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**COMMUNITY DECLARATION
FOR
ESTATES OF LAKE FLORENCE**

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Exhibit 1 - Legal Description

Exhibit 2 - Articles of Incorporation

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Exhibit 4 – Permit

**COMMUNITY DECLARATION
FOR
ESTATES OF LAKE FLORENCE**

THIS COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (this "**Declaration**") is made this ____ day of September, 2021, by LAKE FLORENCE, LLC, a Florida limited liability company authorized to transact business in the State of Florida (the "**Declarant**") and joined in by LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

R E C I T A L S

- A. Declarant is the owner of the real property located in Polk County, Florida, more particularly described on **Exhibit 1** attached hereto and incorporated herein by reference ("**ESTATES OF LAKE FLORENCE**").
- B. Declarant hereby desires to subject ESTATES OF LAKE FLORENCE and all right, title and interest of Declarant in ESTATES OF LAKE FLORENCE to the covenants, conditions and restrictions contained in this Declaration.
- C. This Declaration is a covenant running with all of the land comprising ESTATES OF LAKE FLORENCE, and each present and future owner of interests therein and their heirs, successors and assigns are hereby subject to this Declaration.

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, Declarant hereby declares that every portion of ESTATES OF LAKE FLORENCE is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges and liens hereinafter set forth.

- 1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this Declaration.
- 2. **Definitions.** In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"**Access and Maintenance Easement**" shall mean any easement in ESTATES OF LAKE FLORENCE dedicated, granted or reserved for access, maintenance or similar purposes on the Plat or by other recorded instrument.

"**ARC**" shall mean the Architectural Review Committee for ESTATES OF LAKE FLORENCE established pursuant to Section 19.1 hereof.

"**Architectural Guidelines**" shall mean the architectural guidelines, specifications and/or other standards, if any, set forth in this Declaration, or separately established by the Declarant or the ARC pursuant to Section 19.5 hereof.

“Articles” shall mean the Articles of Incorporation of the Association filed with the Florida Secretary of State in the form attached hereto as **Exhibit 2** and made a part hereof, as amended from time to time.

“Assessments” shall mean any assessments made in accordance with this Declaration and as further defined in Section 17.1 hereof.

“Association” shall mean LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, its successors and assigns.

“Association Indemnified Parties” shall mean the Association and its officers, directors, managers, agents, employees, affiliates and attorneys and their respective successors and assigns.

“Board” shall mean the Board of Directors of the Association.

“Bylaws” shall mean the Bylaws of the Association in the form attached hereto as **Exhibit 3** and made a part hereof as amended from time to time.

“Common Areas” shall mean all real property interests and personalty within ESTATES OF LAKE FLORENCE designated as Common Areas from time to time by the Declarant, by this Declaration, by the Plat or by recorded amendment to this Declaration and provided for, owned, leased by, or dedicated to, the common use and enjoyment of the Owners within ESTATES OF LAKE FLORENCE. The Common Areas shall include the Surface Water Management System and may include, without limitation, Conservation Easement Property Access and Maintenance Easements, Drainage Easements, Drainage Swale Easements, Landscape Easements, the Lift Station, buffer or landscaped areas, open space areas, internal buffers, perimeter buffers, Perimeter Walls/Fences, internal fences, easement areas owned by others, public rights of way, Retention Areas, irrigation facilities, sidewalks, streetlights and commonly used utility facilities. Additional terms and conditions with respect to Common Areas are set forth in Section 9 below. NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DEFINITION OF “COMMON AREAS” 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, THE CONSTRUCTION OR SUPPLYING OF ANY SUCH ITEM BEING IN DECLARANT’S SOLE DISCRETION. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON AREAS TO BE CONSTRUCTED BY DECLARANT OR TO BE OWNED OR OPERATED BY THE ASSOCIATION, EXCEPT AFTER CONSTRUCTION AND CONVEYANCE OF ANY SUCH ITEM TO THE ASSOCIATION.

“Community Completion Date” shall mean the date upon which all Homes in ESTATES OF LAKE FLORENCE, as ultimately planned and as fully developed, have been conveyed by Declarant to Owners.

“Conditions of Approval” shall have the meaning set forth in Section 12.36 hereof.

“Conservation Easements” shall have the meaning set forth in Section 27.1 hereof.

“Conservation Easement Property” shall have the meaning set forth in Section 27.1 hereof.

“Contractors” shall have the meaning set forth in Section 19.12.2 hereof.

“County” shall mean Polk County, Florida.

“Declaration” shall mean this COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE, together with all amendments and modifications thereof and supplements thereto.

“Declarant” shall mean LAKE FLORENCE, LLC, a Florida limited liability company authorized to transact business in the State of Florida (the **“Declarant”**), or any successor or assign who has or takes title to any portion of the property described in **Exhibit 1** for development and/or sale and who is designated as Declarant in a recorded instrument which the immediately preceding Declarant executes. Declarant shall have the right to assign all or a portion of any rights granted to the Declarant in this Declaration. Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. In the event of a partial assignment of some, but not all, Declarant rights and/or obligations, the assignee shall not be deemed the Declarant, but may exercise those rights or shall be responsible for those obligations of Declarant assigned to it. Additionally any partial assignee that does not assume all of the obligations of Declarant shall not be deemed the Declarant.

“Declarant Indemnified Parties” shall mean the Declarant and its officers, directors, partners, agents, employees, affiliates and attorneys and their respective successors and assigns.

“Drainage Easement” shall mean any easement for drainage purposes dedicated to the Association on the Plat or granted to the Association by any separately recorded instrument.

“Drainage Swale” shall have the meaning set forth in Section 15.10 hereof.

“Drainage Swale Easement” shall have the meaning set forth in Section 15.10 hereof.

“Electronic Transmission” shall mean any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of Electronic Transmission include, without limitation, telegrams, facsimile transmissions and text that is sent via electronic mail between computers. Electronic Transmission may be used to communicate with only those Members of the Association who consent in writing to receiving notice by Electronic Transmission. Consent by a Member to receive notice by Electronic Transmission shall be revocable by the Member only by written notice to the Board.

“Future Development Tract” shall have the meaning set forth in Section 5.5 hereof.

“Governing Documents” shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations, the Architectural Guidelines, and any applicable Supplemental Declaration all as amended from time to time.

“Home” shall mean a residential dwelling and appurtenances thereto constructed on a Lot within ESTATES OF LAKE FLORENCE. The term Home may not reflect the same division of property as reflected on a Plat. A Home shall be deemed created and have perpetual existence upon the issuance of a final or temporary Certificate of Occupancy for such residence; provided, however, the subsequent loss of such Certificate of Occupancy (e.g., by casualty or remodeling) shall not affect the status of a Home, or the obligation of Owner to pay Assessments with respect to such Home. The term “Home” includes any interest in land, improvements, or other property appurtenant to the Home.

“Immediate Family Members” shall mean the spouse of the Owner or Lessee and all unmarried children of the Owner or the Owner’s spouse or the Lessee or the Lessee’s Spouse who are residents in the Home. The Owners or Lessees may designate a total of one (1) other person who is living with such Owners or Lessees in the Home in addition to children of the Owners or Lessees as an adult Immediate Family Member. No unmarried child or other person shall qualify as an Immediate Family Member unless such person is living with the Owner or Lessee within the Home.

“Indemnified Parties” shall mean the Declarant Indemnified Parties and the Association Indemnified Parties.

“Individual Assessments” shall have the meaning set forth in Section 17.2.6 hereof.

“Initial Contribution” shall have the meaning set forth in Section 17.11 hereof.

“Installment Assessments” shall have the meaning set forth in Section 17.2.1 hereof.

“ESTATES OF LAKE FLORENCE” shall have the meaning set forth in the Recitals hereof subject to additions and deletions thereto as permitted pursuant to the terms of this Declaration.

“Landscape Easement” and **“Landscape Tract”** shall have the meanings set forth in Section 10.3 hereof.

“Lease Agreement” shall have the meaning set forth in Section 12.24 hereof.

“Lift Station” shall have the meaning set forth in Section 9.10 hereof.

“Lender” shall mean (i) the institutional and licensed holder of a first mortgage encumbering a Lot or Home or (ii) Declarant and its affiliates, to the extent Declarant or its affiliates finances the purchase of a Home or Lot initially or by assignment of an existing mortgage.

“Lessee” shall mean the lessee named in any Lease Agreement with respect to a Home who is legally entitled to possession of any Home within ESTATES OF LAKE FLORENCE.

“Lot” shall mean any platted lot that is within ESTATES OF LAKE FLORENCE. The term “Lot” also includes any interest in land, improvements, or other property appurtenant to the Lot, including without limitation a Home.

“Manager” shall have the meaning set forth in Section 21.6 hereof.

“Master Plan” shall mean collectively any full or partial concept plan for the development of ESTATES OF LAKE FLORENCE, as it exists as of the date of recording this Declaration, as same may be amended from time to time by Declarant, in its sole discretion, regardless of whether such plan is currently on file with one or more governmental agencies. The Master Plan is subject to change as set forth herein. The Master Plan is not a representation by Declarant as to the development of ESTATES OF LAKE FLORENCE, as Declarant reserves the right to amend all or part of the Master Plan from time to time.

“Membership” shall mean the status of Owners and Declarant as Members of the Association.

“Mortgagee” shall mean the holder, including Lenders, of a mortgage encumbering a Lot or Home.

“Operating Expenses” shall mean all costs and expenses of the Association. Operating Expenses may include, without limitation, all costs of ownership, operation, and administration of the Common Areas, including the Surface Water Management System, any Conservation Easement Property, any Landscape Tracts or Landscape Easements; all community lighting including up-lighting and entrance lighting; all amounts payable in connection with any private street lighting agreement between Association and a public utility provider, amounts payable to a Telecommunications Provider for Telecommunications Services furnished to all Owners, if applicable; private garbage and trash pickup for all Owners through a bulk contract billed to the Association, if applicable; utilities; taxes; insurance; bonds; salaries; management fees; professional fees; service costs; supplies; maintenance; repairs; replacements; refurbishments; and any and all costs relating to the discharge of the obligations of the Association hereunder, or as determined to be part of the Operating Expenses by the Association. By way of example, and not of limitation, Operating Expenses shall include all of the Association’s legal expenses and costs relating to or arising from the enforcement and/or interpretation of this Declaration. Notwithstanding anything to the contrary herein, Operating Expenses shall not include Reserves.

“Optional Association Landscape Maintenance” shall have the meaning set forth in Section 11.3.2 hereof.

“Owner” or **“Member”** shall mean the record title owner (whether one or more persons or entities) of fee simple title to any Lot. The term “Owner” shall not include Declarant, even after the Turnover Date.

“Parcel” shall mean a platted or unplatted lot, tract, unit or other subdivision of real property upon which a Home has been, or will be, constructed. Once improved, the term Parcel shall include all improvements thereon and appurtenances thereto. The term Parcel, as used herein, may include more than one Lot.

“Party Wall” shall have the meaning set forth in Section 11.8 hereof.

“Perimeter Walls/Fences” shall have the meaning set forth in Section 10.9 hereof.

“Permit” shall collectively mean Permit No. 43044828.000, as amended or modified, issued by SWFWMD, a copy of which is attached hereto as **Exhibit 4**, as amended from time to time. The registered agent for the Association shall maintain copies of all further permitting actions for the benefit of the Association.

“Person” shall mean an individual, a corporation, a partnership, business trust, estate, a trustee, association, limited liability company, limited liability partnership, joint venture, government subdivision or agency, or any other legal or commercial entity.

“Plat” shall mean any plat of any portion of ESTATES OF LAKE FLORENCE filed in the Public Records, from time to time. This definition shall be automatically amended to include the plat of any additional phase of ESTATES OF LAKE FLORENCE, as such phase is added to this Declaration, or any replat of any portion of ESTATES OF LAKE FLORENCE.

“Public Records” shall mean the Public Records of Polk County, Florida.

“Reserves” shall have the meaning set forth in Section 17.2.5 hereof.

“Retention Areas” or “Retention Systems” shall be the portion of the Surface Water Management System designed to detain or retain water, including stormwater on a temporary basis. The Retention Areas for ESTATES OF LAKE FLORENCE may include, without limitation, ponds, lakes, rivers, streams, culverts, canals, wetland areas and similar areas designed or intended to retain or detain water as part of the Surface Water Management System.

“Rules and Regulations” shall mean the Rules and Regulations governing ESTATES OF LAKE FLORENCE as adopted by the Declarant prior to Turnover, or the Board thereafter, from time to time. The Rules and Regulations may be incorporated in the Architectural Guidelines or may be adopted separately by the Declarant or the Board, as applicable, subject to the terms of this Declaration.

“Special Assessments” shall mean those Assessments more particularly described as Special Assessments in Section 17.2.3 hereof.

“Supplemental Declaration” shall mean and refer to an instrument filed in the Public Records pursuant to Section 5.1 which subjects additional property to this Declaration, creates additional classes of Members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of Membership for the Owners of any additional property made subject to this Declaration pursuant to Section 5.1, with such rights, privileges and obligations as may be specified in such Supplemental Declaration, in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

“Surface Water Management System” or “SWMS” shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapter 62-330, F.A.C. The SWMS is comprised of a collection of devices, improvements, or

natural systems whereby surface waters are controlled, impounded or obstructed. This term includes, without limitation, exfiltration trenches, mitigation areas, lakes, Retention Areas, water management areas, ditches, culverts, canals, structures, dams, impoundments, reservoirs, ponds, swales, wetlands and any associated buffer areas, wetland mitigation areas, water control structures, inlets, floodplain compensation areas, drainage maintenance easements and those works defined in Section 373.403, Florida Statutes. ESTATES OF LAKE FLORENCE Surface Water Management System includes those works authorized by SWFWMD pursuant to the Permit. The Association shall be responsible for assessing and collecting fees or Assessments for the operation and maintenance of the Surface Water Management System.

“SWFWMD” shall mean the Southwest Florida Water Management District.

“Telecommunications Provider” shall mean any party contracting with the Association or any Owners to provide Owners with one or more Telecommunications Services. With respect to any particular Telecommunications Services, there may be one or more Telecommunications Providers.

“Telecommunications Services” shall mean delivered entertainment services; all services that are typically and in the future identified as telecommunication services; cable television services; and data transmission services. Without limiting the foregoing, such Telecommunications Services include the development, promotion, marketing, advertisement, provision, distribution, maintenance, transmission, and servicing of any of the foregoing services. The term Telecommunications Services is to be construed as broadly as possible.

“Telecommunications Systems” shall mean the systems and facilities through which a Telecommunications Provider provides Telecommunications Services.

“Title Documents” shall have the meaning set forth in Section 24.8 hereof.

“Tract” shall mean and refer to any parcel, tract, unit or other subdivision of real property within ESTATES OF LAKE FLORENCE that is not contemplated to be improved with the construction of a Home.

“Turnover” shall have the meaning set forth in Section 7.3.1.2 hereof.

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

“Use Fees” shall have the meaning set forth in Section 17.2.4 hereof.

“Use Restrictions” shall mean the restrictions on the development, use and occupancy of ESTATES OF LAKE FLORENCE set forth in or adopted pursuant to this Declaration, including, without limitation Section 12 hereof.

“Voting Interest” shall mean and refer to the appurtenant vote(s) of each Lot and/or Parcel located within ESTATES OF LAKE FLORENCE, which shall include the voting interests of the Declarant.

3. Plan of Development.

3.1 Plan. The planning process for ESTATES OF LAKE FLORENCE is an ever-evolving one and must remain flexible in order to be responsible to and accommodate the needs of the community. Subject to the Title Documents, Declarant may and has the right to develop ESTATES OF LAKE FLORENCE and any adjacent property owned by the Declarant into residences, comprised of homes, villas, coach homes, townhomes, patio homes, single-family homes, estate homes, multi-family homes, condominiums, and other forms of residential dwellings. The existence at any point in time of walls, entrance features, landscape screens, or berms or other improvements or facilities is not a guaranty or promise that such items will remain or form part of ESTATES OF LAKE FLORENCE as finally developed.

3.2 Governing Documents. The Governing Documents create a general plan of development for ESTATES OF LAKE FLORENCE that may be supplemented by additional covenants, restrictions and easements applicable to particular areas within ESTATES OF LAKE FLORENCE subject to the terms and conditions of this Declaration. In the event of a conflict between or among the Governing Documents and the additional covenants or restrictions, and/or the provisions of any other articles of incorporation, bylaws, rules or policies, the Governing Documents shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of ESTATES OF LAKE FLORENCE from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. All provisions of the Governing Documents shall apply to all Owners, Lessees, Immediate Family Members, and to all occupants of Homes, as well as their respective guests and invitees. Any Lease Agreement for a Home within ESTATES OF LAKE FLORENCE shall provide that the Lessee and all occupants of the leased Home shall be bound by and comply with the terms of the Governing Documents. Specific requirements for Lessees and tenants are set forth in this Declaration.

4. Amendment.

4.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration shall affect the rights of Declarant unless such amendment receives the prior written consent of Declarant, which consent may be withheld for any reason whatsoever. No amendment shall alter the provisions of this Declaration regarding the specific rights and obligations of Lenders without the prior approval of the Lender(s) enjoying the benefit of such provisions. If the prior written approval of any governmental entity or governmental agency having jurisdiction is required by applicable law or governmental regulation or land use or development condition of approval affecting ESTATES OF LAKE FLORENCE for any amendment to this Declaration, then the prior written consent of such governmental entity or governmental agency must also be obtained. All amendments affecting the SWMS or any Conservation Easement Property must comply with Section 25.2 which benefits SWFWMD pursuant to the Permit. No amendment shall be effective until it is recorded in the Public Records.

4.2 No Vested Rights. Each Owner by acceptance of a deed to a Home irrevocably waives any claim that such Owner has any vested rights pursuant to case law or statute with respect to this Declaration or any of the other Governing Documents, except as expressly provided by applicable law as it exists on the date this Declaration is recorded.

4.3 Amendments Prior to the Turnover. Prior to the Turnover, Declarant shall have the right to amend this Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as expressly limited by applicable law as it exists on the date this Declaration is recorded or except as expressly set forth herein. Such amendments may include, without limitation (i) the creation of easements for Telecommunications Systems, utility, drainage, ingress and egress and roof overhangs over any portion of ESTATES OF LAKE FLORENCE; (ii) additions or deletions from ESTATES OF LAKE FLORENCE and/or the properties comprising the Common Areas; (iii) changes in the Rules and Regulations; (iv) changes in maintenance, repair and replacement obligations; and (v) modifications of the Use Restrictions for Homes. Declarant's right to amend under this provision is to be construed as broadly as possible. By way of example, and not as a limitation, Declarant may create easements over, under and across Lots conveyed to Owners provided that such easements do not materially and adversely impact the use of Homes on such Lots as residential dwellings. In the event the Association shall desire to amend this Declaration prior to the Turnover, the Association must first obtain Declarant's prior written consent to any proposed amendment, which can be withheld in Declarant's sole discretion. Thereafter, an amendment identical to that approved by Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records. To the extent legally required, each Owner shall be deemed to have granted to Declarant and, thereafter, the Association an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

4.4 Amendments From and After the Turnover. After the Turnover, but subject to the general and specific restrictions on amendments set forth herein, this Declaration 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 noticed meeting of the Members of the Association at which there is a quorum.

4.5 Compliance with HUD, FHA, VA, FNMA, GNMA and SWFWMD. Notwithstanding any provision of this Declaration to the contrary, prior to the Turnover, the Declarant shall have the right to amend this Declaration, 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, SWFWMD, 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, any Lender, 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 this Declaration, 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, SWFWMD 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 Owners, any Lender, or any other party shall be required or necessary to any such amendments by the Board.

5. Annexation, Withdrawal and Future Development Tracts.

5.1 Annexation by Declarant. Up to the date that is five (5) years after the Community Completion Date, additional lands may be made part of ESTATES OF LAKE FLORENCE by Declarant, and the addition of such lands shall automatically extend the Community Completion Date to allow the development of same. Except for applicable governmental approvals (if any), no consent to such annexation shall be required from any other party other than the owners of such lands (including, but not limited to, the Association, Owners or any Lenders) except as provided herein. Such annexed lands shall be brought within the provisions and applicability of this Declaration by the recording of a Supplemental Declaration to this Declaration in the Public Records. The Supplemental Declaration shall subject the annexed lands to the covenants, conditions, and restrictions contained in this Declaration as fully as though the annexed lands were described herein as a portion of ESTATES OF LAKE FLORENCE at the time of execution and recordation of this Declaration. Such Supplemental Declaration may contain additions to, modifications of, or omissions from the covenants, conditions, and restrictions contained in this Declaration as deemed appropriate by Declarant and as may be necessary to reflect the different character, if any, of the annexed lands. Except as otherwise provided herein, prior to the Community Completion Date, only Declarant may add additional lands to ESTATES OF LAKE FLORENCE.

5.2 Annexation by the Association. After the Community Completion Date, and subject to applicable governmental approvals (if any) required for same and the joinder of the owners of such lands, additional lands may be annexed 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 noticed meeting of the Members of the Association at which there is a quorum.

5.3 Withdrawal. Prior to the Community Completion Date, Declarant may withdraw any portions of ESTATES OF LAKE FLORENCE (or any additions thereto) from the provisions and applicability of this Declaration by the recording of an amendment to this Declaration in the Public Records which amendment shall require the joinder and consent of any owner of record title to such lands being withdrawn if other than Declarant. The right of Declarant to withdraw portions of ESTATES OF LAKE FLORENCE shall not apply to any Lot that has been conveyed to an Owner unless that right is specifically reserved in the instrument of conveyance or the prior written consent of the Owner is obtained. Except as provided above, the withdrawal of any portion of ESTATES OF LAKE FLORENCE shall not require the consent or joinder of any other party (including without limitation, the Association, Owners, or any Lenders). Association shall have no right to withdraw land from ESTATES OF LAKE FLORENCE.

5.4 Effect of Filing Supplemental Declaration. Any Supplemental Declaration filed pursuant to this Section 5 shall be effective upon recording in the Public Records, unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and Assessment liability in accordance with the provisions of the Supplemental Declaration and this Declaration.

5.5 Future Development Tracts. The Plat may from time to time include Parcels designated as Future Development Tracts or similar term indicating that such Parcels are set aside for future development (each a “**Future Development Tract**”). At Declarant’s sole discretion, prior to the Community Completion Date, all or any portion of any Future Development Tract may

be replatted into Lots or Common Areas, withdrawn from the provisions and applicability of this Declaration or dedicated to the County or any other governmental agency. Upon replatting of such Future Development Tract into Lots or Common Areas, such Parcels shall automatically convert to and be treated as Lots and Common Areas, respectively, under this Declaration for all purposes without the need for (i) recordation of a Supplemental Declaration or Amendment to this Declaration to confirm or effect same or (ii) the joinder and consent of the Association or any Owners to same. Future Development Tracts shall not be subject to Assessments as provided under Section 17 until same have been platted into Lots.

6. Dissolution.

6.1 Generally. In event of dissolution of the Association, the SWMS shall be transferred to and maintained by one of the entities identified in sections 12.3.1(a) through (f), who has the powers listed in section 12.3.4(b)1. through 8., the covenants and restrictions required in section 12.3.4(c)1. through 9., and the ability to accept responsibility for the operation and maintenance of the SWMS described in section 12.3.4(d)1. or 2., all of SWFWMD's Environmental Resource Permit Applicant's Handbook Volume I (General and Environmental). In addition to and not in place of the preceding sentence, in the event of the dissolution of the Association without reinstatement within thirty (30) days, other than incident to a merger or consolidation, any Owner may petition the Circuit Court of the appropriate Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association.

6.2 Applicability of Declaration after Dissolution. In the event of dissolution of the Association, ESTATES OF LAKE FLORENCE and each Lot therein shall continue to be subject to the provisions of this Declaration, including without limitation, the provisions respecting Assessments specified in this Declaration. Each Owner shall continue to be personally obligated to the successors or assigns of the Association for Assessments to the extent that Assessments are required to enable the successors or assigns of the Association to properly maintain, operate and preserve the Common Areas. The provisions of this Section shall only apply with regard to the maintenance, operation, and preservation of those portions of ESTATES OF LAKE FLORENCE that had been Common Areas and continue to be so used for the common use and enjoyment of the Owners.

