Neighborhood Association. The policy limits shall be set by the Neighborhood Directors and shall be reviewed at least annually and increased or decreased in the discretion of the Neighborhood Directors.

4.2.3. The cost of workers' compensation insurance to the extent required by Applicable Law and any other insurance deemed necessary by the Neighborhood Directors.

4.2.4. The cost of standard fidelity bond covering all Neighborhood Directors and all other employees of the Neighborhood Association in an amount to be determined by the Neighborhood Directors.

4.2.5. The cost of any other materials, supplies, furniture, labor, services, (including professional services such as legal, accounting, engineering and architectural), maintenance, repairs, insurance, which the Neighborhood Association is required to secure or pay pursuant to the terms of this Neighborhood Declaration or by law, or which shall be necessary or proper in the opinion of the Neighborhood Directors for the performance of the responsibilities of the Neighborhood Association or for the enforcement of the provisions of this Neighborhood Declaration.

4.3 NEIGHBORHOOD ASSESSMENT PROVISIONS. The provisions with respect to Neighborhood Assessments, the manner in which Neighborhood Assessments are to be adopted, interest on Neighborhood Assessments and other provisions with respect to Neighborhood Assessments are provided in the Neighborhood Bylaws, the terms, conditions and provisions of which are specifically incorporated into this Neighborhood Declaration by reference.

4.4 ANNUAL NEIGHBORHOOD ASSESSMENT. The initial Annual Neighborhood Assessment for the first fiscal year of the Neighborhood Association (calendar year 2023) shall be \$1,200.00 annually, and paid in quarterly installments of \$300.00 per quarter per Neighborhood Lot. The Neighborhood Directors shall establish the amount of the Annual Neighborhood Assessments in the manner provided in the Neighborhood Bylaws and shall also establish the frequency and due dates of Annual Neighborhood Assessments. If expenses exceed the amount established in the budget, the Neighborhood Directors may increase the Annual Neighborhood Assessment as a result of such unanticipated increase in the expenses in the same manner as Annual Neighborhood Assessments are established in the Neighborhood Bylaws. So long as the Neighborhood Declarant is in control of the Neighborhood Association and is entitled to elect a majority of the Neighborhood Directors, the Neighborhood Declarant will not be obligated to pay assessments; provided, however, that the Neighborhood Declarant obligates itself to pay any operating expenses incurred by the Neighborhood Association that exceed that Neighborhood Assessments receivable from Neighborhood Members, other than the Neighborhood Declarant, together with other revenue and receipts of the Neighborhood Association. The Neighborhood Declarant shall have the right to be released from the foregoing commitment to pay any shortfall or deficit occurring or arising after the Neighborhood Declarant gives notice of its desire turnover, and does turnover, control of the Neighborhood Association to the Neighborhood Members other than the Neighborhood Declarant.

4.5 COMMENCEMENT OF ANNUAL ASSESSMENTS. Annual Neighborhood Assessment provided for above with respect to a particular Neighborhood Lot shall commence on the date of the sale of such Neighborhood Lot by the Neighborhood Declarant. Written notice of the annual assessment shall be sent to each Neighborhood Owner and the due date shall be established by the Neighborhood Directors. The Neighborhood Association shall, upon demand of a Neighborhood Owner, and for a reasonable charge, furnish a certificate signed by an officer of the Neighborhood Association setting forth whether the assessments on a specified Neighborhood Lot have been paid. A properly executed certificate of the Neighborhood Association as to the status of Neighborhood Assessments on a Neighborhood Lot is binding upon the Neighborhood Association as of the date of its issuance.

4.6 UNIFORM RATE OF ASSESSMENTS. Annual Neighborhood Assessments must be fixed at a uniform rate for all Neighborhood Lots and may be collected on a monthly, quarterly or annual basis, as determined by the Neighborhood Directors.

4.7 CAPITAL CONTRIBUTION ASSESSMENT. In addition to the Annual Neighborhood Assessment, upon the acquisition of record title to any Home or Neighborhood Lot, there shall be a non-refundable contribution assessment ("Capital Contribution Assessment") toward the working capital of the Neighborhood Association, in the amount of \$300.00 per Home or Neighborhood Lot, to be paid to the Neighborhood Association by the third-party purchaser, other than the Builder, at the time of any closing on the purchase of either any Home or Neighborhood Lot, whether or not such closing is a "first time" sale, or resale of any such property.

4.8 SPECIAL LOT ASSESSMENT. In addition to the Annual Neighborhood Assessment, the Neighborhood Declarant Association may levy in any fiscal year a special assessment ("Special Lot Assessment") applicable to that year only for the purpose of defraying, in whole or in part, known expenses which exceeded, or when mature will exceed, the budget prepared and on which the Annual Neighborhood Assessment was based, or as otherwise described in this Article IV.

4.9 SPECIFIC LOT ASSESSMENT. Any and all accrued liquidated indebtedness of any Neighborhood Owner to the Neighborhood Association arising under any provision of this Neighborhood Declaration also may be assessed by the Neighborhood Association against such Neighborhood Owner's Neighborhood Lot after such Neighborhood Owner fails to pay it when due and such default continues for thirty (30) days after written notice ("Specific Lot Assessment"); provided, however, that no Specific Lot Assessment shall be levied in connection with a fine levied by the Neighborhood Association pursuant to Chapter 720, Florida Statutes.

4.10 LIEN FOR NEIGHBORHOOD ASSESSMENTS. The Neighborhood Association shall have a lien on a Neighborhood Lot for all unpaid assessments applicable and chargeable to the Neighborhood Owner, together with interest thereon and cost of collection specified in Section 4.11 below. The lien shall be superior to all other liens and encumbrances on the Neighborhood Lot, except for the lien for ad valorem taxes and the lien for all sums which the Neighborhood Owner is obligated to pay under any mortgage encumbering such Neighborhood Lot duly recorded in the public records of Osceola County, Florida. All other persons acquiring liens or encumbrances on any Neighborhood Lot after this Neighborhood Declaration shall have been

recorded in the public records, shall be deemed to consent to the liens and assessments of the Neighborhood Association and such other liens and encumbrances shall be inferior to future liens for Neighborhood Assessments whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances. The Neighborhood Association may but is not obligated to as a prerequisite to enforcing its lien rights, record in the public records of Osceola County, Florida, a notice of the lien setting forth the amount of any delinquent Neighborhood Assessment. A sale or transfer of any Lot shall not affect the assessment lien or the obligation of a Neighborhood Owner to pay the Neighborhood Assessment and other amounts due the Neighborhood Association.

4.11 ENFORCEMENT OF LIEN AND COLLECTION. The Neighborhood Directors may take such action as they deem necessary to collect delinquent Neighborhood Assessments, by legal proceedings personally against a Neighborhood Owner or by proceedings to enforce and foreclose the lien for the Neighborhood Assessments and may settle and compromise such amounts that are due, if deemed by the Neighborhood Directors to be in the best interests of the Neighborhood Association, which settlement or compromise will not be deemed a waiver of the rights of the Neighborhood Association against future rights to collect and enforce. All costs and fees incurred by the Neighborhood Association or the management company employed by the Neighborhood Association as a result of the non-compliance by a Neighborhood Owner of the obligations of the Neighborhood Owner under this Neighborhood Declaration, including, without limitation, costs of collecting delinquent assessments, shall be the Neighborhood Owner's obligation to pay. The foregoing costs and fees shall include all fees and costs charged by the management company employed by the Neighborhood Association related to the non-compliance by the Neighborhood Owner, all attorneys' fees, paralegal fees and costs incurred by the Neighborhood Association at the pretrial and trial levels and in connection with all appellate proceedings, and in connection with bankruptcy and administrative proceedings arising out of or related to any non-compliance by a Neighborhood Owner of any obligation of the Neighborhood Owner under this Neighborhood Declaration. Each Neighborhood Owner by the acceptance of the deed to such Neighborhood Owner's Neighborhood Lot vests in the Neighborhood Association or its agents the right and power to bring all actions against such Neighborhood Owner personally for the collection of the Neighborhood Assessments and all costs of collection as a debt or to foreclose the lien in the same manner as other liens for improvement of real property are foreclosed. The lien provided for in this section shall be in favor of the Neighborhood Association. No Neighborhood Owner may waive or otherwise escape liability for the Neighborhood Assessments provided for in this Article IV by abandonment of such Neighborhood Owner's Neighborhood Lot. At any foreclosure sale held pursuant to a foreclosure of the lien, the Neighborhood Association shall be entitled to bid at such sale and to apply as a cash credit against the Neighborhood Association's bid all sums due the Neighborhood Association covered by the lien being foreclosed.