7. Binding Effect and Membership.

7.1 Term. Subject to the Declarant's right to amend this Declaration prior to Turnover and the Association's right to amend this Declaration after Turnover, the covenants, conditions and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded in the Public Records, after which time the covenants, conditions and restrictions contained in this Declaration shall be automatically extended for successive periods of ten (10) years unless prior to the end of such twenty-five (25) year period, or each successive ten (10) year period, an instrument signed by eighty percent (80%) of the total

Voting Interests agreeing to terminate this Declaration has been recorded in the Public Records. Notwithstanding the preceding sentence, prior to any such termination of the Declaration, ownership of the portion of the SWMS owned by the Association, and the responsibility for the operation and maintenance of the SWMS must be transferred to and accepted by an entity in accordance with the rules and regulations of SWFWMD and any such transfer and acceptance must be approved in writing by SWFWMD. Provided, however, that no such agreement to terminate the covenants, conditions and restrictions shall be effective unless made and recorded at least ninety (90) days in advance of the effective date of such change.

7.2 Transfer. The transfer of the fee simple title to a Home or Lot, whether voluntary or by operation of law, terminating an Owner's title to that Home or Lot, shall terminate the Owner's rights to use and enjoy the Common Areas and shall terminate such Owner's Membership in the Association. An Owner's rights and privileges under this Declaration are not assignable separately from a Lot. The record title owner of a Lot is entitled to the benefits of, and is burdened with the duties and responsibilities set forth in the provisions of this Declaration. All parties acquiring any right, title and interest in and to any Lot shall be fully bound by the provisions of this Declaration. In no event shall any Owner acquire any rights that are greater than the rights granted to, and limitations placed upon its predecessor in title pursuant to the provisions of this Declaration. The transferor of any Lot shall remain jointly and severally liable with the transferee for all obligations pursuant to this Declaration that accrue prior to the date of such transfer, including without limitation, payment of all Assessments accruing prior to the date of transfer.

7.3 Membership and Voting Rights.

7.3.1 In addition to the Declarant, upon acceptance of title to a Lot, and as more fully provided in the Articles and Bylaws, each Owner shall be a Member of the Association. Membership rights are governed by the provisions of this Declaration, the Articles and Bylaws. Membership shall be an appurtenance to and may not be separated from the ownership of a Lot. Declarant rights with respect to Membership in the Association are set forth in this Declaration, the Articles and Bylaws. The Association shall have the following two (2) classes of voting Membership:

7.3.1.1 Class A Members. Class A Members shall be all Owners. Each Class A Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as an "Owner," all such persons shall be Members. The vote for such Lot shall be exercised as such persons determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

7.3.1.2 Class B Members. Declarant shall be the Class B Member and shall be entitled to ten (10) votes for each Lot owned; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration or any Parcel designated as a Future Development Tract (or similar term) or set aside for future development under the Plat, Declarant shall be entitled to fifteen (15) votes per acre or fraction thereof contained within such Parcel owned by Declarant, until such time as the Parcel is platted into Lots, whereupon Declarant shall be entitled to ten (10) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall be entitled to one (1) vote for each Lot owned. "Turnover" shall mean the transfer of control and operation of the Association by the

Declarant to Owners. The Turnover of the Association by the Declarant shall occur on the Turnover Date at the Turnover meeting. At the Turnover meeting, Owners shall elect a majority of the Directors. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Class A Members of the date, location, and purpose of the Turnover meeting. The Turnover shall take place within three (3) months of the occurrence of the following events, whichever occurs earliest:

7.3.1.3 When ninety percent (90%) of the Lots ultimately planned for ESTATES OF LAKE FLORENCE are conveyed to Owners; or

7.3.1.3.1 When the Declarant makes the election, in its sole and absolute discretion, to give written notice to the Association of its decision to cause the Turnover to occur; or

7.3.1.3.2 as otherwise required under the Florida Statutes.

7.3.1.4 Declarant Election of Director. Notwithstanding the foregoing, from and after Turnover, for so long as Declarant holds at least five percent (5%) of the total number of Lots planned for ESTATES OF LAKE FLORENCE out for sale, Declarant, at Declarant's sole option, may elect one (1) Member of the Board. Nothing herein shall require Declarant to elect or place any members on the Board after Turnover.

7.4 Ownership by Entity. In the event that an Owner is other than a natural person, that Owner shall, prior to occupancy of the Home, designate one or more persons who are to be the occupants of the Home and register such persons with the Association. All provisions of this Declaration and other Governing Documents shall apply to both such Owner and the designated occupants.

7.5 Voting Interests. Voting Interests in the Association are governed by this Declaration, the Articles and Bylaws.

7.6 Document Recordation Prohibited. Neither the Association nor any Owner, nor group of Owners, may record any documents that, in any way, affect or restrict the rights of Declarant or conflict with the provisions of this Declaration or the other Governing Documents.

7.7 Conflicts. In the event of any conflict among this Declaration, the Articles, the Bylaws or any of the other Governing Documents, this Declaration shall control.

8. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to the Community Completion Date, Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of ESTATES OF LAKE FLORENCE for various public purposes or for the provision of Telecommunications Systems, or to make any portions of ESTATES OF LAKE FLORENCE part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of ESTATES OF LAKE FLORENCE. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS. DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION,

AND DESIGN OF ANY AND ALL COMMON AREAS OR TO MODIFY, RELOCATE OR ELIMINATE COMMON AREAS AT ANY TIME, WITHOUT NOTICE AND AT ITS DISCRETION.

9. Common Areas. Common Areas shall include, without limitation, (i) all Parcels or Tracts dedicated or conveyed to the Association by any Plat or by separate instrument recorded in the Public Records, (ii) all Drainage Easements, Conservation Easements, Perimeter Wall/Fence Easements, Access and Maintenance Easements and Drainage Swale Easements, and (iii) all easements granted to the Association in the Plat, by this Declaration or by separate instrument, and such Parcels, Tracts and easements are hereby dedicated and granted to the Association.

9.1 Prior to Conveyance. Prior to the conveyance of the Common Areas to the Association as set forth in Section 9.4 herein, any portion of the Common Areas owned by Declarant shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended, as Declarant in its sole discretion deems appropriate. During such period, Declarant shall own, operate, and administer the Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until same are actually constructed, completed, and conveyed to the Association. The current conceptual plans and/or representations, if any, regarding the composition of the Common Areas are not a guarantee of the final composition of the Common Areas. No party should rely upon any statement contained herein as a representation or warranty as to the extent of the Common Areas to be constructed by Declarant and owned and operated by the Association as part of ESTATES OF LAKE FLORENCE. Declarant, so long as it controls Association, further specifically retains the right to add to, delete from, or modify any of the Common Areas referred to herein at its discretion without notice.

9.2 Intentionally Deleted.

9.3 Use of Common Areas by Declarant. Until the Community Completion Date, Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by Declarant.

9.4 Conveyance.

9.4.1 Generally. The Common Areas may be designated by the Plat or in this Declaration, created in the form of easements, or conveyed to the Association by quitclaim deed or other instrument of conveyance as determined by the Declarant in its sole and absolute discretion. Association shall pay all costs of the conveyance at the Declarant's request. The designation of Common Areas, creation by easement, or conveyance shall be subject to easements, restrictions, reservations, conditions, limitations, and declarations of record, real estate taxes for the year of conveyance, zoning, land use regulations and survey matters. Association shall be deemed to have assumed and agreed to pay all continuing obligations and service and similar contracts relating to the ownership operation, maintenance, and administration of the conveyed portions of Common Areas and other obligations relating to the Common Areas imposed herein, and Association shall, and does hereby, indemnify and hold Declarant and the Declarant Indemnified Parties harmless on account thereof. Association, by its joinder to this Declaration,

hereby accepts such dedication(s) or conveyance(s) without setoff, condition, or qualification of any nature. Association shall accept any and all transfer of permits and development agreements from Declarant, or any other permittee, of any permit or development agreement required by a governmental agency in connection with the development or operation of ESTATES OF LAKE FLORENCE, including, without limitation, the Permit, as same may be modified and/or amended. Association shall cooperate with Declarant, or any other permittee of such permits or party to such development agreements, as modified and/or amended, with any applications, certifications, documents or consents required to effectuate any such transfer of permits and development agreements to the Association and the Association's assumption of all obligations thereunder. THE COMMON AREAS, PERSONAL PROPERTY AND EQUIPMENT THEREON AND APPURTENANCES THERETO SHALL BE CONVEYED TO THE ASSOCIATION IN "AS IS, WHERE IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IN FACT OR BY LAW, AS TO THE CONDITION, FITNESS OR MERCHANTABILITY OF SUCH COMMON AREAS PERSONAL PROPERTY, EQUIPMENT AND APPURTENANCES BEING CONVEYED. Notwithstanding the foregoing, any such conveyance or encumbrance of such Common Areas is subject to an irrevocable ingress and egress easement in favor of each Owner granting access to their respective Lots.

9.4.2 Common Area Reservations. Each deed of the Common Areas shall be subject to the following provisions:

9.4.2.1 a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;

9.4.2.2 matters reflected on the Plat;

9.4.2.3 perpetual non-exclusive easements in favor of Declarant, its successors, and assigns in, to, upon and over all of the Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of improvements, utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such roadways for construction vehicles and equipment. These easements shall run in favor of Declarant, and its employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;

9.4.2.4 the terms and conditions of the Governing Documents and all other restrictions, easements, covenants and other matters of record; and

9.4.2.5 in the event that Association believes that Declarant shall have failed in any respect to meet Declarant's obligations under this Declaration or has failed to comply with any of Declarant's obligations under law, or the Common Areas conveyed herein are defective in any respect, the Association shall give written notice to Declarant detailing the alleged failure or defect. Once the Association has given written notice to Declarant pursuant to this Section, the Association shall be obligated to permit Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by Declarant to respond to such notice at all reasonable times. Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of Declarant to repair or address, in Declarant's sole option and expense, any aspect of the Common

Areas deemed defective by Declarant during its inspections of the Common Areas. Association acknowledges and agrees that Association's failure to give the notice and/or otherwise comply with the provisions of this Section will irretrievably damage Declarant; and

9.4.2.6 a reservation of right in favor of Declarant (so long as Declarant owns any portion of ESTATES OF LAKE FLORENCE) to require that Association re-convey all or a portion of the Common Areas by quitclaim deed in favor of Declarant in the event that such property is required to be owned by Declarant for any purpose, including without limitation, the reconfiguration of any adjacent property by replatting or otherwise. To the extent legally required, Association shall be deemed to have granted to Declarant an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

9.5 Operation After Conveyance. Subject to the Association's right to grant easements and other interests as provided herein, and subject to the approval rights of the SWFWMD and the County under Section 25.1.7 below with respect to Common Areas containing or affecting the SWMS, the Association may not convey, abandon, alienate, encumber, or transfer all or a portion of the Common Areas to a third party without (i) if prior to the Turnover, (a) the approval of a majority of the Board; and (b) the written consent of Declarant, or (ii) from and after the Turnover, approval of (x) a majority of the Board; and (y) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly called meeting of the Members.

9.6 Paved Common Areas. The Common Areas may contain certain paved areas. The Association is responsible for the maintenance, repair and/or resurfacing of all paved surfaces, including but not limited to alleyways, driveways, parking areas, pathways, bicycle paths, and sidewalks forming a part of the Common Areas, if any. Although pavement appears to be a durable material, it requires maintenance. Association shall have the right, but not the obligation, to arrange for a periodic inspection of all paved surfaces forming a part of the Common Areas by a licensed paving contractor and/or engineer. The cost of such inspection shall be a part of the Operating Expenses of the Association. The Association shall determine periodically the parameters of the inspection to be performed, if any. Any fill, stabilization, patching, grading, or other maintenance work on such paved areas should be performed by a company licensed to perform the work and shall be an Operating Expense of the Association.

9.7 Delegation. Once conveyed to the Association, the Common Areas and improvements located thereon shall at all times be under the complete supervision, operation, control, and management of the Association. Notwithstanding the foregoing, the Association may delegate all or a portion of its obligations hereunder to a licensed manager or professional management company. Association specifically shall have the right to pay for management services on any basis approved by the Board (including bonuses or special fee arrangements for meeting financial or other goals). Declarant, its affiliates and/or subsidiaries shall have the right and option to manage Association at all times prior to Turnover. Owners and Association acknowledge that it is fair and reasonable to have Declarant, its affiliates and/or subsidiaries manage the Association prior to Turnover. Further, in the event that Common Area is created by easement, Association's obligations and rights with respect to such Common Area may be limited by the terms of the document creating such easement.

9.8 Use.

9.8.1 Nonexclusive Use. The Common Areas shall be used and enjoyed by the Owners on a non-exclusive basis in common with other persons, entities and corporations (who may, but are not required to be, Members of the Association) entitled to use those portions of the Common Areas as provided in this Declaration subject to the Rules and Regulations applicable with respect to same. Prior to the Community Completion Date, Declarant, and thereafter, Association has the right, at any and all times, and from time to time, to further additionally provide and make the Common Areas available to other individuals, persons, firms, or corporations, as it deems appropriate. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations pursuant to this Declaration, or give any Owner the right to avoid any of the covenants, agreements or obligations to be performed hereunder.

9.8.2 Right to Allow Use. Declarant and/or the Association may enter into easement agreements or other use or possession agreements whereby the Owners, Telecommunications Providers, and/or Association and/or others may obtain the use, possession of, or other rights regarding certain property, on an exclusive or non-exclusive basis, for certain specified purposes. Association may agree to maintain and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Any such agreement by the Association prior to the Community Completion Date shall require the prior written consent of Declarant. Thereafter, any such agreement shall require the approval of the majority of the Board, which consent shall not be unreasonably withheld or delayed.

9.8.3 Water Levels and Water Quality in Retention Areas, Lakes and Water Bodies. NEITHER THE DECLARANT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER QUALITY OR WATER LEVELS IN ANY OF THE RETENTION AREAS OR ANY LAKES, PONDS, CANALS, CREEKS, MARSH AREA OR OTHER WATER BODIES WITHIN, ADJACENT TO OR AROUND ESTATES OF LAKE FLORENCE; PROVIDED, FURTHER, NEITHER THE DECLARANT NOR THE ASSOCIATION SHALL BEAR ANY RESPONSIBILITY FOR OR BE OBLIGATED TO ATTEMPT TO ADJUST OR MODIFY SUCH WATER QUALITY OR WATER LEVELS SINCE SUCH WATER QUALITY AND WATER LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER, RAINFALL FLUCTUATIONS, SEDIMENTS AND CONSTITUENTS IN STORMWATER RUNOFF AND OTHER FACTORS THAT ARE BEYOND THE CONTROL OF THE DECLARANT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER QUALITY AND WATER LEVELS OF ALL SUCH RETENTION AREAS, LAKES, PONDS, CANALS, CREEKS, MARSH AREA OR OTHER WATER BODIES MAY VARY. THERE IS NO GUARANTEE BY DECLARANT OR ASSOCIATION THAT WATER QUALITY OR WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT; AT TIMES WATER LEVELS MAY BE MUCH HIGHER THAN OTHER TIMES. DECLARANT AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION AREAS, LAKES, PONDS, CANALS, CREEKS, MARSH AREA OR OTHER WATER BODIES WITHIN, ADJACENT TO OR AROUND ESTATES OF LAKE FLORENCE.

9.8.4 Obstruction of Common Areas. No portion of the Common Areas may be obstructed, encumbered, or used by Owners for any purpose other than as permitted by the Association.

9.8.5 Assumption of Risk. Without limiting any other provision herein, (a) each Owner, for themselves, their Lessees and for the Immediate Family Members, guests and invitees of such Owner or their Lessees, and (b) each Member of the general public accessing or using any Common Areas (regardless of whether such access or use is permitted under this Declaration or otherwise), accepts and assumes all risk and responsibility for noise, liability, injury, death or damage connected with use or occupancy of any portion of such Common Areas including, without limitation: (i) noise from maintenance equipment; (ii) use of pesticides, herbicides and fertilizers; (iii) view restrictions and impairment caused by the construction of any structures and/or the maturation of trees and shrubbery; (iv) reduction in privacy caused by the removal or pruning of shrubbery or trees within ESTATES OF LAKE FLORENCE; (v) illness, health or safety hazards resulting from contact with or ingestion of any plant life within any portion of ESTATES OF LAKE FLORENCE, including thorns, conditions causing skin irritation, rashes or other illnesses, diseases or injuries resulting from contact with or ingestion of any such plant life; (vi) illnesses or injuries arising from use of the Common Areas or participation in any activities upon the Common Areas, whether same are organized or conducted by the Declarant, the Association or otherwise; and (vii) design of any portion of ESTATES OF LAKE FLORENCE. Each such person also expressly indemnifies and agrees to defend and hold harmless the Indemnified Parties from any and all losses, liabilities, costs, damages and expenses, whether direct or consequential, arising from or related to the person's use of the Common Areas, including for attorneys' fees, paraprofessional fees and costs before trial, at trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas, including, without limitation, all Retention Areas, lakes, canals or areas adjacent to any water body, do so at their own risk. Nothing herein shall be deemed to grant any such Owner, Lessee, Immediate Family Member, guest, invitee or member of the general public any rights of access to or use of any such Retention Area, lake, canal or water body unless such right is expressly granted by this Declaration or the Association, and all such access and use shall be subject to the Rules and Regulations applicable with respect to same. BY ACCEPTANCE OF A DEED, EACH OWNER ACKNOWLEDGES THAT THE COMMON AREAS MAY CONTAIN WILDLIFE SUCH AS INSECTS, ALLIGATORS, COYOTES, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, BEARS AND FOXES AND HAZARDOUS PLANT LIFE. DECLARANT AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR PLANT LIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE OR PLANT LIFE. EACH OWNER OR LESSEES AND HIS OR HER IMMEDIATE FAMILY MEMBERS, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

9.8.6 Owners' Obligation to Indemnify. Each Owner agrees to indemnify and hold harmless the Indemnified Parties against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever ("Losses") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Common Areas, including, without limitation, use of the Common Areas and Retention Areas, lakes and canals within or adjacent to ESTATES OF LAKE FLORENCE by Owners and Lessees, and their Immediate Family Members, guests, invitees, or agents. Should any Owner bring suit against Declarant, the Association or any

of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against Declarant, the Association or such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees before trial, at trial and upon appeal.

9.9 Rules and Regulations.

9.9.1 Generally. Prior to the Turnover, Declarant, and thereafter Association, shall have the right to adopt Rules and Regulations governing the use of the Common Areas. The Rules and Regulations need not be recorded in the Public Records unless required by law. The Common Areas shall be used in accordance with this Declaration and Rules and Regulations promulgated hereunder.

9.9.2 Declarant Not Subject to Rules and Regulations. The Rules and Regulations shall not apply to Declarant or to any property owned by Declarant, and shall not be applied in a manner which would adversely affect the interests of Declarant. Without limiting the foregoing, Declarant and its assigns, shall have the right, subject to obtaining any and all required permits and approvals from the County and/or any other appropriate governmental agencies having jurisdiction over same, to: (i) develop and construct Lots, Homes, Common Areas, and related improvements within ESTATES OF LAKE FLORENCE, and make any additions, alterations, improvements, or changes thereto; (ii) maintain sales offices (for the sale and re-sale of (a) Lots and Homes and (b) residences and properties located outside of ESTATES OF LAKE FLORENCE), general office and construction operations within ESTATES OF LAKE FLORENCE; (iii) place, erect or construct portable, temporary or accessory buildings or structures within ESTATES OF LAKE FLORENCE for sales, construction, storage or other purposes up to the point of completion of development and sales for all Homes to be constructed in ESTATES OF LAKE FLORENCE; (iv) temporarily deposit, dump or accumulate materials, trash, refuse and rubbish in connection with the development or construction of any portion of ESTATES OF LAKE FLORENCE; (v) post, display, inscribe or affix to the exterior of any portion of the Common Areas, or portions of ESTATES OF LAKE FLORENCE, signs and other materials used in developing, constructing, or promoting the sale of any portion ESTATES OF LAKE FLORENCE including, without limitation, Lots, Parcels and Homes; (vi) excavate fill from any lakes or waterways within and/or contiguous to ESTATES OF LAKE FLORENCE by dredge or dragline, store fill within ESTATES OF LAKE FLORENCE and remove and/or sell excess fill; and grow or store plants and trees within, or contiguous to, ESTATES OF LAKE FLORENCE and use and/or sell excess plants and trees, all of which shall be incidental to Declarant's development of ESTATES OF LAKE FLORENCE and not a separate business operation; and (vii) undertake all activities which, in the sole opinion of Declarant, are necessary or convenient for the development and sale of any lands and improvements comprising ESTATES OF LAKE FLORENCE.

9.10 Lift Stations. The Common Areas may include a sanitary sewer lift station (the "**Lift Station**") installed by Declarant. The Lift Station shall be operated, maintained, repaired and replaced by the Association as an Operating Expense.

9.11 Default by Owners. No default by any Owner in the performance of the covenants and promises contained in this Declaration shall be construed or considered (i) a breach by Declarant or Association of any of their promises or covenants in this Declaration; (ii) an actual,

implied or constructive dispossession of another Owner from the Common Areas; or (iii) an excuse, justification, waiver or indulgence of the covenants and promises contained in this Declaration.

9.12 Special Taxing Districts. For as long as Declarant controls Association, Declarant shall have the right, but not the obligation, to dedicate or transfer or cause the dedication or transfer of all or portions of the Common Areas of ESTATES OF LAKE FLORENCE to a special taxing district, or a public agency or authority under such terms as Declarant deems appropriate in order to create or contract with special taxing districts and community development districts (or others) for lighting, perimeter walls, entrance features, roads, landscaping, irrigation areas, ponds, surface water management systems, wetlands mitigation areas, parks, recreational or other services, security or communications, or other similar purposes deemed appropriate by Declarant, including without limitation, the maintenance and/or operation of any of the foregoing. As hereinafter provided, Declarant may sign any taxing district petition as attorney-in-fact for each Owner. Each Owner's obligation to pay taxes associated with such district shall be in addition to such Owner's obligation to pay Assessments. Any special taxing district shall be created pursuant to all applicable ordinances of County and all other applicable governing entities having jurisdiction with respect to the same.

9.13 Driveway, Sidewalk and Walkway Replacement. In the event the County or any of its subdivisions, agencies, and/or divisions must remove any portion of an Owner's driveway, sidewalk, walkway or other paved portion of a Lot, then the Owner of such Lot shall be responsible to replace or repair such driveway, sidewalk, walkway or other paved portion of their Lot, at such Owner's expense, if such expenses are not paid for by the County. In the event an Owner does not comply with this Section 9.13, the Association may perform the necessary maintenance or replacement and charge the costs thereof to the non-complying Owner as an Individual Assessment. In the event that Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 9.13, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, before trial, at trial and upon appeal. Each Owner grants the Association an easement over their Lot for the purpose of ensuring compliance with the requirements of this Section 9.13.

9.14 Association's and Owners' Obligation to Indemnify. Association and Owners each covenant and agree jointly and severally to indemnify, defend and hold harmless the Declarant Indemnified Parties from and against any and all claims, suits, liabilities, losses, actions, causes of action, damages or expenses arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas or other property serving Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association, Owners, their Lessees, and their respective Immediate Family Members, guests and invitees or members of the general public, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, before trial and all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be Operating Expenses to the extent such matters are not covered by insurance maintained by the Association.

9.15 Site Plans and Plats. The Plat may identify some of the Common Areas within ESTATES OF LAKE FLORENCE. The description of the Common Areas on the Plat is subject to change and the notes on the Plat are not a guarantee of what facilities will be constructed on such Common Areas. Site plans used by Declarant in its marketing efforts illustrate the types of facilities which may be constructed on the Common Areas, but such site plans are not a guarantee of what facilities will actually be constructed. Each Owner should not rely on the Plat or any site plans used for illustration purposes as the Declaration governs the rights and obligations of Declarant, Owners with respect to the Common Areas.

10. Maintenance by the Association. The following provisions shall relate to all Lots and Homes within ESTATES OF LAKE FLORENCE.

10.1 Common Areas. Except as otherwise specifically provided in this Declaration to the contrary, the Association shall at all times maintain, repair, replace and insure the Common Areas, including all improvements placed thereon.

10.2 Natural Buffers. The Plat may designate or depict portions of Lots or Tracts which are subject to an easement for "Perimeter Natural Buffer" or similar purposes (a "**Perimeter Buffer Easement**"). No Owner or Lessee shall clear, install, remove, modify, disturb or alter any landscaping located within any Perimeter Buffer Easement, it being the intent that such areas remain in their natural vegetative state.

10.3 Landscape Maintenance. The Association shall maintain as an Operating Expense all landscaping within any "Private Landscape Easement" "Landscape Buffer Tract" or other portion of any Lot or Tract (a) dedicated to the Association for landscape purposes ("**Landscape Tract**") or (b) subject to a landscaping easement in favor of the Association (a "**Landscape Easement**") as designated on the Plat or by separate recorded easement. No Owner or Lessee shall install, remove, maintain, modify, disturb or alter any landscaping installed within any Landscape Easement. Except as expressly set forth herein, the Association shall have no responsibility for the maintenance of landscaped areas within any Lot, including without limitation, sod, irrigation, yards, grass, shrubs, trees, mulch, or any other landscaping. The record title owner of each such Lot shall be responsible for the repair, replacement and maintenance of the irrigation and all landscaped areas and other improvements within any portion of the Lot, except to the extent that same is expressly the responsibility of the Association under this Declaration. Any such repair, replacement and maintenance shall be consistent with the Landscape Maintenance Standards set forth in this Declaration, including, without limitation, maintenance of the elevation, grade and slope of the Lot, maintenance of the portion of the SWMS located on the Lot and repairing any damage to sidewalks, utilities or the SWMS resulting from any trees or landscaping on the Lot.

10.4 Roadways. All roadways within ESTATES OF LAKE FLORENCE shall be public roadways which shall be dedicated to and maintained by the County. THE ROADWAYS ADJACENT TO OR IN PROXIMITY TO ESTATES OF LAKE FLORENCE ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS TO BE MAINTAINED BY THE COUNTY. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION AND DECLARANT HAVE NO CONTROL WITH REGARD TO (i) ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL

PUBLIC, (ii) MAINTENANCE OF SUCH ROADWAYS BY THE COUNTY OR (iii) ENFORCEMENT OF TRAFFIC CONTROL OR PARKING RESTRICTIONS WITH RESPECT TO SUCH ROADWAYS BY THE COUNTY.

10.5 Adjoining Areas. Except as otherwise provided herein, Association shall maintain those drainage areas, swales, lake maintenance easements, lake slopes and banks, and landscape areas that are within the Common Areas. The Association shall have an easement for ingress and egress across Lots as necessary for access to any such areas that are not readily accessible to the Association through the Common Areas. Further, the Association may undertake maintenance of the landscaped areas within and adjoining Retention Areas that comprise the SWMS dedicated to the County by Plat, including, without limitation irrigation, planting, maintaining and trimming trees, plants, shrubs and other landscaping, mowing, mulch, installation of benches, sidewalks and walkways, installation, operation and repair of fountains and aquatic maintenance. The Association's right to maintain any portion of the SWMS dedicated to the County by Plat or otherwise, if any, shall be pursuant to a separate "Use Agreement" with the County. The cost of maintenance of any such areas shall be deemed part of the Operating Expenses.

10.6 Repair of Damage Caused by Owners. The expense of any maintenance, repair, construction or replacement of any portion of the Common Areas necessitated by the negligent or willful acts of an Owner, or persons utilizing the Common Areas through or under an Owner, including Lessees, Immediate Family Members, guests and invitees, shall be borne solely by such Owner and the Lot owned by such Owner shall be subject to an Individual Assessment for that expense. By way of example, and not of limitation, an Owner shall be responsible for the removal of all landscaping and structures placed within easements or Common Areas by such Owner or their Lessees without the prior written approval of the Association.

10.7 Right of Entry. Declarant and the Association are granted a perpetual and irrevocable easement over, under and across all of ESTATES OF LAKE FLORENCE for the purposes herein expressed, including, without limitation, for inspections to ascertain compliance with the provisions of this Declaration, and for the performance of any maintenance, alteration or repair which they are entitled to perform. Without limiting the foregoing, Declarant specifically reserves easements for all purposes necessary to comply with any governmental requirement or to satisfy any condition that is a prerequisite for a governmental approval. By way of example, and not of limitation, Declarant may construct, maintain, repair, alter, replace and/or remove improvements; install landscaping; install utilities; and/or remove structures on any portion of ESTATES OF LAKE FLORENCE if Declarant is required to do so in order to obtain the release of any bond posted with any governmental agency.

10.8 Maintenance of Property Owned by Others. Association shall, if designated by Declarant (or by the Association after the Community Completion Date) by amendment to this Declaration or any document of record, maintain vegetation, landscaping, wetlands, conservation areas, irrigation systems, community identification/features and/or other improvements, areas or elements designated by Declarant (or by the Association after the Community Completion Date) upon areas that are within or outside of ESTATES OF LAKE FLORENCE. Such areas may abut, or be proximate to, ESTATES OF LAKE FLORENCE, and may be owned by, or be dedicated to, others including, but not limited to, the County, a utility, governmental or quasi-governmental entity or a property owners association. These areas may include (for example and not limitation)

parks, swale areas, landscape buffer areas, mitigation areas, berm areas or median areas within the right-of-way of public streets, roads, wetlands, conservation areas, drainage areas, community identification or entrance features, community signage or other identification and/or areas within canal rights-of-ways or other abutting waterways. To the extent there is any agreement between Declarant and Association for the maintenance of any lakes or ponds outside ESTATES OF LAKE FLORENCE, the Association shall maintain the same and the costs thereof shall be paid by Owners as part of the Operating Expenses. The Association shall have the right to enter into new agreements or arrangements from time to time for improvements and facilities serving the members of the Association or to amend the foregoing if the Board deems the same reasonable and appropriate for the continued use and benefit of any part of the Common Areas.

10.9 Perimeter Walls/Fences. The Declarant may install perimeter walls or fences, including a retaining wall, within any Common Area Tract, Landscape Tract, Landscape Easement or any fence or wall easement (the “**Perimeter Wall/Fence Easement**”) within or adjacent to ESTATES OF LAKE FLORENCE as set forth on the Plat or created pursuant to this Declaration or by separate easement instrument (the “**Perimeter Walls/Fences**”). The Association at all times shall have the exclusive right and responsibility to maintain, repair, replace any Perimeter Walls/Fences within ESTATES OF LAKE FLORENCE, including Perimeter Walls/Fences located on or facing Lots; however, each Owner shall maintain the interior of any Perimeter Walls/Fences or portion thereof located on or immediately adjacent to such Owner’s Lot. Owners may install fences on their Lot which abut perpendicularly (or at such other angles as are consistent with the angles of intersection of the lot lines of such Owner’s Lot with the Perimeter Wall/Fence) against any Perimeter Walls/Fences, but no such fence or any other improvements installed by any Owner may be affixed or attached to any Perimeter Walls/Fences or otherwise located within a Perimeter Wall/Fence Easement. In addition, the Association, in conducting any maintenance, repair or replacement of any Perimeter Walls/Fences, shall not be responsible for any damage to or removal of any fences installed by any Owner or any landscaping or improvements located within the Perimeter Wall/Fence Easement. No Owner may install or permit to grow any trees, shrubs or landscaping other than sod on their Lot within any Perimeter Wall/Fence Easement or within five (5) feet of any Perimeter Walls/Fences without approval of the ARC pursuant to Section 19 below. The Association may perform (and is hereby granted an easement of ingress and egress and temporary construction over all Lots as reasonably necessary to perform) any such maintenance, repairs or replacement of the Perimeter Walls/Fences or landscaping to be maintained, repaired or replace by the Association, if any, at the Board’s discretion and the costs of such maintenance, repairs or replacement shall be Operating Expenses. Failure of the Association to undertake any such maintenance, replacement or repair of the Perimeter Walls/Fences shall in no event be deemed a waiver of the right to do so thereafter. Owners shall provide prompt written notice to the Association in the event any portion of any Perimeter Wall/Fence is damaged or destroyed by the action of such Owner, their Lessees and their respective Immediate Family Members, guests and invitees, and shall promptly repair, replace and restore such Perimeter Wall/Fence to its prior condition, failing which the Association may repair, replace or restore such Perimeter Wall/Fence and all costs incurred by the Association in connection with same shall be an Individual Assessment against such Owner’s Lot. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences, provided, however, that Declarant shall install, and the Association shall maintain, all Perimeter Walls/Fences, buffer walls or retaining walls as required

by the County or under any other permit, approval or agreement applicable to ESTATES OF LAKE FLORENCE.

10.10 Maintenance of Improvements within Adjacent Right-of-Way or Other County Property. The Association may undertake responsibility for the maintenance of improvements and maintenance and irrigation of landscaping located in the public right-of-way or other property dedicated to the County within or adjacent to any portion of ESTATES OF LAKE FLORENCE, including, without limitation, any sidewalks, trees, landscaping, irrigation, hardscape, fountains, signage, entrance features, pavers, walls, lighting and electrical lines and systems. The Association's right to maintain such improvements and landscaping shall be pursuant to a separate "Use Agreement" with the County. The cost associated with any such maintenance of improvements and maintenance and irrigation of landscaping within the public right-of-way and other County property within or adjacent to ESTATES OF LAKE FLORENCE shall be deemed part of the Operating Expenses.

10.11 Sidewalks. The Association shall be responsible for the maintenance and repair of all sidewalks located in the Common Areas within ESTATES OF LAKE FLORENCE, if any. The County shall be responsible for maintenance and repair of all sidewalks within the public rights of way within ESTATES OF LAKE FLORENCE; provided, however, in the event that the negligent or willful acts of any Owner, their Lessees, or their respective Immediate Family Members, guests or invitees caused damage to any sidewalk area, the Association may, but shall not be obligated to, repair same, and such Owner shall reimburse the Association, as applicable, for any expense incurred in repairing any damage to such sidewalk. In the event any Owner fails to reimburse the Association for any costs necessitated by such negligent or willful acts, the Association may subject the Owner to an Individual Assessment for such costs. Maintenance, repair and replacement of sidewalks and walkways located on any Lot, including walkways from the driveway to the Home, shall be the responsibility of the Lot Owner.

10.12 Water Body Slopes. The rear yard of some Lots adjacent to Retention Areas, ponds or lakes may contain water body slopes. Such water body slopes will be regulated by the Association and maintained by the Owner of such Lot, including regular mowing, maintenance, replacement and irrigation of sod and landscaping to prevent erosion of such water body slopes. In the event any Owner fails to maintain any water body slopes on such Owner's Lot, or in the event the slopes, banks or berms of any adjacent Retention Areas are damaged as a result of erosion of or stormwater runoff from such Owner's Lot, the Association may maintain, repair or restore same and the costs incurred in connection with such maintenance and restoration shall be an Individual Assessment against such Owner's Lot pursuant to Section 17.2.6 below. The Declarant hereby grants the Association an easement of ingress and egress across all Lots adjacent to water body areas for the purpose of regulating and maintaining such water body slopes.

11. Maintenance by Owners. Except for such maintenance obligations and responsibilities of the Association expressly set forth in this Declaration, the Owner of each such Lot shall be responsible for the repair, replacement and maintenance of all other improvements and landscaping within any portion of the Lot, including, without limitation, maintenance of the elevation, grade and slope of the Lot, maintenance of the portion of the SWMS located on the Lot and repairing any damage to sidewalks, utilities or the SWMS resulting from any trees or landscaping on the Lot. Each Owner shall maintain his or her Lot and Home, including without limitation, all

structural components, landscaping, irrigation systems, driveways, garage doors, and any other improvements comprising the Lot or Home in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of ESTATES OF LAKE FLORENCE, except to the extent such maintenance responsibility is specifically the obligation of the Association pursuant to the terms of this Declaration. In the event Lots and Homes are not maintained by the Owner of the Lot in accordance with the requirements of this Section 11, the Association may, but shall not be obligated to, perform the maintenance obligations on behalf of the Owner and recover all costs and expenses incurred by the Association in connection with same as an Individual Assessment against such Owner's Lot pursuant to Section 17.2.6 below.

11.1 Right of Association to Enforce. Declarant hereby grants the Association an easement over each Lot for the purpose of insuring compliance with the requirements of this Section 11. In the event an Owner does not comply with this Section 11, the Association may perform the necessary maintenance and charge the costs thereof to the noncomplying Owner as an Individual Assessment. Without limiting the generality of the foregoing, in the event any Owner fails to maintain their Lot or Home in accordance with the requirements of the Governing Documents, including without limitation, this Section 11, the Association, after providing not less than ten (10) days written notice and an opportunity to cure such failure to such Owner, may, but shall not be obligated to, enter upon such Owner's Lot to conduct any such requirement maintenance and shall charge the costs thereof to the Owner as an Individual Assessment. Notwithstanding the foregoing, the Association shall have the right, but not the obligation, to enter upon an Owner's Lot to conduct any required maintenance or take such other action as required, in the sole judgment of the Association, to bring such Owner's Lot and Home into compliance with the Governing Documents without prior notice or opportunity to cure to such Owner in situations in which the Association determines, in its sole discretion, that immediate action is required to remedy or prevent a hazardous condition or to preserve the community standards of ESTATES OF LAKE FLORENCE, and the Association shall charge the costs thereof to the Owner as an Individual Assessment. The Association shall have the right to enforce this Section 11 by all necessary legal action. In the event that Association is the prevailing party with respect to any litigation respecting the enforcement of compliance with this Section 11, it shall be entitled to recover all of its attorneys' fees and paraprofessional fees, and costs, before trial, at trial and upon appeal.

11.2 Landscape Maintenance Standards. The following maintenance standards (the "**Landscape Maintenance Standards**") apply to landscaping within all Lots:

11.2.1 Trees. Trees are to be pruned as needed and maintained with the canopy no lower than eight feet (8') from the ground above all sidewalks and no lower than twelve feet (12') from the ground above all streets, roadways, alleyways and parking areas.

11.2.2 Shrubs. All shrubs are to be trimmed as needed.

11.2.3 Grass.

11.2.3.1 Cutting Schedule. Grass shall be maintained in a neat and appropriate manner. In no event shall lawns within any Lot be in excess of five inches (5") in height.

11.2.3.2 Edging. Edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.

11.2.3.3 St. Augustine Grass. Only St. Augustine grass (i.e., Floratam or a similar variety) is permitted in the front, side and rear yards

11.2.3.4 Adjacent Rights of Way. Each Owner of a Lot shall also be responsible for mowing, edging and irrigating the grass in public road rights of way immediately adjacent to such Owner's Lot, including all such grass that is between the sidewalk and the edge of curb.

11.2.4 Mulch. Mulch shall be maintained neat and appropriate, shall be replenished as needed and shall be comprised of such wood or fibrous material consistent with the Architectural Guidelines promulgated by Declarant or the ARC for mulch for ESTATES OF LAKE FLORENCE.

11.2.5 Insect Control and Disease. Insect control and disease shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring Lots and Common Areas. Dead grass shall be removed and replaced within thirty (30) days of dying.

11.2.6 Fertilization. Fertilization of all turf, trees, shrubs, and palms shall be performed according to Best Management Practices as provided by the County Extension Service (if any) or The University of Florida IFAS Extension.

11.2.7 Weeding. All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.

11.2.8 Trash Removal. Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

11.3 Landscaping and Irrigation. The following provisions shall relate to all Lots within ESTATES OF LAKE FLORENCE:

11.3.1 Every Owner shall be required to irrigate the grass and landscaping located on their Lot, including any landscaping for which the Association provides Optional Association Landscape Maintenance pursuant to Section 11.3.2 below, in a routine and ordinary manner, as may be permitted by SWFWMD and/or County regulations, and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components will be the sole responsibility of the record title Owner of the respective Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Sprinkler heads shall be maintained on a monthly basis. Water spray from sprinklers shall not extend beyond any property line of the respective Lot, except as necessary to irrigate adjacent rights of way pursuant to Section 11.7 below. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation.

All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.

11.3.2 No sod, topsoil, tree or shrubbery shall be removed from ESTATES OF LAKE FLORENCE and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the Association, in its sole discretion, considers detrimental or potentially detrimental to person or property. All landscaping installed by Declarant in connection with the initial construction of a Home on a Lot shall be maintained (including irrigation, fertilizing and periodic mulching, weeding and trimming) and replaced by the Owner of such Lot unless same is the express obligation of the Association, including, without limitation Optional Association Landscape Maintenance as provided hereinbelow. No such landscaping shall be cleared or removed from such Lots. If any such landscaping is cleared or removed, dies, becomes withered or otherwise is modified from its original condition as installed (other than natural growth of same) the Owner of such Lot (or the Association if such landscaping is part of the Optional Association Landscape Maintenance) shall replant such Lot with landscaping of the same size and character as installed in connection with the original construction on the Lot or such other replacement landscaping of a similar size and quality as is approved by the ARC in its sole discretion pursuant to Section 19 below. The Association may, but shall not be obligated to, maintain, repair and replace any landscaping located on a Lot (the “**Optional Association Landscape Maintenance**”) by written notice that the Association will conduct such Optional Association Landscape Maintenance to the Owner of the Lot containing such landscaping. Optional Association Landscape Maintenance shall be at the sole discretion of the Association and may be commenced and discontinued at any time at the sole discretion of the Association. If conducted by the Association, Optional Association Landscape Maintenance shall constitute an Operating Expense. Even if the Association undertakes Optional Association Landscape Maintenance for landscaping on an Owner’s Lot, such Owner shall remain responsible for irrigation of such landscaping pursuant to Section 11.3.1 above. Owners who install, modify or remove landscaping or improvements on their Lot (including, without limitation, installation of concrete or brick pavers) that result in any change in the flow and/or drainage of surface water, shall be responsible for all of the costs of drainage problems resulting from such installation, modification or removal. Further, in the event that any such Owner removes or fails to maintain, restore, replace or irrigate any such landscaping or improvements, as applicable, or fails make such required repairs to resolve such drainage problems, such Owner agrees to reimburse the Association for all expenses incurred by the Association in removing, replacing or restoring such landscaping or improvements or fixing such drainage problems including, without limitation, removing excess water and repairing or modifying the SWMS, and shall be subject to an Individual Assessment for same.

11.4 **Weeds and Refuse.** No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon the cleared portion of any Lot. No refuse or unsightly objects shall be allowed to be placed or allowed to remain upon any Lot.

11.5 **Paved Surfaces.** Each Owner shall be responsible to timely repair, maintain and/or replace the driveways, sidewalks, walkways and all other paved surfaces comprising part of a Lot. In the event the County or any of its subdivisions, agencies, and/or divisions must remove any portion of an Owner’s driveway, sidewalks, walkway or other paved surface of a Lot for the installation, repair, replacement or maintenance of utilities, then the Owner of the applicable Lot

will be responsible to replace or repair such paved surfaces at such Owner's expense. Further, each Owner agrees to reimburse the Association any expense incurred in repairing any damage to such paved surfaces in the event that such Owner fails to make the required repairs, together with interest at the highest rate allowed by law. In the event an Owner does not comply with this Section, the Association may perform the necessary maintenance and charge the costs thereof to the non-complying Owner as an Individual Assessment.

11.6 Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. Declarant and Association shall not have liability under such circumstances for any damage or loss that an Owner may incur. FURTHER, GIVEN THE CLIMATE AND HUMID CONDITIONS IN FLORIDA, MOLDS, MILDEW, TOXINS AND FUNGI MAY EXIST AND/OR DEVELOP WITHIN HOMES. EACH 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 HOME AND/OR LOT, EACH OWNER, FOR AND ON BEHALF OF THEMSELVES, THEIR LESSEES AND THE IMMEDIATE FAMILY MEMBERS OF THEMSELVES AND THEIR LESSEES, SHALL BE DEEMED TO HAVE ASSUMED THE RISKS ASSOCIATED WITH MOLDS, MILDEW, TOXINS AND/OR FUNGI AND TO HAVE RELEASED DECLARANT AND THE INDEMNIFIED PARTIES FROM ANY AND LIABILITY RESULTING FROM SAME.

11.7 Irrigation and Maintenance of Landscaping and Maintenance of Sidewalks in Adjacent Public Rights of Way. Each Owner of a Lot, at their sole cost and expense, shall be responsible for the maintenance, repair and replacement of the irrigation facilities, trees, landscaping and sidewalks located in the rights of way immediately adjacent to such Owner's Lot. Every Owner shall be required to irrigate the grass and landscaping located in such rights of way immediately adjacent to such Owner's Lot in a routine and ordinary manner and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. No tree installed by the Declarant or the Association in such rights of way shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing ESTATES OF LAKE FLORENCE.

11.8 Party Walls. Each wall or fence, any part of which is placed on a dividing line between separate Lots in connection with the original construction on such Lots which is not a Perimeter Wall/Fence located within a Perimeter Wall/Fence Easement to be maintained by the Association pursuant to Section 10.9 above shall constitute a "**Party Wall.**" Each adjoining Owner's obligation with respect to Party Walls shall be determined by this Declaration, except as otherwise required by Florida law.

11.8.1 Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a Party Wall facing his Lot. Except as provided in this Section 11.8, the cost of reasonable repair shall be shared equally by adjoining Lot Owners.

11.8.2 Damage by One Owner. If a Party Wall is damaged or destroyed by the act of one adjoining Owner, their Lessee or their respective Immediate Family Members, guests and invitees (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Party Wall to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

11.8.2.1 No Owner shall allow sprinklers to spray or other water sources owned or operated by such Owner or their Lessee to deliver water within one foot (1') of any Party Wall, excluding rainfall that falls directly on such area (i.e. an Owner or Lessee shall not collect rainfall from other portions of the Lot and deliver it within one foot (1') of any Party Wall); and

11.8.2.2 No Owner shall allow attachment of anything, including but not limited to any climbing plant or vine, to any Party Wall.

11.8.3 Other Damage. If a Party Wall is damaged or destroyed by any cause other than the act of one of the adjoining Owners, Lessees or their respective Immediate Family Members, guests, licensees or agents (or must be maintained or replaced as a result of ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild, repair, maintain or replace the Party Wall to its prior condition, equally sharing the expense; provided, however, that if a Party Wall is damaged or destroyed as a result of an accident or circumstances that originate or occur on a particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or his or her Lessees or their respective Immediate Family Members, guests, licensees or agents) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Party Wall and shall immediately repair the Party Wall to its prior condition.

11.8.4 Association Right to Repair. In the event that the Owner or Owners responsible for rebuilding, repairing, maintaining or replacing a Party Wall as provided above fail to conduct such required work with respect to the Party Wall, the Association may, but shall not be obligated to, conduct any or all such rebuilding, repairing, maintenance or replacement with respect to such Party Wall and the Owner or Owners originally responsible for same shall reimburse the Association for all costs and expenses incurred by the Association in connection with same, and shall be subject to an Individual Assessment against their Lot or Lots for all such costs and expenses.

11.8.5 Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter his Lot for the purpose of installations, alteration, or repairs to a Party Wall on the Lot of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

11.8.6 Right of Contribution. The right of any Owner to contribution from any other Owner under this Section 11.8 shall be appurtenant to the land and shall pass to such Owner's successors in title.

11.8.7 Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing Party Wall) the Party Wall, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld, delayed or conditioned.

11.9 Removal of Trees within Conservation Easement Property. Subject to the requirements set forth below, Owners may only remove a tree from Conservation Easement Property or perimeter buffer easement (or similar easement preserving the natural conditions of the land subject to same) within or adjacent to their Lots if (i) such tree, due to damage or disease, presents a potential danger to damage to persons or property on such Owner's Lot, (ii) such Owner obtains and complies with all required permits and approvals for such removal from the SWFWMD, County and all other governmental agencies with jurisdiction over same and delivers copies of such permits and approvals to the Association, (iii) such Owner obtains the written approval of the Association for such tree removal, and (iv) such Owner engages a tree removal contractor that is from a list of approved contractors or is otherwise approved in writing by the Association, in its sole discretion, to remove such tree. Any such tree removal, including any required mitigation for or replanting for same, shall be conducted at the sole cost and expense of the Owner removing such tree.

12. Use Restrictions. The following Use Restrictions shall apply to all Lots within ESTATES OF LAKE FLORENCE, except for any Lots owned by the Declarant. Each Owner, Lessee, Immediate Family Member and their guests and invitees must comply with the following:

12.1 Alterations and Additions. No material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration.

12.2 Animals. No animals of any kind shall be raised, bred or kept within ESTATES OF LAKE FLORENCE for commercial purposes. Owners may keep up to a total of three (3) domestic pets as permitted by County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. In addition, any individual pet or any type or breed of pet considered by the Board to constitute a nuisance or to be a threat to the safety of residents, guests or invitees of ESTATES OF LAKE FLORENCE, their pets or members of the general public may be banned from ESTATES OF LAKE FLORENCE by Board action if an individual pet or by Rules and Regulations adopted by the Board if a type or breed of pet. The determination by the Board that an animal or pet kept or harbored in a Home or a type or breed of pet is a nuisance or constitutes a safety threat shall be conclusive and binding on all parties. Without limiting the generality of the foregoing, dog breeds or partial breeds that include pit bulls or other breeds deemed to be dangerous by the Board in its sole discretion are prohibited. All pets shall be walked on a leash. No pet shall be permitted

outside a Home unless such pet is kept on a leash or within an enclosed portion of the yard of a Lot. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Lot. 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. The person walking the pet or the Owner shall clean up all matter created by the pet. Each Owner shall be responsible for the activities of its pet.