4.12 RIGHTS OF MORTGAGEE. Notwithstanding anything to the contrary contained in this Neighborhood Declaration, the liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a Neighborhood Lot by foreclosure or by deed in lieu of foreclosure for the unpaid Neighborhood Assessments that became due before the mortgagee's acquisition of title shall be the lesser of (i) the Neighborhood Lot's unpaid common expenses and Neighborhood 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 Neighborhood Association or (ii) one percent (1%) of the original mortgage debt. The new Neighborhood Owner shall become liable for payment of the Neighborhood Assessments from the date such new Neighborhood Owner acquires title to the Neighborhood Lot.

4.13 **HOMESTEAD**. By acceptance of a deed, each Neighborhood Owner is deemed to acknowledge that the obligations created by the assessments provided for in this Neighborhood Declaration and in the Neighborhood Bylaws, constitute obligations benefiting homestead property.

4.14 **ASSOCIATION ASSESSMENTS**. In addition to the Neighborhood Assessments provided for in this Article, each Neighborhood Owner shall pay the required Crossings At Jones Road Homeowners Association, Inc. ("Association") Assessments, as more particularly described in Article VIII of the Declaration.

## **ARTICLE V**

### **NEIGHBORHOOD DECLARANT'S ADDITIONAL RESERVED RIGHTS**

In addition to any and all other rights reserved by the Neighborhood Declarant in this Neighborhood Declaration, the Neighborhood Articles and the Neighborhood Bylaws, and notwithstanding any other provision set forth in this Neighborhood Declaration, the Neighborhood Articles and the Neighborhood Bylaws to the contrary, the Neighborhood Declarant reserves the right to:

5.1 Grant exceptions, waivers and variances from the strict application of the provisions of this Neighborhood Declaration, in the sole and absolute discretion of the Neighborhood Declarant, which shall not be construed or interpreted to grant to any other persons, upon subsequent application, the right to receive the approval of an application for an exception, waiver or variance.

5.2 Amend this Neighborhood Declaration for the purpose of compliance with Applicable Laws, for the purpose of complying with the requirements of any permits applicable to the Neighborhood and the for the purpose of complying with the requirements of any governmental entity, all without the joinder or consent of any Neighborhood Owner, mortgagee, or other party.

5.3 Amend this Neighborhood Declaration for the purpose of correcting scrivener's errors and for the purpose of clarifying or interpreting any of the provisions of this Neighborhood Declaration, all without the joinder or consent of the Neighborhood Owner, mortgagee or other party.

## ARTICLE VI

### GENERAL PROVISIONS

6.1 DURATION. The provisions of this Neighborhood Declaration are imposed upon the Neighborhood for a term of twenty-five (25) years from the date this Neighborhood Declaration is recorded and shall automatically be extended for successive ten (10) year periods unless and until they are amended as hereinafter provided.

6.2 ENFORCEMENT. The Neighborhood Declarant, the Neighborhood Association or any Neighborhood Owner shall have the right to enforce, by any proceeding at law or in equity, all of the restrictions, conditions and covenants imposed by this Neighborhood Declaration. The failure to enforce, in whole or in part, any of the said restrictive covenants or conditions for any length of time shall not be a waiver of the right to enforce such restrictions and the Neighborhood Declarant assumes no responsibility or liability for his failure to enforce the said restrictive covenants and conditions. In the event that the any Neighborhood Owner fails to perform any repair or maintenance obligation or other affirmative duty or obligation specified in this Neighborhood Declaration, the Neighborhood Association shall have the right, but not the responsibility or duty, to enter upon the Neighborhood Lot and perform such repair and maintenance or perform such other duty or responsibility of the Neighborhood Owner, after providing the Neighborhood Owner at least fourteen (14) days prior written notice and the Neighborhood Association is hereby granted a temporary easement for such purposes. In the event of such entry and the performance of such work, the Neighborhood Owner shall be obligated to reimburse the Neighborhood Association, as applicable, for the costs incurred, together with an administrative charge of twenty percent (20%) of such cost, which shall be due and payable within a period of ten (10) days after written notice of the amount of such claim, failing which, the Neighborhood Association shall be entitled to all rights and remedies for collection of such amount in the same manner as the collection of an assessment and shall have the right to file a lien against such Neighborhood Lot, in the same manner as the filing of a lien for assessment, which shall be enforceable in the same manner as the lien for the Neighborhood Assessment. In connection with the entry upon any Neighborhood Lot for the purpose of carrying out the foregoing rights, the Neighborhood Association may delegate the right of entry and the right to perform such work to such contractor and agent, including the Neighborhood Declarant, as the Neighborhood Association shall deem appropriate and necessary.

6.3 ASSIGNMENT OF RIGHTS. The Neighborhood Declarant has reserved certain rights in this Neighborhood Declaration concerning the Neighborhood and obtaining exceptions to certain provisions of this Neighborhood Declaration. The Neighborhood Declarant may assign and transfer such rights, provided such transfer is made in connection with the sale by the Neighborhood Declarant of all of the Neighborhood Declarant's then interest in the Neighborhood Lots, or is made to the Neighborhood Association.

6.4 AMENDMENT. Except with respect to matters reserved by the Neighborhood Declarant herein, this Neighborhood Declaration may only be amended by the affirmative vote of not less than 2/3 (two-thirds) of each class of membership present and voting in person or by proxy at a duly called and held meeting of the Neighborhood Members, if there are two classes of

membership at the time of the amendment; or the affirmative vote of not less than 2/3 (two-thirds) of the membership present and voting in person or by proxy at a duly called and held meeting of the Neighborhood Members, if there is only one class of membership at the time of the amendment. An amendment to this Neighborhood Declaration shall be evidenced by an instrument signed by the President or Vice President of the Neighborhood Association, setting forth the text of the amendment which shall depict the words deleted by lining through such words and the words added by underlining such new words. Such instrument shall also certify that the amendment has been approved by the affirmative vote of not less than 2/3 (two-thirds) of each class of the membership present and voting in person or by proxy at a duly called and held meeting of the Neighborhood Members, if there are two classes of membership at the time of the amendment, or that the amendment has been approved by the affirmative vote of not less than 2/3 (two-thirds) of the membership present and voting in person or by proxy at a duly called and held meeting of the Neighborhood Members if there is only one class of membership at the time of the amendment, and shall be recorded among the public records of Osceola County, Florida.

6.5 NEIGHBORHOOD RULES AND REGULATIONS. The Neighborhood Association has the right, power and duty to establish rules and regulations for the maintenance and upkeep of the Neighborhood Lots and for other purposes as specified in this Neighborhood Declaration.

6.6 CONFLICT. In the event of conflict between the Declaration and this Neighborhood Declaration, the more restrictive provision shall control.

6.7 HEADINGS. The headings contained herein are for the ease of reference only and do not constitute sustentative provisions of this instrument.

6.8 VARIATIONS IN PRONOUNS; GENDER AND NUMBER. Each pronoun shall include any gender or number thereof as the identity of its antecedent may require. When any reference herein is made to any gender, such reference shall be deemed to include masculine, feminine or neuter, as appropriate, and any reference herein to any number shall be deemed to include both singular and plural where the context permits or requires.

6.9 ATTORNEYS FEES AND COSTS. In connection with any litigation arising under any provision of this Neighborhood Declaration, the prevailing party shall be entitled to recover all costs and expenses incurred in connection therewith, including reasonable attorneys' fees and costs and paralegal fees, at the trial and appellate levels.

6.10 SEVERABILITY. The invalidation by any Court of any provision of this Neighborhood Declaration shall not in any way affect any of the other provisions which shall remain in full force and effect.

6.11 BENEFIT. The foregoing restrictive covenants and conditions shall constitute covenants running with the land and the provisions of this Neighborhood Declaration shall be binding upon and shall be for the benefit of all of the present and future Neighborhood Owners, their heirs, devisees, personal representatives, grantees, successors and assigns.

6.12 EXCLUSIVE REMEDY. Lot Owner(s) hereby agree that all express or implied warranties, including any oral or written statements or representations made by the Declarant or any other person, and any implied warranty of habitability, merchantability or fitness, are disclaimed by the Declarant and are hereby waived by the Lot Owner(s) to the fullest extent possible under the law. In addition, the Lot Owner(s) waive the right to seek damages or other legal or equitable remedies from the Declarant, its subcontractors, agents, vendors, suppliers, design professionals and material men, under any other common law or statutory theory of liability, including but not limited to negligence, strict liability, or the alleged existence of a construction defect.

6.13 ARBITRATION/MEDIATION. Any controversy, claim or dispute arising out of, or in any manner relating to this Declaration, the construction of, Lot Owner'(s) purchase of the Home, including any claim alleging a construction defect as that term is defined under Florida Law shall be resolved in its entirety by Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association ("AAA") and the Federal Arbitration Act (Title 9 of the United States Code) and the judgment rendered by the arbitrator(s) may be confirmed, entered, and enforced in any State court of having jurisdiction over the parties. Any issues relating to whether or not a particular claim or claims is subject to arbitration, as well as any claim by any party to an award costs including attorney's fees shall be determined by the Arbitrators. As a condition precedent to any demand for arbitration, the dispute shall first be mediated in accordance with the Construction Industry Mediation Rules of the AAA, or such other mediation organization selected by Declarant.

6.14 NO JOINDER WITH ANY OTHER ACTIONS; RETENTION OF ALL RIGHTS; AND WAIVER OF RIGHT TO JOIN A CLASS. Lot Owner(s) agrees that it will retain, and neither grant, nor assign to others, pursuant to Chapter 720 Florida Statutes, or in any other manner, any rights claims or causes of action arising out of, or in connection with these declarations. Lot Owner(s) will not institute any claim, action, or cause of action with others, nor join in any claim with others, and Lot Owner(s) shall not voluntarily join, or participate as a member of any class, in any judicial action or alleging, involving, or relating to matters which are capable of, or subject to arbitration pursuant to this paragraph.

6.15 RIGHT TO CURE PROVISION. CHAPTER 558, FLORIDA STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY (60) DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY A WRITTEN NOTICE REFERRING TO CHAPTER 558 OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS. WHILE YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE, YOU HEREBY WARRANT, AFFIRM, AND AGREE THAT YOU, AND ANY ENTITY ACTING ON YOUR BEHALF, WILL AFFORD DECLARANT THE OPPORTUNITY TO MAKE ALL REPAIRS



DECLARANT WISHES TO MAKE AS A RESULT OF ANY ALLEGED CONSTRUCTION DEFECT, OR LEGAL ACTION INSTITUTED BY YOU, OR ON YOUR BEHALF ALLEGING ANY MANNER A CONSTRUCTION DEFECT. THIS FLORIDA LAW AS WELL AS YOUR AGREEMENT SET FORTH IN THE PRECEDING SENTENCE APPLIES TO AND IS ENFORCABLE IN ANY ARBITRATION PROCEEDING WHICH TAKES PLACE.

6.16 ENVIRONMENTAL RISKS. Any home and its occupants may be exposed to various environmental conditions in or near the home including, but not limited to, radon gas, gamma radiation, electromagnetic fields from power lines and appliances, the presence of surface and underground utility facilities, and the possibility of air, water, and soil pollution. Declarant has no expertise concerning such conditions or any affect they may have on the home or its occupants. Declarant makes no representations or warranties, express or implied, about the existence and/or extent of such conditions and expressly disclaims any liability for any damage which such conditions might cause to the home or its occupants. Lot Owner(s) agrees to hold Declarant harmless in the event any of these conditions are discovered and waives and releases Declarant in advance from any claims against Declarant in any way related to the presence of, or which may arise out of, said conditions. These conditions may be identified and investigated by Lot Owner(s) at any time through their exercise of due diligence including, but not limited to making inquiry regarding the matters, and/or with a site inspection or home inspection. It is the Lot Owner's sole responsibility to obtain such an inspection. For additional information, Lot Owner's can contact local, state or federal environmental agencies or other available sources.

6.17 INTERPRETATION. Any provision or provisions of this Declaration shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

6.18 WAIVER OF TRIAL BY JURY. It is understood that any dispute arising out of, or in any way related to this Declaration shall be resolved by Arbitration, however, if for any reason that does not occur, the Lot Owner(s) waives all right to trial by jury and shall make no request or demand for jury trial in any legal proceeding.

*[Signature Page to Follow]*

Executed this 2 day of May, 2023.

**IN WITNESS WHEREOF**, the Neighborhood Declarant has caused this Neighborhood Declaration to be executed by its lawful officer, hereunto duly authorized, on the date first above written.

**CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation

Denise Abercrombie  
Signature of Witness

Denise Abercrombie  
Printed Name of Witness

Kimber Cromer  
Signature of Witness

Kimber Cromer  
Printed Name of Witness

[Signature]  
By: D. JOEL ADAMS  
Its: Vice Pres.

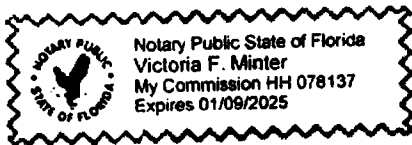
STATE OF Florida  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 2nd day of May, 2023, by D. Joel Adams, as Vice President of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, on behalf of the corporation,  who is personally known to me or [ ] who produced \_\_\_\_\_ as identification.

(seal)

Victoria F. Minter  
Notary Public

My commission expires: 01/09/2025



**JOINDER AND CONSENT**  
**BY DECLARANT TO**  
**NEIGHBORHOOD DECLARATION OF COVENANTS AND CONDITIONS FOR**  
**CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.**

**KNOW ALL PERSONS BY THESE PRESENTS THAT**, for good and valuable consideration the receipt and sufficiency of which are acknowledged by **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation (“Declarant”), Declarant, in its capacity as the declarant of Crossings At Jones Road Homeowners Association, Inc. (the “Association”) hereby joins into and consents to the Neighborhood Declaration of Covenants and Conditions for Crossings Neighborhood Association, Inc. and the Exhibits attached thereto (“Neighborhood Declaration”) and hereby agrees that, effective immediately upon the recordation of the Neighborhood Declaration in the Public Records of Osceola County, Florida, Crossings Neighborhood Association, Inc. Property (“Neighborhood Property”) shall be owned, improved, used, occupied, leased, mortgaged, transferred, sold and conveyed subject to the reservations, covenants, conditions, restrictions, easements, charges and liens set forth in the Neighborhood Declaration, and the Declaration and the Neighborhood Declaration shall run with the title to the Neighborhood Property and shall bind all persons having any right, title or any interest in or to the Neighborhood Property, and their respective heirs, legal representatives, successors, successors-in-title and assigns, and the Association shall have jurisdiction over the Neighborhood Property in accordance with the Declaration.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Declarant has caused this Joinder and Consent to be executed by its lawful representative, hereunto duly authorized, on the date set forth below.