12.3 Artificial Vegetation. Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot unless approved by the ARC.

12.4 Vehicles. Except as provided in the following sentence, the following restrictions shall apply to all vehicles utilized or parked in ESTATES OF LAKE FLORENCE. Notwithstanding any other provision in this Declaration to the contrary, the following restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, or its contractors, subcontractors, suppliers, consultants or its agents or by the Association or its contractors or agents.

12.4.1 Parking. Owners', Lessees' and Immediate Family Members' vehicles shall only be parked in the garage or driveway of the respective Owners' Lot and shall not block the sidewalk. To the extent ESTATES OF LAKE FLORENCE has any guest parking, Owners, Lessees and Immediate Family Members are prohibited from parking in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like shall be parked in ESTATES OF LAKE FLORENCE except during the period of a delivery. ROADWAYS WITHIN ESTATES OF LAKE FLORENCE SHALL BE PUBLIC ROADWAYS AND SHALL NOT BE MAINTAINED OR REGULATED BY THE ASSOCIATION. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR HOME ACKNOWLEDGES AND AGREES THE ASSOCIATION HAS NO CONTROL WITH REGARD TO ACCESS, PARKING AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC AND/OR MEMBERS OF THE ASSOCIATION. THE RESPONSIBILITY FOR ENFORCEMENT OF ANY LAWS REGARDING ACCESS, PARKING AND USAGE OF PUBLIC ROADWAYS RESTS SOLELY WITH THE APPLICABLE GOVERNMENTAL AUTHORITY AND THE ASSOCIATION DISCLAIMS RESPONSIBILITY FOR SUCH ENFORCEMENT.

12.4.2 Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain within ESTATES OF LAKE FLORENCE for more than twelve (12) hours, except in the garage of a Home. No repair or maintenance, except emergency repair, of vehicles shall be made within ESTATES OF LAKE FLORENCE, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

12.4.3 Prohibited Vehicles. No commercial vehicle, limousine, recreational vehicle, boat, watercraft, trailer, including without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within ESTATES OF LAKE FLORENCE except in the garage of a Home with the garage door closed. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles or

recreational or sport utility vehicles (i.e., Broncos, Blazers, Explorers, Navigators, etc.) or clean “non-working” vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks attached to such vehicles shall be “commercial vehicles” prohibited by this Section. No vehicle displaying commercial advertising shall be parked within public view. Vehicles with commercial advertising in violation of the forgoing limitations must be parked in the garage of a Home with the garage door closed. No vehicles bearing a “for sale” sign shall be parked within the public view anywhere within ESTATES OF LAKE FLORENCE. For any Owner who drives an automobile issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Additionally, no ATV or mini motorcycle may be parked or stored within ESTATES OF LAKE FLORENCE, including any Lot, except in the garage of a Home with the garage door closed.

12.4.4 Towing. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the Rules and Regulations may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or without prior notice if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this Section 12.4, “vehicle” shall also mean vehicles of all kinds and nature, including, without limitation, motorcycles, recreational vehicles, campers, mobile homes, trailers, etc. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner’s Lot and Common Areas that are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating it was properly posted shall be conclusive evidence of proper posting. Notwithstanding the foregoing, each Owner, by accepting title to a Home, acknowledges that the Association and Declarant are not responsible for (and will not be responsible for) monitoring, enforcing or towing with respect to vehicles parked on a public road right of way adjacent to or in proximity with ESTATES OF LAKE FLORENCE. THE ROADWAYS WITHIN ESTATES OF LAKE FLORENCE ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. AS SUCH, IN NO EVENT SHALL THE ASSOCIATION BE RESPONSIBLE FOR TOWING VEHICLES PARKED ON THE ROADWAYS WITHIN ESTATES OF LAKE FLORENCE.

12.5 Casualty Destruction to Improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance with Section 14.2.2 of this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers

such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

12.6 Commercial Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted within ESTATES OF LAKE FLORENCE, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within ESTATES OF LAKE FLORENCE. No solicitors of a commercial nature shall be allowed within ESTATES OF LAKE FLORENCE, without the prior written consent of the Association. No day care center or facility or school or educational center or facility may be operated out of a Home. No garage sales are permitted, except as permitted by the Association. Prior to the Community Completion Date, Association shall not permit any garage sales without the prior written consent of Declarant.

12.7 Completion and Sale of Homes. No person or entity shall interfere with the completion and sale of Homes and/or Lots within ESTATES OF LAKE FLORENCE by Declarant. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY IMPACT THE VALUE OF HOMES AND/OR LOTS; THEREFORE, EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTIONS: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE HOMES AND/OR LOTS IN ESTATES OF LAKE FLORENCE AND THE RESIDENTIAL ATMOSPHERE THEREOF.

12.8 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of the Association.

12.9 Cooking. No cooking shall be permitted nor shall any goods or beverages be consumed on the Common Areas, except in areas designated for those purposes by the Association. The Board shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout ESTATES OF LAKE FLORENCE.

12.10 Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues, or weather vanes, shall be installed or placed within or upon any portion of ESTATES OF LAKE FLORENCE without the prior written approval of the ARC. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in the manner permitted hereunder (i) commencing October 15th and shall be removed by November 5th of each year for Halloween lighting and decorations, (ii) commencing November 15th and shall be removed by December 1st of each year for Fall holiday lighting and decorations and (iii) commencing Thanksgiving day and shall be removed not later than January 5th of the following year for winter holiday lighting and decorations. The ARC may establish standards for holiday lights and decorations. The Association

may require the removal of any lighting or decorations that creates a nuisance (e.g., unacceptable spillover to adjacent Home or excessive travel through ESTATES OF LAKE FLORENCE). Except as otherwise provided in Section 720.304(2)(b), Florida Statutes, and subject to the requirements of such provision, no flag poles are permitted without the prior written approval of the ARC.

12.11 Disputes as to Use. If there is any dispute as to whether the use of any portion of ESTATES OF LAKE FLORENCE complies with this Declaration, such dispute shall, prior to the Community Completion Date, be decided by Declarant, and thereafter by the Association. A determination rendered by such party with respect to such dispute shall be final and binding on all persons concerned.

12.12 Drainage System. Drainage systems and drainage facilities may be part of the Common Areas, including Drainage Swale Easements or Drainage Easements, or located within Lots or part of the SWMS dedicated to the Association by Plat. Once drainage systems or drainage facilities are installed by Declarant, the maintenance of such systems and/or facilities thereafter shall be the responsibility of the Association; however, the Association shall not have any responsibility for landscape maintenance within any Lot, except as expressly provided herein, and the Owner of any such Lot shall be required to maintain such Lot in accordance with the provisions of Section 11 of this Declaration. In the event that such system or facilities (whether comprised of swales, pipes, pumps, water body slopes, or other improvements) are adversely affected by landscaping, fences, structures on any Lot (including, without limitation, pavers) or additions on any Lot, the cost of the Association to correct, repair, or maintain such drainage system and/or facilities shall be the responsibility of the Owner of such Lot containing all or a part of such drainage system and/or facilities and shall be paid by such Owner to the Association or, at the option of the Association, may be assessed as an Individual Assessment against such Owner's Lot pursuant to Section 17.2.6 below. By way of example, and not of limitation, if the roots of a tree on one Lot subsequently affect pipes or other drainage facilities within another Lot or adjacent Common Area, including Drainage Swale Easements or Drainage Easements, the Owner of the Lot containing such tree (irrespective of whether such Owner planted such tree) shall be solely responsible for the removal of the roots which adversely affects the adjacent Lot or Common Area. Likewise, if the roots of a tree located within the Common Areas adversely affect an adjacent Lot, the Association shall be responsible for the removal of the roots and the costs thereof shall be Operating Expenses. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION AND DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

12.13 Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) removing all removable furniture, plants and other objects from outside the Home; and (ii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. Neither Association nor Declarant shall have any responsibility of any nature relating to any unoccupied Home.

12.14 Fences/Screens. No fences shall be erected or installed by any Owner of a Lot without prior written consent of the ARC. No chain link or wooden fences of any kind shall be allowed unless otherwise approved by Declarant (or the Association following the Turnover Date).

Fences shall not be installed flush to the ground so that drainage will be blocked in any way. All fences must be in compliance with the Architectural Guidelines. All fences (except the portions thereof running from the property line to the Home) must be installed on the property line of the Owner's Lot. If any existing fence or Perimeter Wall/Fence is installed on the property line between an Owner's Lot and Lot or Common Area adjacent to such Owner's Lot, no fence may be installed on such Owner's Lot that is parallel with such existing fence or Perimeter Wall/Fence. With ARC approval, such Owners may install fences on their Lots which abut perpendicularly (or at such other angle as is consistent with the angle of Lot line of such Owner's Lot as same abuts the existing fence or Perimeter Wall/Fence) against such existing fence or Perimeter Wall/Fence, but no such fence shall be affixed to such existing fence or Perimeter Wall/Fence. The Owner of the Lot is solely responsible for (i) fence repair or replacement if the Perimeter Wall/Fence Easement Area needs to be accessed for repairs and (ii) Perimeter Wall/Fence repair or replacement if the Perimeter Wall/Fence is damaged by the installation or use of the Lot Owner's permitted fence. The installation of fences within a Drainage Easement or Drainage Swale Easement area (or other drainage easement area), or any utility easement may not be approved by the ARC. In the event a fence is installed within such areas, with or without ARC approval, the Owner is solely responsible for fence repair or replacement required if the drainage easement or utility easement areas need to be accessed for installation of facilities or for maintenance, repair or other permitted purposes. Owners installing, maintaining, repairing or replacing fences in such areas shall be responsible for repair of all damage to all portions of the SWMS, any utility facilities or any other Common Area improvements located within same in connection with any such installation, maintenance, repair or replacement. If such Owner does not repair any such damage, the Association may, but shall not be obligated to, repair such damage and assess all costs and expenses incurred in connection with same as an Individual Assessment against such Owner's Lot. In connection with any ARC approval for fences installed within any such areas, the ARC may require the Owner to enter into an agreement with the Association approving such fences within such area and stating such terms and conditions with respect to same as are imposed by the Association in its sole discretion, which agreement will be prepared and recorded in the Public Records at the Owner's expense. All screening and screened enclosures shall have the prior written approval of the ARC and shall be in compliance with the Architectural Guidelines. All enclosures of balconies or patios, including addition of vinyl windows, shall be approved by the ARC and all decks shall have the prior written approval of the ARC.

12.15 Fuel Storage. No fuel storage shall be permitted within ESTATES OF LAKE FLORENCE, except as may be necessary or reasonably used for swimming pools, spas, barbecues, fireplaces or similar devices and in compliance with the Rules and Regulations and with all applicable laws and codes. All outdoor fuel storage tanks shall be appropriately screened by fence, enclosure or landscaping so that the fuel storage tank cannot be viewed from outside the Lot in accordance with the applicable requirements of the Architectural Guidelines, if any, and subject to approval by the ARC pursuant to Section 19 below.

12.16 Garages. Each Home shall have an enclosed garage sufficient, at a minimum, to contain two (2) vehicles. No garage shall be converted into a general living area. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required or during times when the Owner or Lessee is conducting Home, yard or landscaping maintenance or cleaning the garage.

12.17 Garbage Cans. Trash collection and disposal procedures established by the County, private trash hauling company (if applicable) and the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from outside the Home or Lot. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 7:00 p.m. on the day preceding the pick-up and shall be removed the day of pick-up.

12.18 General Use Restrictions. Each Home, the Common Areas and any portion of ESTATES OF LAKE FLORENCE shall not be used in any manner contrary to the Governing Documents.

12.19 Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ARC and shall match the color or trim of the Home and be of a neutral color. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning. Any approval by the ARC shall not be deemed an endorsement of the effectiveness of hurricane shutters.

12.20 Irrigation. Due to water quality, irrigation systems may cause staining on Homes, other structures or paved areas. It is each Owner's responsibility to treat and remove any such staining within the Owner's Lot. Declarant or the Association may utilize a computerized loop system to irrigate the Common Areas. Any such computerized loop irrigation system that is not specifically the maintenance obligation of an Owner, shall be the maintenance obligation of the Association and is deemed part of the Common Areas. The costs of operating and maintaining such computerized loop irrigation systems to irrigate the Common Areas, including utility costs, shall be an Operating Expense.

12.21 Water Body Slopes. The rear yard of some Lots may border Retention Areas, lakes, ponds or water bodies forming part of the Common Areas or part of the SWMS. The Association will maintain portions of the Common Areas and SWMS contiguous to the rear yard of the Lot which comprise part of the water body slopes and banks to prevent or restore erosion of slopes and banks due to drainage or roof culvert outfalls. The Owners of such Lots shall maintain the part of such water body slopes and banks located on their Lot pursuant to Section 10.12 above. The Owner of each Lot bordering on the water body shall ensure that water body banks and slopes located on their Lot remain free of any structural or landscape encroachments so as to permit vehicular access for maintenance when needed. Each Owner of each Lot bordering on the water body, by the acceptance of a deed to their Lot, hereby grants the Association an easement of ingress

and egress across his or her Lot to all adjacent water body areas for the purpose of ensuring compliance with the requirements of this Section.

12.22 Laundry. Subject to the provisions of Section 163.04, Florida Statutes, to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home or Lot. Clotheslines may be installed in the rear of a Lot so long as not visible from the street or an adjacent Lot (i.e., within a fenced yard); provided, that, any such clothes line shall be removed when it is not in use as a clothesline.

12.23 Lawful Use. No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of ESTATES OF LAKE FLORENCE. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of ESTATES OF LAKE FLORENCE shall be the same as the responsibility for maintenance and repair of the property concerned.

12.24 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "Lease Agreements") are subject to the provisions of this Section 12.24. All Lease Agreements shall be in writing. A copy of all Lease Agreements shall be provided to the Association. No Home may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than one (1) year, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessee and all other occupants of their Home should the Lessee or occupants refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such Lessee or occupants and the costs of the same shall be charged to the Owner as an Individual Assessment. All Lease Agreements shall require the Home to be used solely as a private single family residence. Each leased Home shall be occupied by Lessees of the Lessee's Immediate Family Members, overnight guests and professional caregivers as a residence and for no other purpose. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home.

12.25 Minor's Use of Commonly Shared Facilities. Parents and legal guardians shall be responsible for all actions of their minor children at all times in and about ESTATES OF LAKE FLORENCE. Neither Declarant nor Association shall be responsible for any use of the Common Areas, by anyone, including minors. The Board of Directors may adopt reasonable rules and regulations governing minors' use of the Common Areas.

12.26 No Objectionable Sounds or Emissions. ESTATES OF LAKE FLORENCE shall be used, enjoyed and occupied in such manner as not to cause or produce any of the following effects discernible outside any buildings: noise or sound that is objectionable to others because of its volume, duration, beat frequency or shrillness; smoke; noxious, toxic or corrosive fumes, chemicals and/or gases; obnoxious odors; trash, waste, debris, dust, dirt or fly ash; fire or explosive hazards; vibration; or interference with normal television, radio, telephone and/or other telecommunication reception by others.

12.27 Nuisances. No noxious, unpleasant, abusive, threatening or offensive activity, nuisance or any use or practice that is the source of unreasonable annoyance or a threat to safety and security or breach of peace to others or which interferes with the peaceful possession and proper use of ESTATES OF LAKE FLORENCE is permitted. No person shall interfere with the Declarant, Association, Association's Directors, Officers or committee members, the Manager, or the employees, agents, vendors and contractors of any of the foregoing parties in exercising their rights or performing their obligations under or pursuant to the Governing Documents, and any applicable contracts, statutes, ordinances and regulations. No firearms or fireworks shall be discharged within ESTATES OF LAKE FLORENCE except discharge of firearms as permitted to protect persons or property under current law. Nothing shall be done or kept within the Common Areas, or any other portion of ESTATES OF LAKE FLORENCE, including a Home or Lot which will increase the rate of insurance to be paid by the Association.

12.28 Oil and Mining Operations. No oil, drilling development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or on any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot.

12.29 Paint. The exterior of Homes shall be re-painted within forty-five (45) days of notice by the Association to the Owner of applicable Lot.

12.30 Personal Property. All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any Lot or Home, or any other portion of ESTATES OF LAKE FLORENCE, which is unsightly or which interferes with the comfort and convenience of others.

12.31 Removal of Soil and Additional Landscaping. Without the prior consent of the ARC, no Owner shall remove soil from any portion of ESTATES OF LAKE FLORENCE, change the elevation, level or slope of the land within ESTATES OF LAKE FLORENCE, or plant or remove landscaping which results in any permanent change in the flow and drainage of surface water within ESTATES OF LAKE FLORENCE. Owners may place additional plants, shrubs, or trees within any portion of ESTATES OF LAKE FLORENCE within their respective Lots with the prior written approval of the ARC.

12.32 Swimming Pools, Hot Tubs and Spas. No above-ground pools, hot tubs or spas shall be permitted on any Lot. All in-ground pools, hot tubs, spas and appurtenances installed on any Lot within ESTATES OF LAKE FLORENCE shall require the prior written approval of the

ARC as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool, hot tub or spa constructed on any Lot shall have an elevation at the top of the pool, hot tub or spa of not over two feet (2') above the natural grade unless approved by the ARC; (iii) swimming pools must include either screen enclosures (and such enclosures must be of a design, color and material approved by the ARC and shall be no higher than twelve feet (12')) unless otherwise approved by the ARC) or a fence around the swimming pool in compliance with the Architectural Guidelines and approved by the ARC swimming pools must include screen enclosures and such enclosures must be of a design, color and material approved by the ARC and shall be no higher than twelve feet (12') unless otherwise approved by the ARC; and (iv) pool enclosures shall in no event be higher than the roof line of the Home. Pool enclosures shall not extend beyond the sides of the Home without express approval by the ARC. Owners installing a pool, hot tub or spa shall be responsible for the costs of any required modifications to the SWMS as a result of same, and the Association's costs of modifying the SWMS shall be an Individual Assessment against such Owner's Lot pursuant to Section 17.2.6 hereof. All pools, hot tubs and spas shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by Declarant, no diving boards, slides, or platforms shall be permitted without ARC approval. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the Common Areas, the community streets, or into any water bodies within ESTATES OF LAKE FLORENCE or adjoining properties. Nothing herein shall be construed to restrict or prohibit compliance with the minimum requirements for installation, operation and maintenance of fences or other barriers constituting safety barriers around swimming pools, hot tubs, spas and appurtenances on a Lot as may be required by the County Code or other governmental regulation or law, subject to the approval and additional requirements of the ARC."

12.33 Roofs, Driveways and Pressure Cleaning. Roofs, exterior surfaces and/or pavement, including, but not limited to, walks and drives, shall be pressure cleaned within thirty (30) days of notice by the Association to the Owner of the Lot. No surface applications to driveways shall be permitted without the prior written approval of the ARC as to material, color and pattern. Such applications shall not extend beyond the Lot line or include the sidewalk. All roofs must be in compliance with the Architectural Guidelines.

12.34 Satellite Dishes and Antennae. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. Each Owner agrees that the location of such items must be first approved by the ARC in order to address the safety and welfare of the residents of ESTATES OF LAKE FLORENCE. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC.

12.35 Signs and Flags. No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of ESTATES OF LAKE

FLORENCE, including without limitation, any Home, Lot or vehicle, that is visible from the outside; provided, however, any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any such permitted flags may not exceed four and one-half feet (4 ½') by six feet (6'). Each Owner may erect one (1) freestanding flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Any Owner may further display from the flagpole, one (1) official United States flag, not larger than four and one-half feet (4 ½') by six feet (6'), and may additionally display one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. Any flag pole installed in accordance with this Section is subject to all building codes, zoning setbacks, and other applicable governmental regulations, including without limitation noise and lighting ordinances in the County and all setback and location criteria contained in this Declaration. Notwithstanding the foregoing, one (1) in ground, temporary sign used solely in connection with the sale or leasing of a Lot or Home may be displayed on such Lot after the Community Completion Date if such sign has been first approved by the ARC or complies with any guidelines for such signs promulgated by the ARC or Board.

Declarant is exempt from this Section; provided, further, 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 any property within ESTATES OF LAKE FLORENCE such signs as they deem appropriate in connection with the development, improvement, construction, marketing and sale of any of the Lots and Homes. The prohibitions on signs displayed on or within vehicles contained above in this Section shall not apply to commercial vehicles such as for construction use or providing pick-up and delivery services and other commercial services.

12.36 Intentionally Deleted.

12.37 Sports Equipment. Except such as are installed by Declarant, no recreational, playground or sports equipment shall be installed or placed within or about any portion of ESTATES OF LAKE FLORENCE without prior written consent of the ARC. No skateboard ramps or play structures will be permitted without the prior written approval by the ARC. Such approved equipment shall be located at the rear of the Lots or on the inside portion of corner Lots within the setback lines and shall be appropriately fenced in accordance with the Architectural Guidelines. Tree houses or platforms of a similar nature shall not be constructed on any part of a Lot. Portable basketball goals shall be permitted only in front yards and driveways. Portable basketball goals may not be located on sidewalks, driveway aprons or streets and shall be removed and stored away when not in use no later than at sunset every night. Permanent basketball goals may not be installed on any Lot. No metal nets are permitted. No architectural or landscape lighting is permitted on any Lot for the intention of lighting basketball goals for night play. Rules and Regulations governing recreational playground or sports equipment or facilities, including limitations on the approved hours for operation or use of same, may be adopted by the Association from time to time.

12.38 Storage. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained. Water filters and softeners, trash containers, pool pumps, filters and equipment and other similar devices shall be properly screened from the street in a manner approved by the ARC. Rules and Regulations regarding the design, materials, size, color, location, screening and other requirements regarding such structures and improvements (if allowed by the ARC) may be adopted by the Board from time to time.

12.39 Subdivision and Regulation of Land. No portion of any Home or Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to ESTATES OF LAKE FLORENCE, without the prior written approval of (a) Declarant prior to the Community Completion Date, which may be granted or denied in its sole discretion, and (b) the Association.

12.40 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of ESTATES OF LAKE FLORENCE or within any Home or Lot, except those which are required for normal household use and used in compliance with all laws and codes. All propane tanks for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground.

12.41 Swimming, Wading, Boating, Docks and Fishing. Swimming and wading are prohibited within any of the water bodies within or adjacent to the boundaries of ESTATES OF LAKE FLORENCE. The use of boating and personal watercraft of all kinds on or within any of the water bodies within or adjacent to the boundaries of ESTATES OF LAKE FLORENCE is prohibited. No dock, pier or structure of any kind extending into any water bodies within or adjacent to the boundaries of ESTATES OF LAKE FLORENCE shall be installed. Fishing within any water bodies within or adjacent to ESTATES OF LAKE FLORENCE shall be allowed if permitted by the Association in its sole discretion and then subject to such Rules and Regulations with respect to same as may promulgated by the Association from time to time.

12.42 Use of Homes. Each Home is restricted to residential use as a residence by the Owner, their Lessees or other permitted occupant thereof, and their permitted Immediate Family Members, guests and invitees. The Association shall not interfere with the freedom of Owners and Lessees to determine the number of occupants within a household, except that it may limit the total number of persons entitled to occupy a Home based upon the size of the Home (based on such factors as the number of bedrooms), not to exceed the number permitted under current zoning ordinances and limit the number of occupants per household who have full privileges to use of the Common Areas.

12.43 Visibility on Corners. Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

12.44 Wells and Septic Tanks. Neither potable water wells nor irrigation wells using groundwater or drawing water from any lakes, wet or dry retention areas or other water bodies will be allowed within ESTATES OF LAKE FLORENCE unless approved in writing by the ARC and in compliance with all applicable laws and regulations. No individual septic tanks will be permitted on any Lot.

12.45 Wetlands and Mitigation Areas. If any Lot or Common Area includes one or more conservation areas, preserves, wetlands, and/or mitigation areas, no Owner, Lessee or other person shall take any action or enter onto such areas so as to adversely affect the same or violate any conservation or preserve easement. Such areas are to be maintained by the Owners and the Association (as applicable) in their natural state. It shall be the Association's responsibility to successfully complete all wetland mitigation, maintenance and monitoring in accordance with all conditions and requirements of the Permit and SWFWMD with respect to same.

12.46 Window Treatments. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones.

12.47 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window or wall of a Home.