**WITNESSES:**

**CLAYTON PROPERTIES GROUP, INC.,**  
a Tennessee corporation

Denise Abercrombie  
Witness Signature  
Printed Name: Denise Abercrombie

By: [Signature]  
Name: D. JOEL ADAMS  
Title: VICE PRES

[Signature]  
Witness Signature  
Printed Name: Kimber Cromer

Date: May 2, 2023

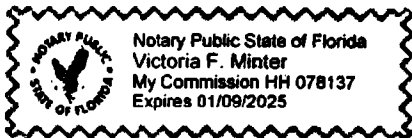
Address: 3030 S. Florida Ave, Ste 101  
Lakeland, FL 33803

STATE OF Florida  
COUNTY OF Polk

The foregoing Joinder and Consent was acknowledged before me this day of 2nd, May, 2023, by D. Joel Adams, as the Vice-President of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, on behalf of the said company. Who  is personally known to me, or  produced as identification.

*Affix Notary Stamp/Seal Below:*

Victoria F. Minter  
Signature of Notary Republic  
Printed Name: Victoria F. Minter



**JOINDER AND CONSENT**  
**BY ASSOCIATION TO**  
**NEIGHBORHOOD DECLARATION OF COVENANTS AND CONDITIONS FOR**  
**CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.**

**KNOW ALL PERSONS BY THESE PRESENTS THAT**, for good and valuable consideration the receipt and sufficiency of which are acknowledged by **CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit (“Association”), Association, in its capacity as the owner in fee simple of a portion of Crossings Neighborhood Association, Inc. Property (“Neighborhood Property”), hereby joins into and consents to the Neighborhood Declaration of Covenants and Conditions for Crossings Neighborhood Association, Inc. and the Exhibits attached thereto (“Neighborhood Declaration”) and hereby agrees that, effective immediately upon the recordation of the Neighborhood Declaration in the Public Records of Osceola County, Florida, the Neighborhood Property shall be owned, improved, used, occupied, leased, mortgaged, transferred, sold and conveyed subject to the reservations, covenants, conditions, restrictions, easements, charges and liens set forth in the Neighborhood Declaration, and the Declaration and the Neighborhood Declaration shall run with the title to the Neighborhood Property and shall bind all persons having any right, title or any interest in or to the Neighborhood Property, and their respective heirs, legal representatives, successors, successors-in-title and assigns, and the Association shall have jurisdiction over the Neighborhood Property in accordance with the Declaration.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Association has caused this Joinder and Consent to be executed by its lawful representative, hereunto duly authorized, on the date set forth below.

**WITNESSES:**

**CROSSINGS AT JONES ROAD  
HOMEOWNERS ASSOCIATION, INC.,**  
a Florida corporation not for profit

Denise Abercrombie  
Witness Signature  
Printed Name: Denise Abercrombie

Kimber Cromer  
Witness Signature  
Printed Name: Kimber Cromer

By: [Signature]  
Name: D. JOEL ADAMS  
Title: Vice Pres

Date: May 2, 2023

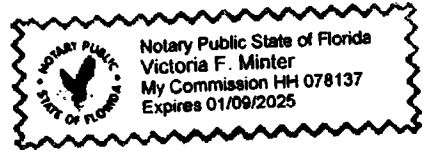
Address: 3020 S. Florki Ave, Ste 101  
Lakeland, FL 33803

STATE OF Florida  
COUNTY OF Polk

The foregoing Joinder and Consent was acknowledged before me this day of 2nd May, 2023, by D. Joel Adams, as the Vice President of **CROSSINGS AT JONES ROAD HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, on behalf of the said company. Who  is personally known to me, or  produced as identification.

*Affix Notary Stamp/Seal Below:*

Victoria F. Minter  
Signature of Notary Republic  
Printed Name: Victoria F. Minter



**Exhibit "A"**

**Neighborhood Property Description**

**Lots 1 – 120 and Lots 135-158 as recorded in Plat Book 33 pages 53-60, Osceola County, Florida.**

**Exhibit "B"**

Neighborhood Articles of Incorporation

**ARTICLES OF INCORPORATION  
FOR  
CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.  
(a corporation not-for-profit)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not-for-profit, the undersigned does hereby acknowledge:

1. **Name of Corporation:** The name of the corporation is **CROSSINGS NEIGHBORHOOD ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "Association").
2. **Principal Office.** The principal office of the Association is 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813.
3. **Registered Office – Registered Agent.** The street address of the Registered Office of the Association is 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813. The name of the Registered Agent of the Association is:

D. JOEL ADAMS

4. **Definitions.** The DECLARATION OF COVENANTS AND CONDITIONS FOR CROSSINGS NEIGHBORHOOD ASSOCIATION (the "**Declaration**") will be recorded in the Public Records of Osceola County, Florida, and shall govern all of the operations of a community to be known as CROSSINGS NEIGHBORHOOD. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. **Purpose of the Association.** The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (c) administer the interests of the Association, Builders and the Owners.
6. **Not for Profit.** Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
7. **Powers of Association.** Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonable necessary to discharge its obligations, including, but not limited to, the following:
  - 7.1 To perform all the duties and obligations of Association set forth in the Declaration and Bylaws, as herein provided;



**7.2** To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and CROSSINGS NEIGHBORHOOD;

**7.3** To own, operate and maintain the Surface Water Management System ("SWMS"). To the extent the Association is obligated to operate and maintain the SWMS pursuant to the permit issued by SFWMD the "Permit"), the Association shall operate, maintain and manage the SWMS in a manner consistent with the Permit requirements of the Agency and applicable SFWMD rules, and shall have the right to take enforcement action pursuant to the provisions of the Declaration that relate to the SWMS. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance, repair and operation of the SWMS and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements;

**7.4** To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws;

**7.5** To pay all operating expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

**7.6** To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of Association except as limited by the Declaration;

**7.7** To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; (b) written consent of the Builders, and (c) the written consent of Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the voting interests present (in person or by proxy) at a duly called meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

**7.8** To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of CROSSINGS NEIGHBORHOOD to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

**7.9** To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, CROSSINGS NEIGHBORHOOD, the Common Areas, Lots and Homes as provided in the Declaration and to effectuate all of the purposes for which Association is organized;

**7.10** To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

**7.11** To employ personnel and retain independent contractors to contract for management of Association, CROSSINGS NEIGHBORHOOD, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of Association;

**7.12** To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and CROSSINGS NEIGHBORHOOD as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services; and

**7.13** To establish committees and delegate certain of its functions to those committees.

**7.14** Can sue and be sued.

**8. Voting Rights.** Owners, Builders and Declarant shall have the voting rights set forth in the Declaration.

**9. Board of Directors.** The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

<b>NAME</b>	<b>ADDRESS</b>
D. Joel Adams	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803
Milton Andrade	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803
Brian Walsh	3020 S. Florida Ave., Suite 101 Lakeland, FL 33803

**10. Dissolution.** In the event of the dissolution of Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. In the event of termination, dissolution of final liquidation of the Association, the Association's responsibility (if any) for the operation and maintenance of the SWMS must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C. and in accordance with Sections 12.3.(c)(6), Applicant's Handbook

Volume I, and be approved in writing by the Agency prior to such termination, dissolution or liquidation.

**11. Duration.** Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**12. Amendments.**

**12.1 General Restrictions on Amendments.** Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of Declarant or Builders unless such amendment receives the prior written consent of Declarant or Builders, as applicable, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records. Notwithstanding any other provision of these Articles to the contrary, prior to the Turnover Date, the Builders' prior written consent to any proposed amendment shall be obtained prior to effectuating any such amendment.