12.48 Drones and Other Aerial Devices. No drone or other aerial devices such as motorized planes shall be flown or otherwise used in ESTATES OF LAKE FLORENCE by Owners, Lessees, Immediate Family Members, any of their guests or invitees or any other parties within ESTATES OF LAKE FLORENCE except as provided in this Section 12.46. Drones and aerial devices may be flown or used for personal recreational purposes in Common Areas specifically designated by the Association for such uses (the "**Drone/Aerial Device Areas**") and such uses shall comply with all Rules and Regulations promulgated by the Association with respect to same. The Association, in its sole discretion, may designate some, all or none of the Common Areas within ESTATES OF LAKE FLORENCE as Drone/Aerial Device Areas, may terminate in whole or part any such designation with respect to any Common Areas or may elect to prohibit drone and aerial device use within all of ESTATES OF LAKE FLORENCE. In addition, the Association, in its sole discretion, may allow and may separately adopt additional Rules and Regulations pertaining to the commercial use of drones and aerial devices within ESTATES OF LAKE FLORENCE, including, but not limited to, use of such devices for deliveries within ESTATES OF LAKE FLORENCE. In the event of any conflict between the provisions of this Section 12.46 and any applicable Federal, State or local governmental laws, rules, regulations or restrictions governing the use of drones and aerial devices in ESTATES OF LAKE FLORENCE, such Federal, State and local governmental laws, rules, regulations or restrictions shall control. Declarant shall be exempt from the provisions of this Section 12.46.

13. Easement for Unintentional and Non-Negligent Encroachments. If any other building or improvement on a Lot shall encroach upon another Lot by reason of original construction by Declarant, then an easement for such encroachment shall exist so long as the encroachment exists. Lots may contain improvements that may pass over or underneath an adjacent Lot. A perpetual nonexclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Lot.

14. Requirement to Maintain Insurance.

14.1 Association Insurance. Association shall maintain the following insurance coverage:

14.1.1 Casualty Insurance. Casualty or hazard insurance on Common Area improvements for which such insurance is available at a cost that is acceptable to the Board, in its sole discretion, and with such coverages, exclusions and deductibles as the Board determines, in its sole discretion. The Board may elect, in its sole discretion, not to maintain casualty insurance on any such Common Area improvements and failure to maintain such insurance shall not be deemed a breach of duty by the Board or the Declarant.

14.1.2 Flood Insurance. If the Common Areas are located within an area which has special flood hazards and for which flood insurance has been made available under the National Flood Insurance Program (NFIP), coverage in appropriate amounts, available under NFIP for all buildings and other insurable property within any portion of the Common Areas located within a designated flood hazard area.

14.1.3 Liability Insurance. Commercial general liability insurance coverage providing coverage and limits deemed appropriate. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least thirty (30) days' prior written notice to Declarant (until the Community Completion Date) and Association.

14.1.4 Directors and Officers Liability Insurance. Each Member of the Board shall be covered by directors and officers liability insurance in such amounts and with such provisions as approved by the Board.

14.1.5 Fidelity Bonds. If available, a blanket fidelity bond for all officers, directors, trustees and employees of the Association, and all other persons handling or responsible for funds of, or administered by, Association. In the event Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be based upon reasonable business judgment.

14.1.6 Other Insurance. Such other insurance coverage as deemed appropriate from time to time by the Board of the Association in their sole discretion. All coverage obtained by the Association shall cover all activities of the Association and all properties maintained by the Association, whether or not Association owns title thereto.

14.1.7 Declarant. Prior to the Turnover Date, Declarant shall have the right, but not the obligation, at Association's expense, to provide insurance coverage under its master insurance policy in lieu of any of the foregoing.

14.2 Homes.

14.2.1 Requirement to Maintain Insurance. Each Owner shall be required to obtain and maintain adequate insurance on his or her Home. Such insurance shall be sufficient for necessary repair or reconstruction work, and/or shall cover the costs to demolish a damaged Home as applicable, remove the debris, and to re-sod and landscape land comprising the Lot. Upon the request of the Association, each Owner shall be required to supply the Board with evidence of insurance coverage on its Home which complies with the provisions of this Section. Without limiting any other provision of this Declaration or the powers of the Association, Association shall specifically have the right to bring an action to require an Owner to comply with his or her obligations hereunder.

14.2.2 Requirement to Reconstruct or Demolish. In the event that any Home is destroyed by fire or other casualty, the Owner of such Home shall do one of the following: (i) the Owner shall commence reconstruction and/or repair of the Home ("**Required Repair**"), or (ii) the Owner shall tear the Home down, remove all the debris, and re-sod and landscape the property comprising the Home as required by the ARC ("**Required Demolition**") to the extent permitted under law. If an Owner elects to perform the Required Repair, such work must be commenced within thirty (30) days of the Owner's receipt of the insurance proceeds respecting such Home and the Required Repair must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Demolition, the Required Demolition must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Repair, such reconstruction and/or repair must be prosecuted in a continuous, diligent, and timely manner. Association shall have the right to inspect the progress of all reconstruction and/or repair work. Without limiting any other provision of this Declaration or the powers of the Association, Association shall have a right to bring an action against an Owner who fails to comply with the foregoing requirements. By way of example, Association may bring an action against an Owner who fails to either perform the Required Repair or Required Demolition on his or her Home within the time periods and in the manner provided herein. Each Owner acknowledges that the issuance of a building permit or a demolition permit in no way shall be deemed to satisfy the requirements set forth herein, which are independent of, and in addition to, any requirements for completion of work or progress requirements set forth in applicable statutes, zoning codes and/or building codes.

14.2.3 Standard of Work. The standard for all demolition, reconstruction, and other work performed as required by this Section 14.2 shall be in accordance with the Architectural Guidelines and any other standards established by the Association with respect to any casualty that affects all or a portion of ESTATES OF LAKE FLORENCE.

14.2.4 Additional Rights of the Association. If an Owner refuses or fails, for any reason, to perform the Required Repair or Required Demolition as herein provided, then

Association, in its sole and absolute discretion, by and through its Board is hereby irrevocably authorized by such Owner to perform the Required Repair or Required Demolition. All Required Repair performed by the Association pursuant to this Section shall be in conformance with the original plans and specifications for the Home. Association shall have the absolute right to perform the Required Demolition to a Home pursuant to this Section if any contractor certifies in writing to the Association that such Home cannot be rebuilt or repaired. The Board may levy an Individual Assessment against the Owner in whatever amount sufficient to adequately pay for Required Repair or Required Demolition performed by the Association, including any costs incurred with the management and oversight of any such Required Repair or Required Demolition performed by the Association.

14.2.5 Association Has No Liability. Notwithstanding anything to the contrary in this Section 14.2, Association, its directors and officers, shall not be liable to any Owner should an Owner fail for any reason whatsoever to obtain insurance coverage on a Home. Moreover, Association, its directors and officers, shall not be liable to any person if Association does not enforce the rights given to the Association in this Section.

14.3 Association as Agent. Association is irrevocably appointed agent for each Owner of any interest relating to the Common Areas to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims with respect to same.

14.4 Casualty to Common Areas and Homes. In the event of damage to the Common Areas, or any portion thereof, Association shall be responsible for reconstruction after casualty. In such event, the Association shall have full discretion to redesign or relocate any Common Area improvements or allocate any insurance proceeds to construction, maintenance repair or replacement of other Common Area improvements or to other reserves or Operating Expenses provided that the Association shall reconstruct or repair any Common Area improvements necessary to continue to provide access, utilities and drainage to all Lots or Homes in ESTATES OF LAKE FLORENCE. In the event of damage to a Home, or any portion thereof, the Owner shall be responsible for reconstruction after casualty in accordance with Section 14.2 above.

14.5 Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform to the then current governmental regulation(s) or with respect to Common Area improvements as provided in Section 14.4 above.

14.6 Cost of Payment of Premiums. The costs of all insurance maintained by the Association hereunder, and any other fees or expenses incurred that may be necessary or incidental to carry out the provisions hereof are Operating Expenses.

14.7 Declarant has No Liability. Notwithstanding anything to the contrary this Section, Declarant, its officers, directors, shareholders, and any related persons or corporations and their employees, attorneys, agents, officers and directors shall not be liable to any Owner or any other person should the Association fail for any reason whatsoever to obtain insurance coverage for the

Common Areas or should the Owner fail for any reason whatsoever to obtain insurance coverage for their Home.

14.8 Additional Insured. Prior to Turnover, Declarant shall be named as additional insured on all policies obtained by the Association, as their interests may appear.

15. Property Rights.

15.1 Owners' Easement of Enjoyment. Every Owner, Lessee, Immediate Family Member, guests and invitees, and every owner of an interest in ESTATES OF LAKE FLORENCE shall have a non-exclusive right and easement of enjoyment in and to those portions of the Common Areas that it is entitled to use for their intended purpose, subject to the following provisions:

15.1.1 Easements, restrictions, reservations, conditions, limitations and declarations of record, now or hereafter existing, and the provisions of this Declaration, as amended.

15.1.2 Rules and Regulations adopted governing use and enjoyment of the Common Areas.

15.1.3 The right of the Association to suspend rights hereunder, including voting rights, or to impose fines in accordance with Section 720.305, Florida Statutes.

15.1.4 The right of the Association to suspend use rights (except vehicular and pedestrian ingress and egress and necessary utilities) of all or a portion of the Common Areas for any period during which any Assessment remains unpaid.

15.1.5 The right of Declarant and/or Association to dedicate or transfer all or any part of the Common Areas. No such dedication or transfer shall be effective prior to the Community Completion Date without prior written consent of Declarant.

15.1.6 The right of Declarant and/or Association to modify the Common Areas as set forth in this Declaration.

15.1.7 The perpetual right of Declarant to access and enter the Common Areas at any time, even after the Community Completion Date, for the purposes of inspection and testing of the Common Areas. Association and each Owner shall give Declarant unfettered access, ingress and egress to the Common Areas so that Declarant and/or its agents can perform all tests and inspections deemed necessary by Declarant. Declarant shall have the right to make all repairs and replacements deemed necessary by Declarant. At no time shall Association and/or an Owner prevent, prohibit and/or interfere with any testing, repair or replacement deemed necessary by Declarant relative to any portion of the Common Areas.

15.1.8 The rights of Declarant and/or Association regarding ESTATES OF LAKE FLORENCE as reserved in this Declaration, including the right to utilize the same and to grant use rights to others.

15.1.9 An Owner relinquishes use of the Common Areas during the time a Home is leased to a Lessee.

15.2 Ingress and Egress. An easement for ingress and egress is hereby created for pedestrian and vehicular traffic over, and through and across streets, alleyways, sidewalks, paths, walks, driveways, passageways, and lanes as the same, from time to time, may exist upon, or be designed as part of, the Common Areas for pedestrian and vehicular traffic over, through and across such portions of the Common Areas as, from time to time, may be paved and intended for such purposes.

15.3 Development Easement. In addition to the rights reserved elsewhere herein, Declarant reserves an easement for itself or its nominees over, upon, across, and under ESTATES OF LAKE FLORENCE as may be required in connection with the development of ESTATES OF LAKE FLORENCE, and other lands designated by Declarant and to promote or otherwise facilitate the development, construction and sale and/or leasing of Homes or any portion of ESTATES OF LAKE FLORENCE, and other lands designated by Declarant. Without limiting the foregoing, Declarant specifically reserves the right to use all paved roads and rights of way within ESTATES OF LAKE FLORENCE for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges that construction vehicles and trucks may use portions of the Common Areas. Declarant shall have no liability or obligation to repave, restore, or repair any portion of the Common Areas as a result of the use of the same by construction traffic, and all maintenance and repair of such Common Areas shall be deemed ordinary maintenance of the Association payable by all Owners as part of Operating Expenses. Without limiting the foregoing, at no time shall Declarant be obligated to pay any amount to the Association on account of Declarant's use of the Common Areas. Declarant may market other residences and commercial properties located outside of ESTATES OF LAKE FLORENCE from Declarant's sales facilities located within ESTATES OF LAKE FLORENCE. Declarant has the right to use all portions of the Common Areas in connection with its marketing activities, including, without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties and outings, and using the Common Areas for every other type of promotional or sales activity that may be employed in the marketing of residential homes. The easements created by this Section, and the rights reserved herein in favor of Declarant, shall be construed as broadly as possible and supplement the rights of Declarant set forth in Section 21 of this Declaration. At no time shall Declarant incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

15.4 Public Easements. Fire, police, school transportation, health, sanitation and other public service and utility company personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas. In addition, Telecommunications Providers shall also have the right to use all paved roadways for ingress and egress to and from telecommunications systems within ESTATES OF LAKE FLORENCE.

15.5 Delegation of Use. Every Owner shall be deemed to have delegated its right of enjoyment to the Common Areas to Lessees or occupants of that Owner's Home subject to the provisions of this Declaration and the Rules and Regulations, as may be promulgated, from time to time. Any such delegation or lease shall not relieve any Owner from its responsibilities and obligations provided herein.

15.6 Easement for Encroachments. In the event that any improvement upon Common Areas, as originally constructed, shall encroach upon any other property or improvements thereon, or for any reason, then an easement appurtenant to the encroachment shall exist for so long as the encroachment shall naturally exist.

15.7 Permits, Licenses and Easements. Prior to the Community Completion Date, Declarant, and thereafter Association, shall, in addition to the specific rights reserved to Declarant herein, have the right to grant, modify, amend and terminate permits, licenses and easements over, upon, across, under and through ESTATES OF LAKE FLORENCE (including Lots, Parcels, Homes and Common Areas) for Telecommunications Systems, utilities, the SWMS, roads and other purposes reasonably necessary or useful as it determines, in its sole discretion. To the extent legally required, each Owner shall be deemed to have granted to Declarant and, thereafter, Association an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

15.8 Support Easement and Maintenance Easement. An easement is hereby created for the existence and maintenance of supporting structures (and the replacement thereof) in favor of the entity required to maintain the same. An easement is hereby created for maintenance purposes (including access to perform such maintenance) over and across ESTATES OF LAKE FLORENCE (including Lots, Parcels, and Homes) for the reasonable and necessary maintenance of Common Areas, utilities, cables, wires and other similar facilities.

15.9 Drainage. The Association shall have a perpetual non-exclusive easement over all areas of the Surface Water Management System for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any Lot which is a part of the Surface Water Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the Surface Water Management System as required by the SWFWMD Permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Surface Water Management System. No person shall alter the drainage flow of the Surface Water Management System, including buffer areas or swales, without the prior written approval of the SWFWMD. A non-exclusive easement shall exist in favor of Declarant, Association, SWFWMD, the County and/or any federal agency having jurisdiction over ESTATES OF LAKE FLORENCE over, across and upon ESTATES OF LAKE FLORENCE, including all Drainage Easements, Drainage Swale Easements and all other areas containing the SWMS or drainage or stormwater management easements created on the Plat or by separate instrument for drainage, irrigation and water management purposes. Any such drainage easement shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges or landscaping plants other than grass, except for (i) improvements installed by Declarant, (ii) landscaping of the Surface Water Management System, (iii) as required by the County or the Permit, and/or (iv) improvements approved by the ARC. A non-exclusive easement for ingress and egress and access exists for such parties in order to construct, maintain, inspect, record data on, monitor, test, or repair, as necessary, any water management areas, lakes, conservation areas, mitigation areas, irrigation systems and facilities thereon and appurtenances thereto. No structure, landscaping, or other material shall be placed or be permitted to remain which may damage or interfere with the drainage or irrigation of ESTATES OF LAKE FLORENCE and/or installation or maintenance of utilities or which may

obstruct or retard the flow of water through ESTATES OF LAKE FLORENCE and/or water management areas and facilities or otherwise interfere with any drainage, irrigation and/or easement provided for in this Section or the use rights set forth elsewhere in this Declaration.

15.10 Drainage Swale Easements. Declarant has constructed upon certain Lots, as part of the Surface Water Management System, drainage swales or slopes for the purpose of managing and containing flow of excess surface water, if any, found upon such Lots from time to time (each a “**Drainage Swale**”). The portion of the Lots containing any such Drainage Swales shall be designated on the Plat or by separately recorded instrument as a “Drainage Swale Easement”, “Environmental Swale Easement” or a similar term (each a “**Drainage Swale Easement**”). All Drainage Swale Easements are hereby dedicated to the Association. Each Lot Owner, including Declarant and any builders, shall be responsible for the maintenance, operation and repair of the Drainage Swales on their Lot. Such maintenance, operation and repair shall mean the exercise of practices, such as moving, irrigation, maintenance and replacement of landscaping and erosion repair, which allow the Drainage Swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the SWFWMD. Filing, excavation, construction of fences or otherwise obstructing the surface water flow in Drainage Swales is prohibited. No modification or alteration of any Drainage Swale, including alteration of the grade, elevation or slope of same, is permitted without prior approval of the Association, the County, the SWFWMD and all other governmental agencies with jurisdiction over the same. Any damage to any Drainage Swale, whether caused by natural or human induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner of the Lot upon which the Drainage Swale is located. The Association may, but shall not be obligated to, maintain all Drainage Swales within Drainage Swale Easements as an Operating Expense and is hereby granted an easement for same. The Association shall provide written notice to the Owners of Lots with Drainage Swales if the Association has elected to maintain such Drainage Swales. In such event, each Owner of such Lot shall still maintain and irrigate landscaping installed within any Drainage Swale Easement on their Lot. In the event the Association elects to maintain or repair any Drainage Swale as an Operating Expense, or in the event Lot Owners are responsible for maintenance and repair of Drainage Swales and fails to properly maintain and repair same, Owners of Lots shall be responsible for the cost of such maintenance restoration or repair of any damage to or alteration of any such Drainage Swale or Drainage Swale Easement by such Owner, their Lessee or any Immediate Family Member, guest or invitee of any Owner or Lessee and all costs incurred by the Association in connection with same shall be an Individual Assessment on such Owner’s Lot. No Owner shall install any improvements or additional landscaping within any Drainage Swale Easement without the prior written approval of same by the ARC.

15.11 Blanket Easement in favor of the Association. Association is hereby granted an easement over all of ESTATES OF LAKE FLORENCE, including all Lots, for the purposes of: (i) constructing, maintaining, replacing and operating all Common Areas; (ii) performing any obligation the Association is obligated to perform under this Declaration; (iii) taking such actions as the Association deems necessary or advisable in fulfilling its obligations and exercising its rights under this Declaration; and (iv) performing any obligation of an Owner for which the Association intends to impose an Individual Assessment.

15.12 Duration. All easements created herein or pursuant to the provisions hereof shall be perpetual unless stated to the contrary.

16. Intentionally Deleted.

17. Assessments.

17.1 General. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether or not so expressed in the deed), including any purchaser at a judicial sale, shall be deemed to have covenanted and agreed to pay to the Association at the time and in the manner required by the Board, assessments or charges as are fixed, established and collected from time to time by the Association (collectively, the "Assessments"). As Vacant Lots (as defined herein) and Spec Lots (as defined herein) are not improved or may not receive certain services, Declarant and any record title owner of a Vacant Lot or a Spec Lot shall not be assessed uniformly with Lots containing completed Homes which are not Spec Lots.

17.2 Purpose of Assessments. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining ESTATES OF LAKE FLORENCE, and in particular, without limitation, for the improvement, operation and maintenance of the Common Areas and other land, improvements or landscaping within or adjacent to ESTATES OF LAKE FLORENCE that is the responsibility of the Association, including, without limitation, Surface Water Management System, Conservation Easement Property and any mitigation or preservation areas, including but not limited to work within Retention Areas, drainage structures, Drainage Easements and Drainage Swale Easements. Assessments shall include the following categories of charges as and when levied and deemed payable by the Board:

17.2.1 Any periodic assessment (on such frequency as determined by the Board) or charge for the purpose of operating the Association and accomplishing any and all of its purposes, as determined in accordance herewith, including without limitation, payment of Operating Expenses and collection of amounts necessary to pay any deficits from prior years' operation, but excluding Reserves ("Installment Assessments");

17.2.2 Intentionally Omitted.

17.2.3 Any special assessments for capital improvements, major repairs, emergencies, the repair or replacement of the Surface Water Management System, to the extent same is the responsibility of the Association, or nonrecurring expenses ("Special Assessments");

17.2.4 Any specific fees, dues or charges to be paid for any special services, for any special or personal use of the Common Areas, or to reimburse the Association for the expenses incurred in connection with such service or use ("Use Fees");

17.2.5 Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. The Board may, but shall have no obligation to, include a "Reserve for Replacement" in the Installment Assessments in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a

portion of the Common Areas (the “**Reserves**”) including without limitation, Reserves for maintenance, repair and replacement of Perimeter Walls/Fences, Surface Water Management System, and any other Common Area improvements or infrastructure operated or maintained by the Association. Reserves shall be payable in such manner and at such times as determined by the Association, and may be payable in installments extending beyond the fiscal year in which the Reserves are established;

17.2.6 Any specific assessment for costs incurred by the Association which amounts are by their nature applicable only to one or more Lots, but less than all Lots, (“**Individual Assessments**”). By way of example and not limitation, in the event an Owner fails to maintain their Lot or the exterior of their Home in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents shall be an Individual Assessment. The lien for an Individual Assessment may be foreclosed in the same manner as any other Assessment; and

17.2.7 Emergency Assessments. The Association may also levy an emergency assessment (“**Emergency Assessment**”) at any time by a majority vote of the Board, for the purpose of defraying, in whole or in part, the cost of any extraordinary or emergency matters that affect the Common Areas, the Lots or Homes or Members of the Association, including but not limited to, after depletion of any applicable reserves, any unexpected expenditures not provided for by the budget or unanticipated increases in the amounts budgeted. Any Emergency Assessment levied hereunder shall be due and payable at the time and in the manner specified by the Board of Directors in the action imposing such Assessment.

17.3 Designation. The designation of Assessment type and amount shall be made by the Association. Prior to the Community Completion Date, any such designation must be approved by Declarant. Such designation may be made on the budget prepared by the Association. The designation shall be binding upon all Owners.

17.4 Allocation of Operating Expenses.

17.4.1 Commencing on the first day of the period covered by the annual budget, and until the adoption of the next annual budget, the Assessments for Operating Expenses and Reserves (if any) shall be allocated so that each Owner shall pay Operating Expenses, Special Assessments and Reserves based upon a fraction, the numerator of which is one (1) and the denominator of which is the total number of Lots in ESTATES OF LAKE FLORENCE conveyed to Owners or any greater number determined by Declarant from time to time. Declarant, in its sole and absolute discretion, may change such denominator from time to time; provided, however, under no circumstances will the denominator be less than the number of Lots owned by Owners. In addition, any Lot that does not have a Home constructed thereon as evidenced by a Certificate of Occupancy (a “**Vacant Lot**”) and any Lot that has a Home constructed thereon but is owned by the Declarant (a “**Spec Lot**”) also shall be assessed at ten percent (10%) of the Installment Assessment assessed to Lots with Homes constructed thereon and owned by Owners. The Vacant Lot Assessment and the Spec Lot Assessment shall be additional income to the Association and

Vacant Lots and Spec Lots shall not be included in the denominator used to determine each Owner's pro rata share of the Operating Expenses and Reserves (if any), unless otherwise determined by the Declarant in its sole and absolute discretion. In no event, however, shall Declarant pay Special Assessments.

17.4.2 In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. After the Turnover Date, no vote of the Owners shall be required for such Special Assessment (or for any other Assessment) except to the extent specifically provided herein. Prior to the Turnover Date, a Special Assessment may be levied by the Association 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.

17.4.3 Each Owner agrees that so long as it does not pay more than the required amount it shall have no grounds upon which to object to either the method of payment or non-payment by other Owners or the Declarant of any sums due.

17.5 General Assessments Allocation. Installment Assessments shall be uniform for all Lots improved with a Home, except as provided in this Declaration. Special Assessments and Reserves shall be allocated equally to each Owner. Notwithstanding anything to the contrary contained in the Governing Documents, but subject to the rights of Declarant pursuant to Section 17.8 of this Declaration, Vacant Lots and Spec Lots shall be assessed at ten percent (10%) of the Installment Assessments assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Installment Assessment amount reflects that such Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. At such time as a Home is conveyed by the Declarant to an Owner, then the Vacant Lot or Spec Lot, as applicable, shall be deemed a fully assessed Lot and shall be responsible for one-hundred percent (100%) of Installment Assessments and Special Assessments, except as otherwise provided herein.

17.6 Use Fees and Individual Assessment. Except as hereinafter specified to the contrary, Use Fees and Individual Assessments shall be made against the Owners benefiting from, or subject to, the special service or cost as specified by the Association.

17.7 Commencement of First Assessment. Assessments shall commence as to each Owner on the day of the conveyance of title of a Lot to such Owner. The record title owner of a Lot is jointly and severally liable with the previous record title owner of the Lot for all unpaid Assessments that came due up to the time of transfer of title. A record title owner of a Lot, regardless of how title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while such person or entity was the record title owner of the Lot. An Owner's liability for Assessments may not be

avoided by waiver or suspension of the use or enjoyment of any Common Areas or by abandonment of the Lot upon which the Assessments are made.

17.8 Shortfalls and Surpluses. Each Owner acknowledges that because Installment Assessments, Special Assessments, and Reserves are allocated based on the formula provided herein, or upon the number of Lots conveyed to Owners in the prior fiscal year, it is possible that the Association may collect more or less than the amount budgeted for Operating Expenses. Prior to the Turnover, Declarant shall have the option to (i) pay any Operating Expenses incurred by the Association that exceed the Assessments receivable from Owners and other income of the Association (the “**Deficit**”), or (ii) pay Installment Assessments on Homes or Lots owned by Declarant at the applicable rate of Installment Assessments established for Lots and Homes, including Vacant Lots and Spec Lots, owned by Class A Members. Notwithstanding any other provision of this Declaration to the contrary, Declarant shall never be required to (i) pay Assessments on Future Development Tracts, (ii) pay Installment Assessments if Declarant has elected to fund the Deficit instead of paying Installment Assessments on Homes or Lots owned by Declarant, (iii) pay Special Assessments, Emergency Assessments or Reserves, or (iv) fund deficits due to delinquent Owners. Any surplus Assessments collected by the Association may be allocated towards the next year’s Operating Expenses or, in the Association’s sole and absolute discretion, to the creation or funding of Reserves, whether or not budgeted. Under no circumstances shall the Association be required to pay surplus Assessments to Owners. The Declarant may at any time give thirty (30) days prior written notice to the Association terminating its responsibility for the Deficit, and waiving its right to exclusion from Assessments. Upon giving such notice, or upon Turnover, whichever is sooner, each Lot owned by Declarant shall thereafter be assessed at the applicable rate of Installment Assessments established for Lots and Homes, including Vacant Lots and Spec Lots, owned by Class A Members. Declarant shall not be responsible for any Reserves or Special Assessments, even after the Turnover. Declarant shall be assessed only for Lots which are subject to the operation of this Declaration. Upon transfer of title of a Lot owned by Declarant, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Declarant, prorated as of and commencing with, the month following the date of transfer of title.

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

17.9 Budgets. The initial budget prepared by Declarant is adopted as the budget for the period of operation until adoption of the first annual Association budget. Thereafter, annual budgets shall be prepared and adopted by the Association. Assessments shall be payable by each Owner as provided in this Declaration. THE INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON HISTORICAL OPERATING FIGURES). THEREFORE, IT IS POSSIBLE THAT ACTUAL ASSESSMENTS MAY BE LESS OR GREATER THAN PROJECTED.

17.10 Establishment of Assessments. Assessments shall be established in accordance with the following procedures:

17.10.1 Installment Assessments shall be established by the adoption of a twelve (12) month operating budget by the Board. The budget shall be in the form required by Section 720.303(6), Florida Statutes. The Board may from time to time determine when the Installment Assessments will be collected by the Association (i.e. monthly, quarterly, or annually). Unless otherwise established by the Board, Installment Assessments for Operating Expenses shall be collected on a quarterly basis.

17.10.2 Special Assessments and Individual Assessments may be established by the Association, from time to time, and shall be payable at such time or time(s) as determined by the Board. Until the Community Completion Date, no Special Assessment shall be imposed without the consent of Declarant.

17.10.3 Association may establish, from time to time, by resolution, rule or regulation, or by delegation to an officer or agent, including, a professional management company, Use Fees. The sums established shall be payable by the Owner utilizing the service or facility as determined by the Association.

17.11 Initial Contribution. The first purchaser of a Lot from the Declarant shall pay to the Association an initial contribution in the amount FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) (the "**Initial Contribution**") at the time of closing of the conveyance. The funds derived from the Initial Contributions are deemed income to the Association and shall be used at the discretion of Board for any purpose, including without limitation, existing and future Operating Expenses, capital improvements, support costs and start-up costs.

17.12 Resale Contribution. After the conveyance of a Lot in which an Initial Contribution is paid or payable as provided in Section 17.11 above, there shall be collected from the purchaser upon every subsequent conveyance of an ownership interest in a Lot or Home by an Owner a resale contribution in the amount of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) (the "**Resale Contribution**"). The Board, in its discretion, may increase the amount of the Resale Contribution from time to time commencing on the date that is five (5) years after the date of recordation of this Declaration, provided, however, that the amount of such Resale Contribution may not increase at an aggregate rate in excess of two percent (2%) per year for the period commencing on the date of recordation of this Declaration through the effective date of such increase unless such additional increase is approved pursuant to an amendment to this Declaration pursuant to Section 4.4 hereof. The Resale Contribution shall not be applicable to conveyances from or to Declarant. 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, existing and future Operating Expenses, capital improvements, support costs and start-up costs.

17.13 Assessment Estoppel Certificates. No Owner shall sell or convey its interest in a Lot or Home unless all sums due to the Association have been paid in full and an estoppel certificate shall have been received by such Owner. Association shall prepare and maintain a ledger noting Assessments due from each Owner. The ledger shall be kept in the office of the Association, or its designees, and shall be open to inspection by any Owner. Within ten (10)

business days of a written request therefor, there shall be furnished to an Owner an estoppel certificate in writing setting forth whether the Assessments have been paid and/or the amount that is due as of any date. As to parties other than Owners who, without knowledge of error, rely on the certificate, the certificate shall be conclusive evidence of the amount of any Assessment therein stated. The Owner requesting the estoppel certificate shall be required to pay Association or the Manager (as defined below) engaged by the Association a reasonable sum to cover the costs of examining records and preparing such estoppel certificate.

17.14 Payment of Home Real Estate Taxes. Each Owner shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot that is superior to the lien for Assessments created by this Declaration.

17.15 Creation of the Lien and Personal Obligation. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels of proceedings including appeals, collections and bankruptcy, shall be a charge and continuing lien in favor of the Association encumbering the Lot owned by the Owner against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records stating the legal description of the Lot, name of the Owner, and the amounts due as of that date, but shall relate back to the date that this Declaration is recorded. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, together with interest, late fees, costs and reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, and other costs and expenses provided for herein, shall be the personal obligation of the person or entity that was the record title owner of the Lot at the time when the Assessment became due, as well as the such record title owner's heirs, devisees, personal representatives, successors or assigns.

17.16 Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to bona fide first mortgage held by a Lender on any Lot, if the mortgage is recorded in the Public Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) of a bona fide first mortgage held by a Lender, in which event, the acquirer of title, its successors and assigns, shall be liable for Assessments which became due prior to such sale or transfer to the extent provided in Section 720.3085, Florida Statutes. However, any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all Owners (including such acquirer of title) as a part of Operating Expenses. Any sale or transfer pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise pursuant to a foreclosure) shall not relieve the record title owner from liability for, nor the Lot from, the lien of any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association if the mortgage held by such Lender is in default. Failure by a Lender to furnish a notice of default to the Association shall not result in liability of the Lender because such notice is given as a courtesy to the Association and the furnishing of such notice is not an obligation of any Lender to the Association. Association shall have the right, but not the obligation, to cure such default within the time periods provided in the mortgage held by such

Lender. In the event Association makes such payment on behalf of a record title owner, the Association shall, in addition to all other rights reserved herein, be subrogated to all of the rights of the Lender with respect to such payment. All amounts advanced on behalf of a record title owner pursuant to this Section shall be added to Assessments payable by such record title owner with appropriate interest.

17.17 Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments then due for up to the next ensuing twelve (12) month period. Each of such Assessments so accelerated shall be deemed, initially, equal to the amount of the then most current delinquent installment, provided however that if any such Assessments so accelerated would have been greater in amount by reason of a subsequent increase in the applicable budget, the Owner of the Lot whose Assessments were so accelerated shall continue to be liable for the balance due by reason of such increase and Special Assessments against such Lot shall be levied by the Association for such purpose.

17.18 Non-Payment of Assessments. If any Assessment is not paid within ten (10) days (or such other period of time established by the Board) after the due date, a late fee of Twenty-Five and no/100 Dollars (\$25.00) per month or five percent (5%) of the delinquent installments whichever is greater (or such greater amount established by the Board and permitted by applicable law), together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate the Association for administrative costs, loss of use of money, and accounting expenses. Subject to providing any prior notice as may be required by law, if any, the Association may, at any time thereafter, bring an action at law against the record title owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' fees and paraprofessional fees, at all levels of proceedings, including appeals, collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use, the Common Areas or by abandonment of a Lot or Home. All payments on accounts shall be first applied to fines levied in accordance with the terms of this Declaration, interest accrued by the Association, then to any administrative late fee, then to costs and attorneys' fees, and then to the delinquent Assessment payment first due. The allocation of payment described in the previous sentence shall apply notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

17.19 Exemption. Notwithstanding anything to the contrary herein, Declarant, at Declarant's sole option, shall either (i) pay Assessments on Lots and Homes owned by Declarant, including the applicable rate for Vacant Lots or Spec Lots, or (ii) fund the Deficit, if any, as set forth in Section 17.8 herein. In addition, the Board shall have the right to exempt any portion of ESTATES OF LAKE FLORENCE subject to this Declaration from the Assessments, provided that such part of ESTATES OF LAKE FLORENCE exempted is used (and as long as it is used) for any of the following purposes:

17.19.1 Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; and

17.19.2 Any of ESTATES OF LAKE FLORENCE exempted from ad valorem taxation by the laws of the State of Florida or exempted from Assessments by other provisions of this Declaration.

17.20 Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, including, but not limited to, recovery of attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy. Such remedies shall be deemed assigned to Declarant for such purposes. If Declarant advances sums, it shall be entitled to immediate reimbursement, on demand, from Association for such amounts so paid, plus interest thereon at the Wall Street Journal Prime Rate plus two percent (2%), plus any costs of collection including, but not limited to, reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy.

17.21 Rights to Pay Assessments and Receive Reimbursement. Association, Declarant and any Lender shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot or Home. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due.

17.22 Mortgagee Right. Each Lender may request in writing that Association notify such Lender of any default of the Owner of the Home subject to the Lender's mortgage which default is not cured within thirty (30) days after Association learns of such default. A failure by the Association to furnish notice to any Lender shall not result in liability of the Association because such notice is given as a courtesy to a Lender and the furnishing of such notice is not an obligation of the Association to Lender.

17.23 Collection from Lessees. If a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. All such payments made by a Lessee to the Association shall be credited against rent and other sums due from such Lessee to such Owner. So long as the Owner remains delinquent, future rent payments due to the Owner must be paid to the Association and shall be credited to the monetary obligations of the Owner to the Association; provided, however, if within fourteen (14) days from the written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive a credit for the prepaid rent for the applicable period of such prepaid rent.

18. Information to Lenders and Owners.

18.1 Availability. There shall be available for inspections upon request, during normal business hours or under other reasonable circumstances, to Owners and Lenders current copies of the Governing Documents.

18.2 Copying. Any Owner and/or Lender shall be entitled, upon written request, and at its cost, to a copy of the documents referred to above.

18.3 Notice. Upon written request by a Lender (identifying the name and address of the Lender and the name and address of the applicable Owner), the Lender will be entitled to timely written notice of:

18.3.1 Any condemnation loss or casualty loss which affects a material portion of a Home to the extent Association is notified of the same;

18.3.2 Any delinquency in the payment of Assessments owed by an Owner of a Home subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

18.3.3 Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained hereunder; and

18.3.4 Any proposed action that specifically requires the consent of a Lender.

19. Architectural Control.

19.1 Architectural Review Committee. The ARC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to ESTATES OF LAKE FLORENCE. The ARC shall consist of a minimum of three (3) members who shall initially be named by Declarant and who shall hold office at the pleasure of Declarant. Until the Community Completion Date, Declarant shall have the right to change the number of members on the ARC, and to appoint, remove, and replace all members of the ARC. Declarant shall determine which members of the ARC shall serve as its chairman and co-chairman. In the event of the failure, refusal, or inability to act of any of the members appointed by Declarant, Declarant shall have the right to replace any Member within thirty (30) days of such occurrence. If Declarant fails to replace that Member, the remaining members of the ARC shall fill the vacancy by appointment. From and after the Community Completion Date, the Board shall have the same rights as Declarant with respect to the ARC.

19.2 Membership. There is no requirement that any member of the ARC be a Member of the Association.

19.3 General Plan. It is the intent of this Declaration to create a general plan and scheme of development of ESTATES OF LAKE FLORENCE. Accordingly, the ARC shall have the right to approve or disapprove all architectural, landscaping, and improvements within ESTATES OF LAKE FLORENCE by Owners. The ARC shall have the right to evaluate all plans and specifications as to consistency with Architectural Guidelines, harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by ARC. The ARC may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes. Prior to the Community Completion Date, any additional standards or modification of

existing standards shall require the consent of Declarant, which may be granted or denied in its sole discretion.

19.4 Master Plan. Declarant has established an overall Master Plan. However, notwithstanding the above, or any other document, brochures or plans, Declarant reserves the right to modify the Master Plan or any site plan at any time as it deems desirable in its sole discretion and in accordance with applicable laws and ordinances. WITHOUT LIMITING THE FOREGOING, DECLARANT MAY PRESENT TO THE PUBLIC OR TO OWNERS RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS RESPECTING ESTATES OF LAKE FLORENCE. SUCH RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS ARE NOT A GUARANTEE OF HOW ESTATES OF LAKE FLORENCE WILL APPEAR UPON COMPLETION AND DECLARANT RESERVES THE RIGHT TO CHANGE ANY AND ALL OF THE FOREGOING AT ANY TIME AS DECLARANT DEEMS NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION.

19.5 Architectural Guidelines. Each Owner and its contractors and employees shall observe, and comply with, and all construction or installation of landscaping and improvements within ESTATES OF LAKE FLORENCE shall be consistent with, the Architectural Guidelines which now or may hereafter be promulgated by the Declarant or the ARC and as same may be amended from time to time. The Architectural Guidelines shall be effective from the date of adoption or amendment, as applicable; shall be specifically enforceable by injunction or otherwise; and shall have the effect of covenants as if set forth herein verbatim. The Architectural Guidelines shall not require any Owner to alter the improvements previously constructed in compliance with or exempt from compliance with the Architectural Guidelines then in effect at the time of construction of same. Until the Community Completion Date, Declarant shall have the right to approve, adopt or amend the Architectural Guidelines in its sole discretion.

19.6 Quorum. A majority of the members of the ARC shall constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present shall constitute the action of the ARC. In lieu of a meeting, the ARC may act in writing.

19.7 Power and Duties of the ARC. No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted, or installed upon on a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by Declarant (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ARC.

19.8 Procedure. In order to obtain the approval of the ARC, each Owner shall observe the following:

19.8.1 Each applicant shall submit an application to the ARC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the ARC. The applications shall include such information as may be required by the application form adopted by the ARC. The ARC may also

require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the ARC, such site plans, plans and specifications for the proposed improvement, prepared and stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the ARC.

19.8.2 In the event the information submitted to the ARC is, in the ARC's opinion, incomplete or insufficient in any manner, the ARC may request and require the submission of additional or supplemental information. The applicant shall, within fifteen (15) days thereafter, comply with the request.

19.8.3 No later than forty-five (45) days after receipt of all information required by the ARC for final review, the ARC shall approve or deny the application in writing. The ARC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in the ARC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ARC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the ARC fails to respond within said forty-five (45) day period, the plans and specifications shall be deemed disapproved by the ARC.

19.8.4 Construction of all improvements shall be completed within the time period set forth in the application and approved by the ARC.

19.8.5 In the event that the ARC disapproves any plans and specifications, the applicant may request a rehearing by the ARC for additional review of the disapproved plans and specifications. The meeting shall take place no later than forty-five (45) days after written request for such meeting is received by the ARC, unless applicant waives this time requirement in writing. The ARC shall make a final written decision no later than forty-five (45) days after such meeting. In the event the ARC fails to provide such written decision within said forty-five (45) days, the plans and specifications shall be deemed disapproved.

19.8.6 Upon final disapproval (even if the members of the Board and the ARC are the same), the applicant may appeal the decision of the ARC to the Board within thirty (30) days of the ARC's disapproval. Review by the Board shall take place no later than thirty (30) days subsequent to the receipt by the Board of the applicant's request therefor. If the Board fails to hold such a meeting within thirty (30) days after receipt of request for such meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the ARC, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors and assigns.

19.9 Alterations. Any and all alterations, deletions, additions and changes of any type or nature whatsoever to then existing improvements or the plans or specifications previously approved by the ARC shall be subject to the approval of the ARC in the same manner as required for approval of original plans and specifications.

19.10 Variances. Association or ARC shall have the power to grant variances from any requirements set forth in this Declaration or from the Architectural Guidelines, on a case by case basis, provided that the variance sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Architectural Guidelines on any other occasion.

19.11 Permits. Each Owner is solely responsible to obtain all required building and other permits from all governmental authorities having jurisdiction.

19.12 Construction Activities. The following provisions govern construction activities by Owners after consent of the ARC has been obtained:

19.12.1 Each Owner shall deliver to the ARC, if requested, copies of all construction and building permits as and when received by the Owner, as applicable. Each construction site in ESTATES OF LAKE FLORENCE shall be maintained in a neat and orderly condition throughout construction. Construction activities shall be performed on a diligent, workmanlike and continuous basis. Roadways, easements, swales, Common Areas, and other such areas in ESTATES OF LAKE FLORENCE shall be kept clear of construction vehicles, construction materials and debris at all times. No construction office or trailer shall be kept in ESTATES OF LAKE FLORENCE and no construction materials shall be stored in ESTATES OF LAKE FLORENCE, subject, however, to such conditions and requirements as may be promulgated by the ARC. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. No materials shall be deposited or permitted to be deposited in any Common Areas or other Lots or be placed anywhere outside of the Lot upon which the construction is taking place. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statutes, regulations and ordinances, and shall not be deposited in any manner on, in or within the construction or adjacent property. All construction activities shall comply with the Architectural Guidelines. If an Owner (or any of its contractors and employees) shall fail to comply in any regard with the requirements of this Section, the ARC may require that such Owner post security with the Association in such form and such amount deemed appropriate by the ARC in its sole discretion.

19.12.2 There shall be provided to the ARC, if requested, a list (name, address, telephone number and identity of contact person), of all contractors, subcontractors, materialmen and suppliers (collectively, "**Contractors**") and changes to the list as they occur relating to construction. The ARC shall have the right to require that each Contractor's employees check in at the designated construction entrances and to refuse entrance to persons and parties whose names are not registered with the ARC.

19.12.3 Each Owner is responsible for ensuring compliance with all terms and conditions of these provisions and of the Architectural Guidelines by all of its employees and Contractors. In the event of any violation of any such terms or conditions by any employee or Contractor, or, in the opinion of the ARC, the continued refusal of any employee or Contractor to comply with such terms and conditions, after five (5) days' notice and right to cure, the ARC shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or Contractor from performing any further services in ESTATES OF LAKE FLORENCE.

19.12.4 The ARC may, from time to time, adopt standards governing the performance or conduct of Owners, Contractors and their respective employees within ESTATES OF LAKE FLORENCE. Each Owner and Contractor shall comply with such standards and cause its respective employees to also comply with same. The ARC may also promulgate requirements to be inserted in all contracts relating to construction within ESTATES OF LAKE FLORENCE and each Owner shall include the same therein.

19.13 Inspection. There is specifically reserved to the Association and ARC and to any agent or member of either of them, the right of entry and inspection upon any portion of ESTATES OF LAKE FLORENCE at any time within reasonable daytime hours, for the purpose of determining whether there exists any violation of the terms of any approval or the terms of this Declaration or the Architectural Guidelines.

19.14 Violation. Without limiting any other provision herein, if any improvement shall be constructed or altered without prior written approval, or in a manner which fails to conform with the approval granted, the Owner, as applicable, shall, upon demand of the Association or the ARC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The applicable Owner shall be liable for the payment of all costs of removal or restoration, including all costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred by the Association or ARC. The costs shall be deemed an Individual Assessment and enforceable pursuant to the provisions of this Declaration. The ARC and/or Association are specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Architectural Guidelines, by any legal or equitable remedy.

19.15 Court Costs. In the event that it becomes necessary to resort to litigation to determine the propriety of any constructed improvement or to cause the removal of any unapproved improvement, the prevailing party shall be entitled to recover court costs, expenses and attorneys' fees and paraprofessional fees at all levels, including appeals, collections and bankruptcy, in connection therewith.

19.16 Certificate of Non-Compliance. In the event that any Owner fails to comply with the provisions contained herein, the Architectural Guidelines, or other rules and regulations promulgated by the ARC, the Association and/or ARC may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance against the Lot stating that the improvements on the Lot fail to meet the requirements of this Declaration and that the Lot is subject to further enforcement remedies.

19.17 Certificate of Compliance. If requested by an Owner, prior to the occupancy of any improvement constructed or erected on any Lot by other than Declarant, or its designees, the Owner shall obtain a Certificate of Compliance from the ARC, certifying that the Owner, as applicable, has complied with the requirements set forth herein. The ARC may, from time to time, delegate to a Member or members of the ARC the responsibility for issuing the Certificate of Compliance. The issuance of a Certificate of Compliance does not abrogate the ARC's rights set forth in this Section 19. The issuance of a Certificate of Compliance by the ARC with respect to any improvements shall not be deemed a representation that such improvements comply with any or all applicable health, safety or building codes applicable to such improvements or representation regarding the structural integrity, workmanship, materials, design, systems, safety or any other aspect or matter with respect to such improvements.

19.18 Exemption. Notwithstanding anything to the contrary contained herein, or in the Architectural Guidelines, any improvements of any nature made or to be made by Declarant, including without limitation, improvements made or to be made to the Common Areas or any Lot, shall not be subject to the review of the ARC, the Association, or the provisions of this Declaration or the Architectural Guidelines.

19.19 Exculpation. Declarant, Association, the directors or officers of the Association, the ARC, the members of the ARC, or any person acting on behalf of any of them, shall not be liable for any cost or damages incurred by any Owner or any other party whatsoever, due to any mistakes in judgment, negligence, or any action of Declarant, Association, ARC or their members, officers, or directors, in connection with the approval or disapproval of plans and specifications or the issuance of a Certificate of Non-Compliance or a Certificate of Compliance with respect to such Owner's Lot or any improvements constructed thereon. Each Owner agrees, individually and on behalf of its heirs, successors and assigns by acquiring title to a Lot, that it shall not bring any action or suit against Declarant, Association or their respective directors or officers, the ARC or the members of the ARC, or their respective agents, in order to recover any damages caused by the actions of Declarant, Association, or ARC or their respective members, officers, or directors in connection with the provisions of this Section. Association does hereby indemnify, defend and hold Declarant and the ARC, and each of their members, officers, and directors harmless from all costs, expenses, and liabilities, including attorneys' fees and paraprofessional fees at all levels, including appeals, of all nature resulting by virtue of the acts of the Owners, the Association, ARC or their members, officers and directors. Declarant, Association, its directors or officers, the ARC or its members, or any person acting on behalf of any of them, shall not be responsible for any defects in any plans or specifications or the failure of same to comply with applicable laws or code nor for any defects in any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency and compliance thereof and for the quality of construction performed pursuant thereto.

20. Enforcement.

20.1 Right to Cure. Should any Owner do any of the following:

20.1.1 Fail to perform its responsibilities as set forth herein or otherwise breach the provisions of this Declaration or Governing Documents including, without limitation, any provision herein benefiting SWFWMD;

20.1.2 Cause any damage to any improvement or Common Areas;

20.1.3 Impede Declarant or Association from exercising its rights or performing its responsibilities hereunder;

20.1.4 Undertake unauthorized improvements or modifications to a Lot or Common Areas; or

20.1.5 Impede Declarant from proceeding with or completing the development of ESTATES OF LAKE FLORENCE, as the case may be;

Then Declarant and/or Association, where applicable, after reasonable prior written notice, shall have the right, through its agents and employees, to cure the breach, including, but not limited to, the entering upon the Lot and causing the default to be remedied and/or the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. The cost thereof, plus reasonable overhead costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred shall be assessed against the Owner, as applicable, as an Individual Assessment.

20.2 Non-Monetary Defaults. In the event of a violation by any Owner, other than the nonpayment of any Assessment or other monies, of any of the provisions of this Declaration, Declarant or Association shall notify the Owner of the violation, by written notice. If such violation is not cured as soon as practicable and in any event within seven (7) days after such written notice, the party entitled to enforce the same may, at its option:

20.2.1 Commence an action to enforce the performance on the part of the Owner, as applicable, or to enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief: and/or

20.2.2 Commence an action to recover damages: and/or

20.2.3 Take any and all action reasonably necessary to correct the violation or breach.

All expenses incurred in connection with the violation or breach, or the commencement of any action against any Owner, including reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy shall be assessed against the Owner, as applicable, as an Individual Assessment, and shall be immediately due and payable without further notice.