**12.2 Amendments prior to the Turnover.** Prior to the Turnover, but subject to the general restrictions on amendments set forth above, Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except Builders, and except as limited by applicable law as it exists on the date the Declaration is recorded in the Public Records or except as expressly set forth herein. Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Articles prior to the Turnover Date, the Association must first obtain Declarant's and Builders' prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Declarant and Builders may be adopted by Association pursuant to the requirements for amendments from and after the Turnover Date. Declarant and Builders shall join in such identical amendment so that its consent to the same will be reflected in the public Records.

**12.3 Amendments From and After the Turnover.** After the Turnover, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the voting interests present (in person or by proxy) at a duly called meeting of the members.

**12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SFWMD.** Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to

time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

**13. Limitations.**

**13.1 Declaration is Paramount.** No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

**13.2 Rights of Declarant and Builders.** There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Declarant or Builders, as applicable.

**13.3 Bylaws.** These Articles shall not be amended in a manner than conflicts with the Bylaws.

**14. Officers.** The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	D. Joel Adams
Vice President:	Brian Walsh
Secretary:	Milton Andrade
Treasurer:	Milton Andrade

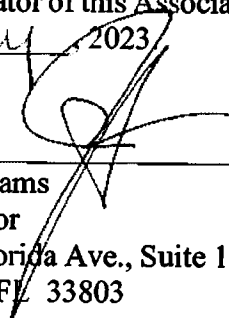
**15. Indemnification of Officers and Directors.** Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

**16. Transactions in Which Directors or Officers are Interested.** No contract or transaction between Association and one (1) or more of its Directors or Officers or Declarant, or between Association and any other corporation, partnership, association, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

**17. Membership.** Every person or entity who is record owner of a unit or undivided fee interest in any unit which is subject by covenants or record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include person or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to assessment, by the Association.

*[Signature on Following Page]*

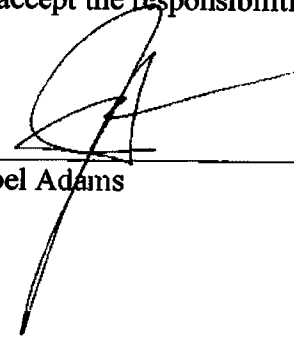
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 2nd day of May, 2023.



---

D. Joel Adams  
Incorporator  
3020 S. Florida Ave., Suite 101  
Lakeland, FL 33803

I hereby state that I am familiar with and accept the responsibilities of registered agent of Crossings Neighborhood Association, Inc.



---

D. Joel Adams

## **Exhibit "C"**

### **Neighborhood Bylaws**

#### **BY-LAWS OF CROSSINGS NEIGHBORHOOD ASSOCIATION, INC. (A Corporation Not for Profit)**

##### **ARTICLE I Name and Location**

The name of the corporation is CROSSINGS NEIGHBORHOOD ASSOCIATION (hereinafter referred to as the "Association"), and its initial office for the transaction of its affairs shall be 4110 S. Florida Ave., Suite 200, Lakeland, FL 33813. Meetings of Members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors (hereinafter referred to as the "Board").

##### **ARTICLE II Definitions**

Unless the context expressly requires otherwise, the terms used herein shall have the meanings set forth in the Declaration of Covenants, Conditions and Restrictions for Crossings Neighborhood Association ("Declaration").

##### **ARTICLE III Meeting of Members**

**Section 1. Annual Meetings.** All annual and special meetings of the Association shall be held in Osceola County, Florida, or at such other place as may be permitted by law and from time to time as fixed by the Board and designated in the notices of meetings.

**Section 2. Notice of Annual Meetings.** Annual meetings of the Members of the Association shall be held in the fourth quarter of each fiscal year. Notice of the meeting, which shall include an agenda, shall be mailed, delivered, or sent by electronic transmission to each Member listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein ("Member of Record") not less than fourteen (14) days prior to the meeting. Evidence of compliance with this 14-day notice requirement shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the Association. In addition to mailing, delivering, or electronically transmitting the notice of any meeting, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Association. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda.

**Section 3.** **Special Meetings.** Special meetings of the Members, for any purpose or purposes, whether or not specifically required by these By-Laws, the Articles of Incorporation, or the Declaration may be called by the president, secretary, a majority of the Board, or by the Members having 1/10 of the votes of the Class A membership.

**Section 4.** **Notice of Special Meetings.** No business shall be transacted at any special meeting except as stated in the notice thereof. Notice of all special meetings shall be given by the secretary to Members of Record, or if the secretary shall fail to do so, by the president or Board, not less than thirty (30) nor more than sixty (60) days prior to the date thereof, stating the date, time, and place of the meeting and the purpose or purposes thereof. Notices shall be mailed, delivered, or sent by electronic transmission to each Member listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein within the prescribed time or, in lieu of mailing, delivered by hand to the Members shall suffice. The Secretary shall execute an affidavit that the notice was delivered or mailed in compliance with this Section and, once executed the affidavit shall be filed among the official records of the Association.

**Section 5.** **Quorum.** Members present in person or represented by proxy, entitled to cast at least 10% of the total voting interests in the Association, shall constitute a quorum.

**Section 6.** **Action Taken at Meeting.** When a quorum is present at any meeting, a majority of the votes duly cast by the Members present at the meeting or represented by written proxy shall decide any question brought before the meeting, unless the question is one upon which by express provision of law, the Declaration, the Articles of Incorporation or these By- Laws, a different vote is required, in which case the express provision shall govern and control. If any meeting of Members cannot be organized because a quorum is not present, the meeting may be adjourned by a majority of the Members present in person, until a quorum is present

**Section 7.** **Order of Business.** The order of business at all meetings shall be as prescribed in the agenda prepared by the Board and submitted to the Members of Record with the notice of each meeting.

**Section 8.** **Action Without Meeting.** Any action which may be taken by the membership pursuant to a duly called meeting, may be taken without a meeting provided that: a proposal of action to be taken by the Members is mailed to every Member of the Association together with a request for approval or disapproval received within 14 business days; and, the Members responding to the proposal ("Responding Members") hold at least 1/3 of the votes of all Members of the Association. A proposed action may be approved by a majority of the votes attributable to the Responding Members unless the proposed action is one which by express provision of law, the Declaration, the Articles of Incorporation or these By-Laws requires a different vote, in which case the express provision as it pertains to voting percentages shall govern and control.

**Section 9.** **Voting.** The Association shall have two (2) classes of voting membership: Class A, and Class B. So long as there is Class B membership, Class A Members are all Lot Owners except Declarant. The Class B Member shall be Declarant. Upon termination of Class B membership, as provided below, the Class A Members are all Lot Owners including Declarant so



long as such Declarant is a Lot Owner. All Class A Members are entitled to cast one (1) vote for each Lot owned. Prior to termination of Class B Membership and the Transfer of Control described in the Declaration, the Class B Member shall be entitled to ten (10) votes for each Lot owned. As provided in the Articles of Incorporation, the Class B Member is entitled to appoint the Association's directors until termination of Class B membership.

If more than one person owns an interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file the name of the voting co-owner with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held in a tenancy by the entireties, either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing.

**Section 10. Presiding Officers.** At each meeting of the Members, the president, or in his absence the vice president, shall preside and the secretary, or in his absence the assistant secretary, shall be the secretary for the meeting.

**Section 11. Right to Speak.** Members and Lot Owners have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or included on the agenda (subject to any permissible limitations as provided herein or pursuant to the Act). Notwithstanding any provision to the contrary in the Association's governing documents or any rules adopted by the Board or by the membership, a Member or a Lot Owner have the right to speak for at least three (3) minutes on any item, provided that the Lot Owner submits a written request to speak prior to the meeting (such request shall be delivered to the Association's record office and verified by the Association secretary prior to commencement of the meeting). The Association may adopt written reasonable rules governing the frequency, duration, and other manner of Lot Owner statements, which rules must be consistent with the provisions of this Section.

#### **ARTICLE IV Directors**

**Section 1. Board of Directors.** Until transfer of control of the Association from the Declarant to the non-Declarant owners, the affairs of the Association shall be managed by a Board of three (3) directors. A director must be a Member except that the directors elected by the Class B Members need not be Members and may be the officers and/or employees of Declarant. There shall be at all times a minimum of three (3) directors.

**Section 2. Election of Directors.**

- (a) Election of directors shall be held at the annual Members' meeting.
- (b) The election of directors to be elected by the Class A Members shall be by ballot (unless dispensed by the unanimous vote consent of those Members eligible to vote in person or proxy) and shall be determined by a plurality of the Class A votes cast. There shall be no cumulative voting.

(c) Except as to vacancies provided by removal of directors by Members, all vacancies in the Board occurring between annual meetings of Members, including vacancies created by increasing the size of the Board, shall be filled by the vote of a majority of the remaining directors.

(d) Any directors elected by Class A Members may be removed in accordance with the provisions of the Act. If a vacancy occurs on the Board as a result of the removal of less than a majority of the directors, the vacancy shall be filled by the affirmative vote of a majority of the remaining directors. If vacancies occur on the Board as a result of the removal of a majority or more of the directors, the vacancies shall be filled in accordance with the provisions of the Act.

(e) Notwithstanding the foregoing, the Board shall be elected solely by Class B Members as long as there are Class B Members, with the exception that one director may be elected by the Class A Members after 50% of the Lots have been conveyed to Class A Members.

(f) Any disputes involving the election of directors shall be resolved through the applicable provisions of the Act.

**Section 3. Term of Office.** Unless otherwise provided herein, the term of each director's service shall be one year and until his successor is duly elected and qualified or until he is removed in the manner provided elsewhere herein.

**Section 4. Composition of the Board of Directors.** In accordance with the Articles of Incorporation, the Board appointed and named in said Articles of Incorporation (and their successors appointed by the Declarant) shall serve at least until Class A Members are entitled to elect one or more of the directors.

At the meeting of the Members at which transfer of control of the Association to the Non-Declarant Members occurs, three (3) directors shall be elected for a term of one year. A term of office shall be deemed to be concluded at the annual meeting of the Members of the Association following or in connection with expiration of the one-year term. All officers of a corporation owning a Lot shall be deemed to be Members of the Association so as to qualify each to become a director hereof.

**Section 5. Notice of Board Meetings to Members.** Notices of all Board meetings must be posted in a conspicuous place in the Community at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, notice of the Board meeting, which shall include an agenda, shall be mailed, delivered, or sent by electronic transmission to each Member of Record listed in the membership book of the Association at the street, post office, or electronic mail address (as applicable) shown therein not less than seven (7) days prior to the meeting, except in an emergency. Evidence of compliance with this 7-day notice requirement shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the Association. A Member must consent in writing to receiving notice via electronic transmission.

**Section 6. Right of Members to Speak at Board Meetings.** Notwithstanding any provision to the contrary in the Association's governing documents or any rules adopted by the Board or by the membership, a Member has the right to attend all Board meetings and to speak on any matter placed on the agenda by petition of the voting interests for at least three (3) minutes.

The Association may adopt written reasonable rules governing the frequency, duration, and other manner of Member statements, which rules must be consistent with the provisions of the Act, and may include a sign-up sheet for Members wishing to speak. Notwithstanding any other law, the requirement that Board meetings and committee meetings be open to the Members is inapplicable to meetings between the Board or a committee and the Association's attorney (a) held for the purpose of discussing personnel matters, or (b) as otherwise specifically prescribed under the Act.

**Section 7.** **Annual Organizational Meeting.** The annual organizational meeting of the Board may be held at such time and place as shall be determined by the directors, except that such annual organizational meeting shall be held as soon as practicable following the annual Members' meeting. If held at any time other than immediately following the annual Members' meeting, there shall be three (3) days' notice given by the President personally or by mail, telephone or telegraph, which notice shall state the time and place of such meeting.

**Section 8.** **Meeting to Determine Assessments.** An assessment may not be levied at a Board meeting unless a written notice of the meeting is provided to all Members of Record at least fourteen (14) days before the meeting, which notice shall include a statement that assessments will be considered at the meeting and the nature of the assessments. Written notice of any meeting at which special assessments will be considered must be mailed, delivered, or electronically transmitted to the Lot Owners and posted conspicuously on the Common Property or broadcast on closed-circuit cable television not less than fourteen (14) days before the meeting.

**Section 9.** **Meeting to Determine Rules and Regulations.** Written notice of any meeting at which rules that regulate the use of Homes in the Community may be adopted, amended, or revoked must be mailed, delivered, or electronically transmitted to the Lot Owners, and posted conspicuously on the Common Property or broadcast on closed-circuit cable television, not less than fourteen (14) days before the meeting. A written notice concerning changes to the rules that regulate the use of Homes in the Community must include a statement that changes to the rules regarding the use of Homes will be considered at the meeting.

**Section 10.** **Special Meetings.** Special meetings of the directors may be called by the president and must be called by the secretary at the written request of 2/3 of the directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone, telegraph or electronically transmitted, which notice shall state the time, place and purpose of the meeting.

**Section 11.** **Petition by Members to Board to Address an Item of Business.** If ten percent (10%) of the total voting interests in the Association petition the Board to address an item of business, the Board shall, at its next regular Board meeting or at a special meeting, but not later than sixty (60) days after the receipt of the petition, consider the petitioned item. Written notice of the meeting shall be provided to all Members of Record at least fourteen (14) days before the meeting. Such notice shall include an agenda of items to be considered. Other than addressing the petitioned item at the meeting, the Board is not obligated to take any other action requested by the petition.

**Section 12.** **Waiver of Notice.** Any director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice. Attendance at a meeting shall constitute a waiver of notice.

**Section 13. Quorum and Voting.** A quorum at directors' meetings shall consist of a majority of the entire Board. The acts approved by a majority of directors shall constitute the acts of the Board except when approval by a greater number of directors is required by the Declaration, the Articles of Incorporation, these By-Laws, or the laws of the State of Florida.

**Section 14. Adjourned Meetings.** If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

**Section 15. Joinder in Meeting by Approval of Minutes.** The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

**Section 16. Presiding Officer and Secretary for Meetings.** The presiding officer of the directors' meetings shall be the chairman of the Board if such an officer has been elected; and if none, the president shall preside. In the absence of the presiding officer, the directors present shall designate one of their number to preside. The secretary of the Association shall be the secretary for meetings of the directors, unless absent, in which case the directors shall designate one of their members to act as secretary for the meeting.

**Section 17. Compensation.** No director shall receive compensation for any service he may render to the Association as director. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties, and this provision shall not preclude a person who is also a director to receive compensation in exchange for other services rendered to or on behalf of the Association in a capacity other than director.

**Section 18. Committees.** The Board may from time to time appoint such committees and delegate such duties and powers thereto as it may deem advisable.

**Section 19. Attendance by Telephone.** Any member or members of the Board shall be deemed present and voting at a meeting of such Board if said member or members participate in the meeting by means of a conference telephone or similar communications equipment or device enabling all persons participating in the meeting to hear each other.

**Section 20. Action Without Meeting.** Any action required or permitted to be taken at any meeting may be taken without a meeting if written consent to the action signed by all the members of the Board is filed with the minutes of the proceedings of the Board.