20.3 No Waiver. The failure to enforce any right, provision, covenant or condition in this Declaration, shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future.

20.4 Rights Cumulative. All rights, remedies, and privileges granted to Declarant, Association and/or the ARC pursuant to any terms, provisions, covenants or conditions of this Declaration, or Architectural Guidelines, shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude

any of them from pursuing such additional remedies, rights or privileges as may be granted or as it might have by law.

20.5 Enforcement By or Against Other Persons. In addition to the foregoing, this Declaration or Architectural Guidelines may be enforced by Declarant, and/or, where applicable, Owners, and/or the Association by any procedure at law or in equity against any person violating or attempting to violate any provision herein, to restrain such violation, to require compliance with the provisions contained herein, to recover damages, or to enforce any lien created herein. The expense of any litigation to enforce this Declaration or Architectural Guidelines shall be borne by the person against whom enforcement is sought, provided such proceeding results in a finding that such person was in violation of this Declaration or the Architectural Guidelines. SWFWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which relate to the maintenance, operation and repair of SWMS.

20.6 Fines and Suspensions. Association may suspend, for reasonable periods of time, the rights of an Owner or an Owner's Lessees and their respective Immediate Family Members, guests and invitees, or both, to use the Common Areas and may levy reasonable fines, not to exceed the maximum amounts permitted by Section 720.305(2), Florida Statutes, against an Owner, Lessee, Immediate Family Member, guest or invitee, for failure to comply with any provision of this Declaration including, without limitation, those provisions benefiting SWFWMD and the Rules and Regulations and Architectural Guidelines.

20.6.1 A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Fines in the aggregate are not capped to any amount.

20.6.2 A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three (3) persons (the "**Compliance Committee**") appointed by the Board who are not officers, directors or employees of the Association, or the spouse, parent, child, brother, sister of an officer, director or employee. If the Compliance Committee does not by a majority vote approve a fine or suspension the same may not be imposed. The written notice of violation shall be in writing to the Owner, Lessee, Immediate Family Member, guest or invitee and detail the infraction or infractions. Included in the notice shall be the date and time of the hearing of the Compliance Committee. If the Association imposes a fine or suspension, the Association must provide written notice of such suspension by mail or hand delivery to the Owner or Lessee. The notice and hearing requirements under this Section 20.6.2 do not apply to suspensions imposed due to an Owner's failure to pay monetary obligations due to the Association; however, any such suspension must be approved at a properly noticed meeting of the Association's Board of Directors.

20.6.3 The non-compliance shall be presented to the Compliance Committee acting as a tribunal, after which the Compliance Committee shall hear reasons why a fine or suspension should not be imposed. The hearing shall be conducted in accordance with the procedures adopted by the Compliance Committee from time to time. A written decision of the Compliance Committee shall be submitted to the Owner, Lessee, Immediate Family Member, guest or invitee, as applicable, by not later than twenty-one (21) days after the meeting of the

Compliance Committee. The Owner, Lessee, Immediate Family Member, guest or invitee shall have a right to be represented by counsel and to cross-examine witnesses.

20.6.4 The Compliance Committee may impose a fine against the Owner in the amount of One Hundred and no/100 Dollars (\$100.00) (or any greater amount permitted by law from time to time) for each violation. Each day of noncompliance shall be treated as a separate violation and there is no cap on the aggregate amount the Compliance Committee may fine an Owner, Lessee, guest or invitee. Fines shall be paid not later than five (5) days after notice of the imposition of the fine. All monies received from fines shall be allocated as directed by the Board of Directors, including, without limitation, existing and future Operating Expenses, capital improvements, support costs and administrative costs. Any fine in excess of One Thousand Dollars (\$1,000.00) shall constitute a lien against the applicable Lot, and a fine shall further be lienable to the extent otherwise permitted under Florida law.

20.6.5 Notwithstanding the foregoing, the Compliance Committee may not suspend the right of any Owner, Lessee, Immediate Family Member, guest or invitee to use those portions of the Common Areas used to provide access or utility services to any Lot or Home or impose a suspension which impairs the right of any Owner, Lessee or Immediate Family Member to have vehicular and pedestrian ingress to and egress from their Lot or Home, including, but not limited to, the right to park vehicles as permitted in this Declaration.

21. Additional Rights of Declarant.

21.1 Sales and Administrative Offices. Declarant shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of ESTATES OF LAKE FLORENCE and sales and re-sales of Lots, Homes and/or other properties owned by Declarant or others outside of ESTATES OF LAKE FLORENCE. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of ESTATES OF LAKE FLORENCE, including Common Areas, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas, to show Lots or Homes. The sales office and signs and all items pertaining to development and sales remain the property of Declarant. Declarant shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover Date

21.2 Modification. The development and marketing of ESTATES OF LAKE FLORENCE will continue as deemed appropriate in Declarant's sole discretion, and nothing in this Declaration or Architectural Guidelines, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of ESTATES OF LAKE FLORENCE to, as an example and not a limitation, amend the Master Plan, modify the boundary lines of the Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which Declarant, or its agents, affiliates, or assignees may deem necessary or appropriate. Association and Owners shall, at the request of Declarant, execute and deliver any and all documents and instruments which Declarant deems necessary or convenient, in its sole and absolute discretion, to accomplish the same.

21.3 Promotional Events. Prior to the Community Completion Date, Declarant shall have the right, at any time, to hold marketing, special and/or promotional events within ESTATES OF LAKE FLORENCE and/or on the Common Areas without any charge for use. Declarant, its agents, affiliates, or assignees shall have the right to market ESTATES OF LAKE FLORENCE in advertisements and other media by making reference to ESTATES OF LAKE FLORENCE, including, but not limited to, pictures or drawings of ESTATES OF LAKE FLORENCE, Common Areas, Parcels and Homes constructed in ESTATES OF LAKE FLORENCE. All logos, trademarks, and designs used in connection with ESTATES OF LAKE FLORENCE are the property of Declarant, and Association shall have no right to use the same after the Community Completion Date except with the express written permission of Declarant.

21.4 Use by Prospective Purchasers. Prior to the Community Completion Date, Declarant shall have the right, without charge, to use the Common Areas for the purpose of entertaining prospective purchasers of Lots, Homes, or other properties owned by Declarant outside of ESTATES OF LAKE FLORENCE.

21.5 Franchises. Declarant may grant franchises or concessions to commercial concerns on all or part of the Common Areas and shall be entitled to all income derived therefrom.

21.6 Management. The Declarant may contract with a third party ("**Manager**") for management of the Association and the Common Areas.

21.7 Easements. Until the Community Completion Date, Declarant reserves the exclusive right to grant, in its sole discretion, easements, permits and/or licenses for ingress and egress, drainage, utilities, maintenance, Telecommunications Services and other purposes over, under, upon and across ESTATES OF LAKE FLORENCE so long as any said easements do not materially and adversely interfere with the intended use of Homes previously conveyed to Owners. By way of example, and not of limitation, Declarant may be required to take certain action, or make additions or modifications to the Common Areas in connection with an environmental program. All easements necessary for such purposes are reserved in favor of Declarant, in perpetuity, for such purposes. Without limiting the foregoing, Declarant may relocate any easement affecting a Lot, or grant new easements over a Lot, after conveyance to an Owner, without the joinder or consent of such Owner, as applicable, so long as the grant of easement or relocation of easement does not materially and adversely affect the Owner's use of the Lot. As an illustration, Declarant may grant an easement for Telecommunications Systems, irrigation, drainage lines or electrical lines over any portion of a Lot so long as such easement is outside the footprint of the foundation of any residential improvement constructed on such Lot. Declarant shall have the sole right to any fees of any nature associated therewith, including, but not limited to, license or similar fees on account thereof. The Association and Owners will, without charge, if requested by Declarant: (i) join in the creation of such easements, etc. and cooperate in the operation thereof; and (ii) collect and remit fees associated therewith, if any, to the appropriate party. The Association will not grant any easements, permits or licenses to any other entity providing the same services as those granted by Declarant, nor will it grant any such easement, permit or license prior to the Community Completion Date without the prior written consent of Declarant which may be granted or denied in its sole discretion.

21.8 Right to Enforce. Declarant has the right, but not the obligation, to enforce the provisions of this Declaration and the Architectural Guidelines and to recover all costs relating thereto, including attorneys' fees and paraprofessional fees and cost at all levels of proceeding, including before trial, in mediation, arbitration and other alternative dispute, resolution proceedings, at all trial levels and appeals, collections and bankruptcy. Such right shall include the right to perform the obligations of the Association and to recover all costs incurred in doing so.

21.9 Additional Development. If Declarant withdraws portions of ESTATES OF LAKE FLORENCE from the operation of this Declaration, Declarant may, but is not required to, subject to governmental approvals, create other forms of residential property ownership or other improvements of any nature on the property not subjected to or withdrawn from the operation of this Declaration. Declarant shall not be liable or responsible to any person or entity on account of its decision to do so or to provide, or fail to provide, the amenities and/or facilities which were originally planned to be included in such areas. If so designated by Declarant, owners or tenants of such other forms of housing or improvements upon their creation may share in the use of all or some of the Common Areas and other facilities and/or roadways that remain subject to this Declaration. The expense of the operation of such facilities shall be allocated to the various users thereof, if at all, as determined by Declarant.

21.10 Representations. Declarant makes no representations concerning development both within and outside the boundaries of ESTATES OF LAKE FLORENCE including, but not limited to, the number, design, boundaries, configuration and arrangements, prices of all Parcels or Homes and buildings in all other proposed forms of ownership and/or other improvements on ESTATES OF LAKE FLORENCE or adjacent to or near ESTATES OF LAKE FLORENCE, including, but not limited to, the size, location, configuration, elevations, design, building materials, height, view, airspace, number of homes, number of buildings, location of easements, parking and landscaped areas, services and amenities offered regarding the Common Areas.

21.11 Non-Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE GOVERNING DOCUMENTS, THE DECLARANT, THE ASSOCIATION AND THE INDEMNIFIED PARTIES SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF ESTATES OF LAKE FLORENCE INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, SERVANTS, CONTRACTORS, AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

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

21.11.2 ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR THE COUNTY OR PREVENTS TORTIOUS ACTIVITIES;

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

21.11.4 EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO A HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING A USE OF, ANY PORTION OF ESTATES OF LAKE FLORENCE (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS SECTION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST ASSOCIATION, DECLARANT AND INDEMNIFIED PARTIES ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION, DECLARANT AND INDEMNIFIED PARTIES HAS BEEN DISCLAIMED IN THIS SECTION OR OTHERWISE.

21.12 Resolution of Disputes. BY ACCEPTANCE OF A DEED, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS ARE VERY COMPLEX; THEREFORE, ANY CLAIM, DEMAND ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM COUNTERCLAIM, OR CROSS CLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF IN CONNECTION WITH OR IN ANY WAY RELATED TO GOVERNING DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY SHOULD BE HEARD IN A COURT PROCEEDING BY A JUDGE AND NOT A JURY IN ORDER TO BEST SERVE JUSTICE. DECLARANT HEREBY SUGGESTS THAT EACH OWNER UNDERSTAND THE LEGAL CONSEQUENCES OF ACCEPTING A DEED TO A HOME.

21.13 Venue. EACH OWNER ACKNOWLEDGES REGARDLESS OF WHERE SUCH OWNER (i) EXECUTED A PURCHASE AND SALE AGREEMENT, (ii) RESIDES, (iii) OBTAINS FINANCING OR (iv) CLOSED ON A HOME, EACH HOME IS LOCATED IN POLK COUNTY, FLORIDA. ACCORDINGLY, AN IRREBUTTABLE PRESUMPTION EXISTS THAT THE APPROPRIATE VENUE FOR THE RESOLUTION OF ANY DISPUTE LIES IN POLK COUNTY, FLORIDA. IN ADDITION TO THE FOREGOING, EACH OWNER AND DECLARANT AGREES THAT THE VENUE FOR RESOLUTION OF ANY DISPUTE LIES IN POLK COUNTY, FLORIDA.

21.14 Reliance. BEFORE ACCEPTING A DEED TO A HOME, EACH OWNER HAS AN OPPORTUNITY TO RETAIN AN ATTORNEY IN ORDER TO CONFIRM THE VALIDITY

OF THIS DECLARATION. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES THAT HE OR SHE HAS SOUGHT AND RECEIVED SUCH AN OPINION OR HAS MADE AN AFFIRMATIVE DECISION NOT TO SEEK SUCH AN OPINION. DECLARANT IS RELYING ON EACH OWNER CONFIRMING IN ADVANCE OF ACQUIRING A HOME THAT THIS DECLARATION IS VALID, FAIR AND ENFORCEABLE, SUCH RELIANCE IS DETRIMENTAL TO DECLARANT ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EACH OWNER FROM TAKING THE POSITION THAT ANY PROVISION OF THIS DECLARATION IS INVALID IN ANY RESPECT. AS A FURTHER MATERIAL INDUCEMENT FOR DECLARANT TO SUBJECT ESTATES OF LAKE FLORENCE TO THIS DECLARATION AND/OR SELL A LOT OR HOME TO SUCH OWNER, EACH OWNER, BY ACCEPTANCE OF A DEED WITH RESPECT TO THEIR LOT OR HOME, SHALL BE DEEMED TO RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE DECLARANT AND THE DECLARANT INDEMNIFIED PARTIES FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER IN LAW OR IN EQUITY WHICH AN OWNER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF OWNER HEREFTER CAN, SHALL OR MAY HAVE AGAINST DECLARANT AND THE DECLARANT INDEMNIFIED PARTIES, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS DECLARATION, OR THE EXHIBITS HERETO. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

21.15 Duration of Rights. The rights of Declarant set forth in this Declaration shall, unless specifically provided to the contrary herein, extend for a period of time ending upon the earlier of: (i) the Community Completion Date; or (ii) a relinquishment by Declarant in an amendment to the Declaration recorded in the Public Records.

21.16 Additional Covenants. The Declarant may record additional covenants, conditions, restrictions, and easements applicable to portions of ESTATES OF LAKE FLORENCE, and may form condominium associations, sub-associations, or cooperatives governing such property. Any such instrument shall be consistent with the provisions of Section 5, and no person or entity shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of ESTATES OF LAKE FLORENCE without Declarants prior review and prior written consent. Evidence of Declarant's prior written consent shall be obtained in the form of a joinder executed by the Declarant. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

21.17 Right to Approve Sales Materials. Prior to the Community Completion Date, all sales, promotional, and advertising materials for any sale of property in ESTATES OF LAKE FLORENCE may be subject to the prior written approval of Declarant. Declarant shall deliver notice of Declarant's approval or disapproval of all such materials and documents within thirty (30) days of receipt of such materials and documents, and, if disapproved, set forth the specific changes requested. If Declarant fails to do so within such thirty (30) day period, Declarant shall

be deemed to have waived any objections to such materials and documents and to have approved the foregoing. Upon disapproval, the foregoing procedure shall be repeated until approval is obtained or deemed to be obtained.

21.18 Use Name of ESTATES OF LAKE FLORENCE. No person or entity shall use the name "ESTATES OF LAKE FLORENCE," its logo, or any derivative of such name or logo in any printed or promotional material without the Declarant's prior written approval. Until the Turnover Date, the Declarant shall have the sole right to approve the use of ESTATES OF LAKE FLORENCE name and logo, and such right shall automatically pass to the Association after the Turnover Date. However, Owners may use the name ESTATES OF LAKE FLORENCE in printed or promotional matter where such term is used solely to specify that particular property is located within ESTATES OF LAKE FLORENCE.

21.19 Density Transfers. If any party shall develop any portion of ESTATES OF LAKE FLORENCE so that the number of Lots contained in such portion of ESTATES OF LAKE FLORENCE is less than the allowable number of Lots allocated by governmental authorities to that particular Parcel, the excess allowable Lots not used by the such party (with respect to that Parcel) shall inure to the benefit of Declarant.

22. Refund of Taxes and Other Charges. Unless otherwise provided herein, Association agrees that any taxes, fees or other charges paid by Declarant to any governmental authority, utility company or any other entity which at a later date are refunded in whole or in part, shall be returned to Declarant in the event such refund is received by the Association.

23. Assignment of Powers. All or any part of the rights, exemptions and powers and reservations of Declarant, as the case may be, herein contained may be conveyed or assigned in whole or part to other persons or entities by an instrument in writing duly executed, acknowledged, and recorded in the Public Records.

24. General Provisions.

24.1 Authority of Board. Except when a vote of the membership of the Association is specifically required, all decisions, duties, and obligations of the Association hereunder may be made by the Board. The Association and Owners shall be bound thereby.

24.2 Severability. Invalidity of any of the provisions of this Declaration by judgment or court order shall in no way affect any other provision, and the remainder of this Declaration shall remain in full force and effect.

24.3 Execution of Documents. Declarant's plan of development for the Property including, without limitation, the creation of one (1) or more special taxing districts may necessitate from time to time the execution of certain documents as required by the County or governmental agencies. To the extent that said documents require the joinder of Owners, Declarant, by its duly authorized officers, may, as the agent or the attorney-in-fact for the Owners, execute, acknowledge and deliver such documents (including, without limitation, any consents or other documents required by the County or any other governmental agencies in connection with the creation of any special taxing district); and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint Declarant, through its duly authorized officers, as

their proper and legal attorneys-in-fact, for such purpose. Said appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot or any other portion of ESTATES OF LAKE FLORENCE, to execute or otherwise join in any petition and/or other documents required in connection with the creation of any special taxing district relating to ESTATES OF LAKE FLORENCE or any portion(s) thereof.

24.4 Affirmative Obligation of the Association. In the event that Association believes that Declarant has failed in any respect to meet Declarant's obligations under this Declaration or has failed to comply with any of Declarant's obligations under law or the Common Areas are defective in any respect, Association shall give written notice to Declarant detailing the alleged failure or defect. Association agrees that once Association has given written notice to Declarant pursuant to this Section, Association shall be obligated to permit Declarant and its agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by Declarant to respond to such notice at all reasonable times. Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 8 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of Declarant to repair or address, in Declarant's sole option and expense, any aspect of the Common Areas deemed defective by Declarant during its inspections of the Common Areas. Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage Declarant.

24.5 Notices. Any notice required to be sent to any person, firm, or entity under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address at the time of such mailing.

24.6 Florida Statutes. Whenever this Declaration refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist on the date this Declaration is recorded except to the extent provided otherwise as to any particular provision of the Florida Statutes.

24.7 Construction Activities. ALL OWNERS, OCCUPANTS AND USERS OF ESTATES OF LAKE FLORENCE ARE HEREBY PLACED ON NOTICE THAT (1) DECLARANT AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES AND/OR (2) ANY OTHER PARTIES WILL BE, FROM TIME TO TIME, CONDUCTING CONSTRUCTION ACTIVITIES, BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO ESTATES OF LAKE FLORENCE, WHICH MAY CAUSE NOISE, DUST OR OTHER TEMPORARY DISTURBANCE. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF ESTATES OF LAKE FLORENCE, EACH SUCH OWNER, OCCUPANT AND 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 THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO ESTATES

OF LAKE FLORENCE WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) DECLARANT AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM DECLARANT'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF ESTATES OF LAKE FLORENCE HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING.

24.8 Title Documents. Each Owner by acceptance of a deed to a Lot acknowledges that such Lot is subject to certain land use and title documents recorded in the Public Records or issued by the County (collectively, the "Title Documents"). Declarant's plan of development for ESTATES OF LAKE FLORENCE may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. DECLARANT RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners, Declarant, by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint Declarant, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that such Owner has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents. Without limiting the foregoing, upon the Community Completion Date, Association shall assume all of the obligations of Declarant under the Title Documents unless otherwise provided by Declarant by amendment to this Declaration recorded by Declarant in the Public Records, from time to time, and in the sole and absolute discretion of Declarant.

24.9 Right to Contract for Telecommunications Services. Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of ESTATES OF LAKE FLORENCE. Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of Declarant. If any such contract is established, the fees for the Telecommunications Services payable to the Telecommunications Provider for such Telecommunications Services provided to all Homes shall be Operating Expenses and shall be included within the annual budget of the Association. Owners and Lessees may contract directly with such Telecommunications Provider for additional Telecommunications Services not provided for in contracts entered into by the Association and all such costs and expenses of same shall be the responsibility of such Owner or Lessee.

24.10 Notices and Disclaimers as to Telecommunications Systems. Declarant, the Association, or their successors, assigns or franchisees and any applicable Telecommunications Providers may enter into contracts for the provision of security services through any Telecommunications Systems. DECLARANT, THE ASSOCIATION, TELECOMMUNICATIONS PROVIDERS AND THEIR FRANCHISEES, DO NOT GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIEDLY, THE MERCHANTABILITY OR FITNESS FOR USE OF ANY SUCH SECURITY SYSTEM OR SERVICES, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, FIRES OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME; AND EVERY OWNER OR OCCUPANT OF A HOME SERVICED BY THE TELECOMMUNICATIONS SYSTEMS ACKNOWLEDGES THAT DECLARANT, THE ASSOCIATION OR ANY SUCCESSOR, ASSIGN OR FRANCHISEE OF DECLARANT, THE ASSOCIATION OR ANY OF THE OTHER AFORESAID ENTITIES AND ANY OPERATOR, ARE NOT INSURERS OF THE OWNER OR OCCUPANT'S PROPERTY OR OF THE PROPERTY OF OTHERS LOCATED ON THE PREMISES AND WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES, INJURIES OR DEATHS RESULTING FROM SUCH OCCURRENCES. It is extremely difficult and impractical to determine the actual damages, if any, which may proximately result from a failure on the part of a security service provider to perform any of its obligations with respect to security services and, therefore, every Owner or occupant of a Home receiving security services agrees that Declarant, the Association or any successor, assign or franchisee thereof and any Telecommunications Provider assumes no liability for loss or damage to property or for personal injury or death to persons due to any reason, including, without limitation, failure in transmission of an alarm, interruption of security service or failure to respond to an alarm because of (a) any failure of the Owner's security system, (b) any defective or damaged equipment, device, line or circuit, (c) negligence, active or otherwise, of the security service provider or its officers, agents or employees, or (d) fire, flood, riot, war, act of God or other similar causes which are beyond the control of the security service provider. Every Owner or occupant of property obtaining security services through the Telecommunication Systems further agrees for himself, his grantees, Lessees and their respective Immediate Family Members, Guests, invitees and licensees 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 such system, or from negligence, active or otherwise, of the security service provider or its officers, agents, or employees, the liability, if any, of Declarant, the Association or any other Indemnified Party for loss, damage, injury or death sustained shall be limited to a sum not exceeding Two Hundred Fifty and No/00 (\$250.00) U.S. Dollars, which limitation shall apply irrespective of the cause or origin of the loss or damage and notwithstanding that the loss or damage results directly or indirectly from negligent performance, active or otherwise, or non-performance by Declarant, the Association, the Telecommunications Provider or any Indemnified Party. Further, in no event will Declarant, the Association, any Indemnified Party, any Telecommunications Provider or any of their franchisees, 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 Telecommunication Services will occur from time to time, no person or entity described above shall in any manner be liable, and no user of any Telecommunications Services shall be entitled to any refund, rebate, discount or offset in

applicable fees, for any interruption in Telecommunications Services, regardless of whether or not same is caused by reasons within the control of the Telecommunications Provider.

24.11 Enforcement of Governing Documents. Enforcement of the Governing Documents, including without limitation this Declaration, may be by proceeding at law for damages or in equity to compel compliance with the terms hereof or to prevent violation or breach of any of the covenants or terms herein. The Declarant, the Association, or any Owner may, but shall not be required to, seek enforcement of the Governing Documents.

24.12 Electronic or Video Communication. Wherever the Governing Documents require Members' attendance at a meeting either "in person or by proxy," Members may attend and participate at such meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication; provided, however, Members may attend and participate in this manner only if a majority of the Board approved use of telephone, real-time videoconferencing, or similar real-time electronic or video communication for participation and attendance at meetings.

24.13 Electronic Transmission as Substitute for Writing. Wherever the Governing Documents require action by the Association to be taken in writing, such action may be taken by Electronic Transmission, with the exception of the following: (i) giving notice of a meeting called in whole or in part for the purpose of recalling and removing a member of the Board; and (ii) when levying fines, suspending use rights, requesting dispute resolution, or collecting payments for assessments and providing notice of lien claims.