**Section 21. Powers.** The Board shall have the powers set forth in the Declaration and the Florida Not-For-Profit Corporation Act, including but not limited to the power to:

(a) adopt and promulgate Rules and Regulations governing the Community or contemplated by the Declaration, and to establish penalties for the infraction thereof (a rule shall be deemed promulgated when a copy thereof is furnished to each Member in person or mailed to each such Member at the address on the records of the Association);

(b) The Board of Directors may suspend, for a reasonable period of time, the right of a Member, or a Member's tenant, guest, or invitee, to use the Common Properties and/or facilities for the failure of the Lot Owner or its occupant, licensee or invitee to comply with any provision of the Declaration, the Bylaws, or the Rules and Regulations of the Association, provided that the Association must provide notice and an opportunity for a hearing. If Lot Owner is delinquent for more than ninety (90) days in paying a monetary obligation due to the Association, the Association may suspend, until such monetary obligation is paid in full, the rights of any Lot Owner, tenant, guest or invitee to use any Common Properties and/or facilities. The notice and hearing requirements do not apply to a suspension of use rights due to a monetary delinquency. Notwithstanding any other provision to the contrary, but only as to this subsection, if Chapter 720, Florida Statutes, is ever amended to provide that the Association shall have the right to exercise the suspension rights (for either use of Common Properties/facilities and/or voting rights) enumerated in this subsection for a monetary delinquency of less than ninety (90) days, or in the event that Chapter 720, Florida Statutes, is ever amended to provide that the Association shall have the right to exercise the suspension rights (for either use of Common Properties/facilities and/or voting rights) enumerated in this subsection for other types of violations, then such rights shall automatically be bestowed upon the Association without need for amending this Declaration or providing any notice;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration, including the establishment of the assessments provided for in the Declaration; and

(d) employ a manager, or such other independent contractors or employees as they deem necessary, and to prescribe their duties.

**Section 22. Duties.** It shall be the duty of the Board to:

- (a) cause to be kept a complete record of all its acts and corporate affairs;
- (b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
  - (1) fix the amount of the Assessments against each Lot;
  - (2) exercise the duties of the Board as set forth in the Declaration and enforce the restrictions and covenants contained therein; and assessments are in default;
  - (3) take appropriate and timely action against Members whose
- (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) cause all officers or employees having fiscal responsibilities to be bonded, if such bonding may be deemed appropriate; and

(f) perform such other acts as may be required of a board of directors under the Florida Not-For-Profit Corporation Act.

## **ARTICLE V**

### **Officers**

**Section 1.** **First Officers.** In accordance with the Articles of Incorporation, the first officers of the Association named and appointed in such Articles of Incorporation shall serve until their qualified successors are elected by the Board.

**Section 2.** **Executive Officers.** The executive officers of the Association shall be a president, who shall be a director, a vice president, who shall be a director, a treasurer-secretary and other officers as shall be elected by the Board. Except as provided in Section I of this Article, such officers shall be elected annually by the Board. Officers need not be Lot Owners and the officers and employees of the Declarant may be officers of the Association. The Board from time to time may elect such assistant or other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association. Each officer shall serve until a qualified successor is elected by the Board. The Board, by an affirmative vote, from time to time may remove an officer with or without cause and fill such vacancy so created.

**Section 3.** **President.** The president shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an Association, including but not limited to the power to appoint committees from among the Members from time to time, as he in his discretion may determine appropriate, to assist in the conduct of the affairs of the Association.

**Section 4.** **Vice-President.** The vice-president, in the absence or disability of the president, shall exercise the powers and perform the duties of the president. He also shall assist the president generally and exercise such other powers and perform such other duties as shall be prescribed by the directors.

**Section 5.** **Secretary.** The secretary shall keep the minutes of all proceedings of the directors and Members. He shall attend to the giving and serving of all notices to the Members and directors and others that are required by law. He shall have custody of the seal of the Association and affix it to any instruments requiring a seal when duly signed. He shall keep the records of the Association including the membership book, except those of the treasurer unless the secretary is also the treasurer of the Association. The secretary shall perform all other duties incident to the office of secretary of a corporation and as may be required by the Board of Directors or the President. Any assistant secretary elected shall perform the duties of the secretary when the secretary is absent.

**Section 6.** **Treasurer.** The treasurer shall have custody of all property of the Association including funds, securities and evidence of indebtedness. He shall keep the books of the Association in accordance with good accounting practices, and he shall perform all other duties usually incident to the office of treasurer.

**Section 7.**     **Compensation.** No officer shall receive any compensation by reason of his office; provided, however, that nothing herein shall preclude the Board from employing an officer as an employee of the Association or preclude the contracting with an officer for management services.

**ARTICLE VI**  
**Fiscal Management**

**Section 1.**     **Depositories.** All funds of the Association shall be deposited in the name of the Corporation in such bank, banks or other financial institutions as the Board may from time to time designate, and shall be drawn out on checks, drafts or other orders signed on behalf of the Association by such person or persons as the Board may from time to time designate.

**Section 2.**     **Contracts, Etc.** Except as otherwise specifically provided by these By-Laws, all contracts, agreements, deeds, bonds, mortgages and other obligations and the instruments shall be signed on behalf of the Association by the president or by such other officer, officers, agent or agents as the Board may from time to time by resolution provide, and shall be entered into in accordance with the Act.

**Section 3.**     **Budget.** The Board shall adopt a budget for each fiscal year that shall include the estimated funds required to defray the Association expenses and to provide and maintain funds for the appropriate accounts according to good accounting practices. Such budget shall be adopted prior to, and a copy shall be distributed at, the annual Members' meeting next preceding the fiscal year for which the budget shall apply.

**Section 4.**     **Assessments.** As more fully provided in the Declaration, each Member is obligated to pay to the Association certain Assessments which are secured by a continuing lien upon the property against which the Assessment is made. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest from the date of delinquency at the rate of 15% per annum, or such other rate as may be, from time to time, established by the Board; provided, however, that such rate shall not exceed the maximum rate allowed by the law not constituting usury. The Association may bring an action at law against the Lot Owner personally obligated to pay the same or foreclose the lien against the property, and interest, late fees, costs and reasonable attorneys' fees of any such action shall be added to the amount of such Assessment. No Lot Owner may waive or otherwise escape liability for the Assessments provided for herein.

**Section 5.**     **Setting of General Assessments.**

(a) General Lot Assessment. The Board shall adopt the General Lot Assessment as provided for in the Declaration. Unless the assessment exceeds \$5000.00, the annual assessment is due and payable annually in advance, beginning January 1. If it exceeds \$500.00, the annual assessment may be payable in equal monthly or quarterly installments, as the Board may decide at the time the annual assessment is made. No assessment or installment bears interest unless it remains unpaid on the first day of the first calendar month following the month in which it fell due. Such installment then bears interest from its original due date through the date payment is received at a legal rate to be determined by the Board.

**Section 6. Special Lot Assessments.** As contemplated by the Declaration, Special Lot Assessments may be adopted by the Association to meet expenses which exceed the budget adopted by the Board of Directors. Such Special Lot Assessments shall be adopted and levied upon approval of a majority of the votes cast by the Members present at a special meeting called for that purpose.

**Section 7. Specific Lot Assessments.** As contemplated by the Declaration, Specific Lot Assessments may be levied by the Association.

**Section 8. Financial Report.** The Treasurer of the Association shall report the financial status of the Association to the Members sixty (60) days following the end of the fiscal year in accordance with the financial reporting requirements of the Act.

**Section 9. Fines.** The Association shall have the power to suspend, for a reasonable period of time, the rights of a Member and/or such Member's tenants, guests or invitees to use the Common Property, and to levy reasonable fines against same not to exceed the greater of \$100.00 per violation or the maximum amount allowed under the Act for activities which violate the provisions of the Declaration, these By-Laws or any Rules and Regulations. No fine or suspension may be imposed except upon fourteen (14) days prior written notice to the person sought to be suspended or fined, and such person having an opportunity for a hearing before a committee of at least three (3) Members of the Association. Such committee shall be appointed by the Board and shall not be composed of any officers, directors or employees of the Association, nor any spouse, parent, child, brother or sister of any officer, director or employee. A written decision of the committee shall be submitted to the Owner not later than twenty-one (21) days after the meeting. The committee must approve, by a majority vote, the proposed fine, prior to it being imposed. No fine or suspension may be imposed except upon majority approval of the Members of such committee. Suspension of rights to use the Common Property shall not include any right to restrict vehicles and pedestrians' ingress and egress to and from such offending person's Lot. The voting rights of a Member may be suspended by the Association as provided in the By-Laws or the Declaration.

## **ARTICLE VII Books and Records**

The books, records and papers of the Association shall be available for inspection and copying by Members of their authorized agents during reasonable business hours within ten (10) business days after receipt of a written request for access. These records shall be available at the Association's principal office, where copies may be purchased for a reasonable cost.

## **ARTICLE XIV Amendments**

These By-Laws may be altered, amended, or rescinded by (i) the affirmative vote of a majority of a majority of the total Class A voting interests and Class B voting interests entitled to vote, and (ii) the affirmative vote of 100% of the Class B Members, if any. Notwithstanding the foregoing, (a) no amendment to the By-Laws shall be valid which affects any of the rights and privileges provided to the Declarant without the written consent of the Declarant as long as



Declarant shall own any Lots in the Community, and (b) no amendment which will affect any aspect of the surface water management system located on the Property shall be effective without the prior written approval of the SFWMD.

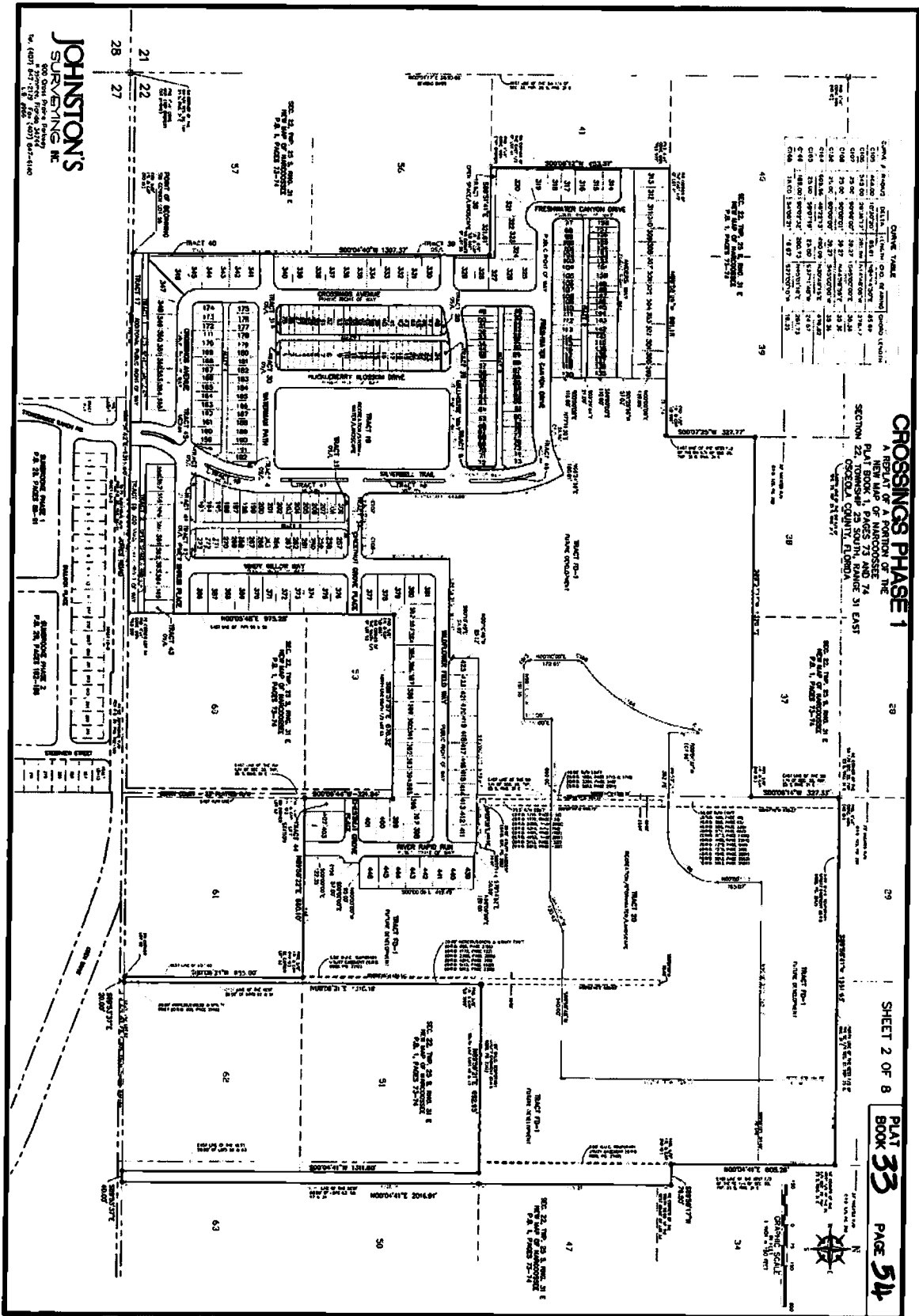
**ARTICLE VIII**  
**Miscellaneous**

**Section 1.** The fiscal year of the Association shall be the calendar year.

**Section 2.** In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control. In the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

**Section 3.** All issued or disputes which are recognized by the Act or by administrative rules promulgated under the Act as being appropriate or required for dispute resolution shall be submitted to such dispute resolution procedures contained in the Act prior to institution of civil litigation.

# Exhibit "D" Neighborhood Site Plan



**MAINTENANCE RESPONSIBILITY CHART**  
**Crossings Neighborhood Association - Townhomes**

\*"All aspects" includes, but is not limited to; maintenance, repair, and replacement, as needed, in accordance with all the terms of the Declaration and any Rules and Regulations

<b>COMPONENT OF PROPERTY</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>OWNER RESPONSIBILITY</b>	<b>REQUIRED TIME FRAME FOR WORK TO BE COMPLETED BY HOMEOWNERS</b>
Roof	None	All Aspects	Replacement every 20-25 years
Dwelling Foundation	None	All Aspects	
Exterior Painting	None	All Aspects	Pressure wash every 3 years; Painting every 5 years
Exterior components including all exterior surfaces, exterior walls, driveways, facias and soffits, awnings, trellises, decorative facades, HVAC pads, screens, windows, doors, garage doors	None	All Aspects	Anticipated every 5 years to maintained a clean and well-kept appearance.
Exterior Pressure Washing	None	All Aspects	Every 3 years
Townhome interior including, but not limited to all improvements, fixtures, partition walls, floors within townhomes and all other improvements within the Townhomes	None	All Aspects	
Patios and porches	None	All Aspects	As needed to maintained a clean and well-kept appearance.
Landscape Maintenance	Any and all grass and landscaping installed at development to be mowed, trimmed and treated.	All maintenance of any landscaping installed on each Lot by the Neighborhood Owner pursuant to the Neighborhood Association's approval.	
Irrigation System	Maintenance and Repair to all aspects with exception of resident damage	Repair to any aspects due to resident negligence.	
Driveways/walkways	None	All Aspects	
Sidewalks	None	All Aspects	

<p>Termites</p>	<p>None</p>	<p>Termite treatment for Townhomes including, but no limited to; interior and exterior walls, roof and all roofing components, garages and foundation, and for obtaining and maintaining annual termite bond for coverage of the same. All termite bonds shall be issued by a licensed termite company doing business in Florida.</p>
<p>Pest Control</p>	<p>None</p>	<p>All other Aspects</p>
<p>Surface Water Mgmt System Drainage &amp; Retention Systems Street Lights Landscape Easements incl trees Tracts A, A-1, B, C &amp; D</p>	<p>None</p>	<p>None</p>
<p>NOTE: The components listed in the first column are applicable only if they exist, and may not be construed to create a requirement to have such component.</p>		