25. Surface Water Management System.

25.1 Surface Water Management System. The Association shall be responsible for the operation, maintenance and repair of the SWMS, ditches, canals, lakes, and Retention Areas in ESTATES OF LAKE FLORENCE. Maintenance of the SWMS shall mean the exercise of practices which allow the SWMS to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the SWFWMD. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the SWMS shall be as permitted, or if modified as approved by the SWFWMD. Operation and maintenance and any required reinspection of the SWMS shall be performed in accordance with the terms and conditions of the Permit. All SWMS within ESTATES OF LAKE FLORENCE, excluding those areas (if any) normally maintained by the County or another governmental agency, will be the ultimate responsibility of the Association, whose agents, employees, contractors and subcontractors may enter any portion of the Lots or Common Areas and make whatever alterations, improvements or repairs that are deemed necessary to provide or restore property water management. All Drainage Easements specifically granted or dedicated to the Association on the Plat or by separate instrument shall be Common Areas. Such drainage easements located on Lots will be regulated by the Association and maintained by the Owner of such Lot, including regular mowing, maintenance, replacement and irrigation of sod and landscaping to prevent erosion of slopes or swales. In the event any Owner fails to maintain any Drainage Easement on such Owner's Lot, the Association may maintain or restore same and the costs incurred in connection with such maintenance and restoration shall be an Individual Assessment against such Owner's Lot pursuant to Section 17.2.6 below. The Declarant hereby grants the Association an easement

of ingress and egress across all Lots containing such Drainage Easements for the purpose of regulating and maintaining same.

25.1.1 Except as permitted by the Permit, no construction activities may be conducted relative to any portion of the SWMS without the prior consent of the SWFWMD. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the SWMS. To the extent there exists within ESTATES OF LAKE FLORENCE a wetland mitigation area or a wet detention pond, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SWFWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SWFWMD in the Permit may be conducted without specific written approval from SWFWMD.

25.1.2 No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair, or landscaping purposes by Declarant, the Association or any appropriate governmental agency that may reasonably require access. Nonexclusive easements therefor are hereby specifically reserved and created.

25.1.3 No Lot, Parcel or Common Area shall be increased in size by filling in any lake, pond or other Retention Areas which it abuts, and no portion of any lake, pond or other water Retention Areas which is located on any Lot shall be filled. No person shall fill, dike, rip-rap, block, divert or change the established water retention and drainage areas that have been or may be created without the prior written consent of the Association. No person other than the Declarant or the Association may draw water for irrigation or other purposes from any Retention Area, lake, pond or other water management area, nor is any boating, swimming, or wading in such areas allowed.

25.1.4 The maintenance of all SWMS and conservation areas, excluding those areas (if any) maintained by the County or another governmental agency, will be the ultimate responsibility of the Association. The Association may enter any Lot, Parcel, Tract or Common Area and make whatever alterations, improvements or repairs are deemed necessary to provide, maintain, or restore proper SWMS. NO PERSON MAY REMOVE NATIVE VEGETATION THAT MAY BECOME ESTABLISHED WITHIN THE CONSERVATION AREAS. "REMOVAL" INCLUDES DREDGING, APPLICATION OF HERBICIDE, PULLING AND CUTTING.

25.1.5 Nothing in this Section shall be construed to allow any person to construct any new water management facility, or to alter any SWMS or conservation areas, without first obtaining the necessary permits from all governmental agencies having jurisdiction, including SWFWMD, the County, the Association and the Declarant.

25.1.6 SWFWMD and the County have the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the SWMS or in mitigation or conservation areas under the responsibility or control of the Association.

25.1.7 Any amendment of the Declaration affecting the SWMS or the operation and maintenance of the SWMS and any proposed conveyance or abandonment of any Common Areas containing or affecting the SWMS shall have the prior written approval of SWFWMD and the County.

25.1.8 No Owner may construct or maintain any building, residence or structure, or undertake or perform any activity in the Conservation Easement Property or any wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in any Conservation Easement, Drainage Easement or Drainage Swale Easement, the Permit or Plat of ESTATES OF LAKE FLORENCE, unless prior approval is received from the SWFWMD and the County, as appropriate.

25.1.9 Each Owner within ESTATES OF LAKE FLORENCE at the time of the construction of a building, residence, or structure shall comply with the construction plans for the SWMS approved and on file with SWFWMD and the County, as applicable.

25.1.10 Owners shall not remove native vegetation (including cattails) that becomes established within the Retention Areas, lakes, Drainage Easements, Conservation Easement Property, wetlands, preserves, upland buffers or similarly designated areas within or abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the Retention Areas, ponds, lakes or Conservation Easement Property to SWFWMD and the County.

25.1.11 No Owner shall conduct any construction, clearing, grading or landscaping within any Drainage Easement or Drainage Swale Easement or otherwise improve or alter the character of any Drainage Easement or Drainage Swale Easement.

25.2 Proviso. Any proposed amendment to the Governing Documents that alters the SWMS, beyond maintenance in its original condition, including mitigation or preservation areas, conservation areas and/or the water management portions of the Common Areas, must have the prior approval of the SWFWMD. Notwithstanding any other provision in this Declaration, no amendment of the Governing Documents by any person, and no termination or amendment of this Declaration, will be effective to change the Association's responsibilities for the SWMS or any conservation areas, unless the amendment has been consented to in writing by SWFWMD. Any proposed amendment which would affect the SWMS or any conservation areas must be submitted to the SWFWMD for approval and for a determination of whether the amendment necessitates a modification of the Permit. Any amendment affecting the SWMS or conservation areas will not be finalized until any necessary modification of the Permit is approved by SWFWMD or the Association (or other permittee named in the Permit) is advised that a modification is not necessary.

25.3 Provision for Budget Expense. In the event ESTATES OF LAKE FLORENCE has on site wetland mitigation (as defined in the regulations) that requires monitoring and maintenance, the Association shall include in its budget an appropriate allocation of funds for monitoring and maintenance of the wetland mitigation area(s) each year until SWFWMD determines that the area(s) is successful in accordance with the Permit.

25.4 SWFWMD Enforcement. The SWFWMD 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 SWMS.

25.5 Indemnity. Declarant may be required to assume certain duties and liabilities for the maintenance of the SWMS or drainage system within ESTATES OF LAKE FLORENCE under the Plat, permits, or certain agreements with governmental agencies. The Association further agrees that subsequent to the recording of this Declaration, it shall indemnify and hold Declarant and all Declarant Indemnified Parties harmless from all suits, actions, damages, liabilities and expenses in connection with loss of life, bodily or personal injury or property damage arising out of any occurrence in, upon, at or from the maintenance of the SWMS occasioned in whole or in part by any action, omission of the Association or its agents, contractor, employees, servants, or licensees. Upon completion of construction of the SWMS, Declarant shall assign all its rights, obligations and duties thereunder to the Association. The Association shall accept such assignment and shall assume all such rights, duties and liabilities and shall indemnify and hold Declarant and all Declarant Indemnified Parties harmless therefrom.

26. Additional Disclosures and Restrictions.

26.1 Disclosure of Agricultural Operations Near Project. Each Owner, by accepting a deed to a Lot, acknowledges that: (a) ESTATES OF LAKE FLORENCE is located in the vicinity of agricultural properties; (b) Lots within ESTATES OF LAKE FLORENCE may be subject to odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of neighboring agricultural properties; and (c) pesticides, insecticides and fertilizers may drift over and disperse upon portions of ESTATES OF LAKE FLORENCE from time to time as a result of crop dusting and other similar activities on neighboring agricultural properties involving the application of such substances.

26.2 Wild Animals. ESTATES OF LAKE FLORENCE is located adjacent or nearby to certain undeveloped areas which may contain various species of wild creatures (including, but not limited to, alligators, bears, panthers, raccoons, coyotes and foxes), which may from time to time stray onto ESTATES OF LAKE FLORENCE, and which may otherwise pose a nuisance or hazard, all risks associated with which each Owner accepts by their purchase of a Lot. Owners shall not feed wild creatures of any kind nor otherwise engage in conduct that attracts wild creatures onto any portion of the Property. Conduct that may attract wild creatures onto ESTATES OF LAKE FLORENCE, and that may be restricted or regulated by the Association, includes, but is not necessarily limited to: (i) leaving food waste in containers or areas that are accessible by wild creatures, or allowing wild creatures to access food waste, pet food, BBQ grills, refrigerators or freezers in garages or on porches or patios; (ii) not picking fruit (including vegetables and berries) when they are ripe but allowing them to fall and remain on the ground; (iii) leaving birdfeeders out overnight; (iv) keeping bees; (v) not keeping garage doors closed in accordance with Section 12.16 hereof; and (vi) leaving trash containers outside overnight for next day pick-up by trash haulers, in lieu of putting them out in the morning of the day of pick-up. The Association, by and through the Board shall have the right to promulgate Rules and Regulations which regulate or restrict these activities or any other activities which, in the sole determination of the Board, attract wild creatures onto ESTATES OF LAKE FLORENCE. For purposes of illustration and not limitation of the foregoing sentence, the Board may promulgate Association Rules and Regulations

mandating that Owners acquire, at their sole cost and expense, and use so called "Bear Resistant Trash Containers" for the disposition of food waste. Any such Bear Resistant Trash Containers shall be a type or types that are acceptable to the Association and that are capable of pick-up by any trash hauler(s) servicing the Project.

26.3 Street Lighting Agreement. The Association may enter into an agreement to provide street lighting throughout ESTATES OF LAKE FLORENCE with a utility provider or company on such terms as are acceptable to the Association in its sole discretion (the "**Street Lighting Agreement**"). The cost of providing street lighting to ESTATES OF LAKE FLORENCE pursuant to the Street Lighting Agreement shall be an Operating Expense of the Association.

26.4 Association and Declarant Not Insurers of Safety or Security. The Association may, but shall not be obligated to, maintain or support various activities within ESTATES OF LAKE FLORENCE which are intended to foster or promote safety or security. In no event shall the Association, the Declarant or the Indemnified Parties in any way be considered insurers or guarantors of safety or security within ESTATES OF LAKE FLORENCE, nor shall any of them be held liable for any loss or damage by reason of the lack of adequate security or safety measures or the ineffectiveness of any security or safety measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system installed or security measures undertaken on or about ESTATES OF LAKE FLORENCE cannot be compromised or circumvented, nor that any such systems or security measures will prevent loss or provide the detection or protection for which they may be designed or intended. Each Owner, Lessee, Immediate Family Member, Guest, invitee or any other person entering upon ESTATES OF LAKE FLORENCE therefore and thereby acknowledges, understands and agrees that the Declarant, the Association, and the Indemnified Parties are not insurers or guarantors of safety or security within ESTATES OF LAKE FLORENCE and that each person entering upon ESTATES OF LAKE FLORENCE assumes all risks of loss or damage to persons and property resulting from the acts of third parties.

27. Conservation Easements.

27.1 Establishment of Conservation Easements. The provisions of Section 704.06, Florida Statutes establish the right of the SWFWMD and/or the County (the "**Easement Grantee**") to accept easements for the preservation of the natural habitat (such easements shall be referred to herein as the "**Conservation Easements**"). The easement areas for certain recorded Conservation Easements in favor of the SWFWMD are set forth on the Plat, or may be set forth on plats or in recorded instruments affecting land within or around ESTATES OF LAKE FLORENCE. There are no other Conservation Easements established by this Declaration; however, Declarant reserves unto itself and to the Association the right to grant such easements over and upon portions of the Common Area or Lots unto the Easement Grantee pursuant to the provisions of Section 704.06, Florida Statutes. Any Conservation Easements so granted shall be subject to the requirements of Section 704.06, Florida Statutes, and the following provisions. For the purposes of this Declaration, any portion of the Common Area or any lands within ESTATES OF LAKE FLORENCE encumbered by a Conservation Easement shall be referred to as the "**Conservation Easement Property**." All Conservation Easement Property will be owned and/or maintained by the Association and the Association shall maintain same in accordance with the requirements of the SWFWMD, Permit and any applicable Conservation Easements.

27.2 Purpose. The purpose of a Conservation Easement is to assure that the Conservation Easement Property will be retained forever in its existing natural condition and to prevent any use of the Conservation Easement Property that will impair or interfere with the environmental value of the Conservation Easement Property. It is the further purpose of the Conservation Easement to prevent the construction and operation of docks, piers, boardwalks, or other preemptive structures that would extend through the Conservation Easement Property onto adjacent sovereignty submerged lands except as approved in the Permit (or any modification thereto) or any Management Plan attached to the Permit (the “**Management Plan**”). Those wetland and upland areas included in any Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and the Management Plan which has been approved in writing by the SWFWMD, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

27.3 Prohibited Acts and Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described in the Conservation Easement or in the Management Plan, any activity on or use of the Conservation Easement Property inconsistent with the purpose of a Conservation Easement and Permit is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited (except as authorized or required by the Permit (or any modification thereof) or in a Management Plan which has been approved in writing by the SWFWMD):

27.3.1 constructing or placing walls or fences, buildings, roads, signs, billboards, or other advertising, utilities or other structures on or above the ground;

27.3.2 dumping or placing soil or other substances or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;

27.3.3 removing, mowing, trimming or destroying trees, shrubs, or other vegetation except:

27.3.3.1 The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

27.3.3.2 The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council’s List of Invasive Species is authorized;

27.3.3.3 Activities authorized by the Permit or described in any Management Plan or otherwise approved in writing by the SWFWMD are authorized; and

27.3.3.4 Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the SWFWMD are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, the owner of the Conservation Easement Property shall notify the Easement Grantee in writing of its intent to commence such activities.

All such activities may only be completed during the time period for which the SWFWMD approved the plan.

27.3.4 excavating, dredging, or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface;

27.3.5 using the surface area of the Conservation Easement Property, except for purposes that permit the land or water area to remain predominantly in its natural condition;

27.3.6 activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including, but not limited to, ditching, diking, clearing and fencing;

27.3.7 acting upon or using the Conservation Easement Property in a manner detrimental to such retention of land or water areas;

27.3.8 acting upon or using the Conservation Easement Property in a manner detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

27.4 Reserved Rights. The owner of record title to the Conservation Easement Property reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Conservation Easement Property, including, without limitation, the right to engage in or permit or invite others to engage in all uses of the Conservation Easement Property that are not expressly prohibited herein and are not inconsistent with the Conservation Easement or Permit (or any modifications thereto), and the Management Plan, and the purposes of the Conservation Easement.

27.5 Public Access. No right or access by the general public to any portion of the ESTATES OF LAKE FLORENCE is conveyed by any Conservation Easement.

27.6 Rights of Easement Grantee. To accomplish the purposes stated herein, the owner of record title to the Conservation Easement Property shall, grant the following rights to the Easement Grantee and Declarant:

27.6.1 To enter upon the Conservation Easement Property at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in the Conservation Easement, and to enforce the rights therein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Property by the owner thereof at the time of such entry; and

27.6.2 To proceed at law or in equity to enforce the provisions of the Conservation Easement and the covenants set forth therein, to prevent the occurrence of any of the prohibited activities set forth therein, and to require the restoration of such areas or features of the Conservation Easement Property that may be damaged by any activities or use that is inconsistent with the Conservation Easement.

27.7 Easement Grantee's Discretion. The Easement Grantee may enforce the terms of the Conservation Easement at its discretion, but if the Association, Declarant, or any Owner,

breaches any term of the Conservation Easement and the Easement Grantee does not exercise its rights under the Conservation Easement, the Easement Grantee's forbearance shall not be construed to be a waiver by the Easement Grantee of such term, or of any subsequent breach of the same, or any other term of the Conservation Easement, or of any of the Easement Grantee's rights under the Conservation Easement. No delay or omission by the Easement Grantee in the exercise of any right or remedy upon any breach by the Association, Declarant or any Owner shall impair such right or remedy or be construed as a waiver. The Easement Grantee shall not be obligated to Declarant, or to any other person or entity, to enforce the provisions of the Conservation Easement.

27.8 Easement Grantee's Liability. The owner of the fee interest in the Conservation Easement Property shall retain all liability for any injury or damage to the person or property of third parties that may occur on the Conservation Easement Property. Neither Declarant, nor any Owner, nor any person or entity claiming by or through Declarant or any Owner, shall hold the Easement Grantee liable for any damage or injury to person or personal property that may occur on the Conservation Easement Property.

27.9 Riparian Rights. The Conservation Easement shall convey to Easement Grantee the grantor's riparian rights of ingress and egress for boat docks, piers, boardwalks, and other preemptive structures and activities associated with the Conservation Easement Property except as necessary to construct, use, and maintain the structures and activities approved in the Permit (or any modification thereto) or Management Plan.

27.10 Acts Beyond Declarant's or Association's Control. Nothing contained in the Conservation Easement shall be construed to entitle the Easement Grantee to bring any action against Declarant or the Association for any injury to or change in the Conservation Easement Property resulting from natural causes beyond Declarant's or the Association's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Declarant or the Association under emergency conditions to prevent, abate, or mitigate significant injury to the Conservation Easement Property or to persons resulting from such causes.

27.11 Recordation. Declarant shall record any Conservation Easement in a timely fashion and Declarant and the Owners of any Lots encumbered by the Conservation Easement shall re-record it by separate instrument at any time the Easement Grantee may require to preserve its rights. The Owners of any Lots encumbered by the Conservation Easement shall pay all recording costs and taxes necessary to record the Conservation Easement. Declarant will hold the Easement Grantee harmless from any recording costs or taxes necessary to record the Conservation Easement.

27.12 Successors. The covenants, terms, conditions, and restrictions of the Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Conservation Easement Property.

27.13 Restrictive Covenants Affecting Conservation Easements. No alteration of or encroachment into Conservation Easement Property shall occur unless approved by the County, SWFWMD or any other appropriate state or federal agencies with jurisdiction over same. No

Owner or other person shall cut, remove, destroy, or otherwise disturb any plant, shrub, tree, or other vegetation within any Conservation Easement Property, nor shall any person, including, but not limited to any Owner, Declarant and the Association, deposit dirt, fill, grass clippings, trash, rubbish, tree trimmings, building materials, or other waste within, or grade or alter such Conservation Easement Property without the prior written consent (as evidenced by any required permit or other official certification) of the Association, Declarant, the County, the SWFWMD or any other state or federal agencies with jurisdiction over same.

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IN WITNESS WHEREOF, the undersigned, being Declarant hereunder, has hereunto set its hand and seal this 23 day of September, 2021.

WITNESSES:

“DECLARANT”

LAKE FLORENCE, LLC, a Florida limited liability company

By: HRB LAND INVESTMENTS, LLC
a Florida limited liability company,
it's manager

Brent Elliott
Print Name: Brent Elliott
Halsey Carron
Print Name: Halsey Carron

By: [Signature]
Harold R. Baxter, Manager
Date: September 23, 2021

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2021, by Harold R. Baxter as Manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, manager of LAKE FLORENCE, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced _____ as identification.



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Brent Elliott
My commission expires: 5/14/24

JOINDER

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in this COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (this "Declaration"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 23 day of September, 2021.

WITNESSES:

LAKE FLORENCE COMMUNITY
ASSOCIATION, INC., a Florida corporation not
for profit

Brent Elliott
Print Name: Brent Elliott
Harley Carson
Print Name: Harley Carson

By: [Signature] 9/23/21
Name: Harold R. Baxter, President
{CORPORATE SEAL}

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of September, 2021, by Harold R. Baxter, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Brent Elliott
My commission expires: 5/14/24

EXHIBIT 1

LEGAL DESCRIPTION

ESTATES OF LAKE FLORENCE

THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTHERLY OF STATE ROAD 542 A/K/A OVERLOOK DRIVE SE.

LESS ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN PROPERTY CONVEYED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY VIRTUE OF THE QUIT-CLAIM DEED RECORDED JANUARY 5, 1955 IN DEED BOOK 1002, PAGE 555, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

LESS ANY PORTION LYING WITHIN ESTATES OF LAKE FLORENCE.

EXHIBIT 2
ARTICLES OF INCORPORATION
OF
LAKE FLORENCE COMMUNITY ASSOCIATION, INC.
(A FLORIDA CORPORATION NOT FOR PROFIT)

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of LAKE FLORENCE COMMUNITY ASSOCIATION, INC, a Florida corporation, filed on January 20, 2021, as shown by the records of this office.

The document number of this corporation is N21000001757.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Seventeenth day of February, 2021



CR2E022 (01-11)

Laurel M. Lee

Secretary of State

**ARTICLES OF INCORPORATION
OF
LAKE FLORENCE COMMUNITY 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 **LAKE FLORENCE COMMUNITY ASSOCIATION, INC.**, a Florida corporation not-for-profit (the "**Association**").
2. **Principal Office.** The principal office of the Association is 4900 Dundee Road, Winter Haven, FL 33884.
3. **Registered Office - Registered Agent.** The Association hereby appoints the Registered Agent to accept service of process within the State of Florida and to maintain all records relating to permitting actions by the Southwest Florida Water Management District ("**SWFWMD**"). The street address of the Registered Office of Association is 4900 Dundee Road, Winter Haven, FL 33884. The name of the Registered Agent of the Association is:

Harold R. Baxter

4. **Definitions.** The COMMUNITY DECLARATION FOR LAKE FLORENCE (the "**Declaration**") will be recorded in the Public Records of Polk County, Florida, and shall govern all of the operations of a community to be known as LAKE FLORENCE. 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 and the Owners. The Association shall operate, maintain and manage the Surface Water Management System in a manner consistent with the requirements of the Permit and applicable SWFWMD rules, and shall assist in the enforcement of the provisions of this Declaration, including all such provisions which relate to the Surface Water Management System.
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 the Association.** The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:

7.1 To perform all the duties and obligations of the Association set forth in the Governing Documents, including, without limitation, 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 the Association and LAKE FLORENCE;

7.3 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and the Bylaws. The Association shall levy and collect adequate Assessments against Members of the Association for the costs of maintenance and operation of the Surface Water Management System. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining LAKE FLORENCE, and in particular, without limitation, for the improvement, repair and maintenance of the Common Areas, including without limitation (i) maintenance and repair of the Surface Water Management System as well as any mitigation or preservation areas, including but not limited to work within Retention Areas, drainage structures and drainage easements and (ii) such other purposes as provided in the Declaration;

7.4 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;

7.5 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 the Association except as limited by the Declaration;

7.6 To borrow money, and (i) if prior to the Turnover Date, upon (a) the approval of a majority of the Board; and (b) the 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 noticed 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;

7.7 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of LAKE FLORENCE 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;

7.8 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

7.9 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, LAKE FLORENCE, the Common Areas, Lots, Parcels 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, including, without limitation, the right to sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;

7.11 To employ personnel and retain independent contractors to contract for management of the Association, LAKE FLORENCE, 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 the Association;

7.12 To contract for services, including, without limitation, operation and maintenance services, to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and LAKE FLORENCE as provided in the Declaration, such as, but not limited to, Telecommunications Services, maintenance, garbage pick-up, utility services and operation and maintenance of the Surface Water Management System;

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

7.14 To require all the Owners to be members of the Association;

7.15 The Association shall operate, maintain, including, without limitation, the performance of routine custodial maintenance, and manage the Surface Water Management System(s) in a manner consistent with the requirements of the Permit and applicable SWFWMD rules, and shall assist in the enforcement of the restrictions and covenants contained therein; and

7.16 To sue or be sued.

7.17 To demonstrate that the portions of LAKE FLORENCE on which the Surface Water Management System is located is owned or otherwise controlled by the Association to the extent necessary to operate and maintain the Surface Water Management System or convey operation and maintenance responsibility to another entity; and

7.18 To take any other action necessary in furtherance of the purposes for which the Association is organized.

8. Voting Rights. Owners 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.

10. Duration; Dissolution. 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. However, should the Association dissolve, prior to its dissolution the SWMS shall be transferred to and maintained by one of the entities identified in sections 12.3.1(a) through (f), who has the powers listed in section 12.3.4(b)1. through 8., the covenants and restrictions required in section 12.3.4(c)1. through 9., and the ability to accept responsibility for the operation and maintenance of the SWMS described in section 12.3.4(d)1. or 2., all of SWFWMD's Environmental Resource Permit Applicant's Handbook Volume I (General and Environmental). In addition to and not in place of the preceding sentence, in the event of the dissolution of the 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 the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

11. Intentionally Deleted.

12. Amendment.

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, unless such amendment receives the prior written consent of Declarant, 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.

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 to the extent limited by applicable law. Declarant's right to amend under this Section is to be construed as broadly as possible. In the event the Association shall desire to amend these Articles prior to the Turnover, the Association must first obtain Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Declarant 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 noticed meeting of the members.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SWFWMD. 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, SWFWMD, 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, SWFWMD 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 Owners, or any other party shall be required or necessary to any such amendments by 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. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of Declarant, unless such amendment receives the prior written consent of Declarant, which may be withheld for any reason whatsoever.

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

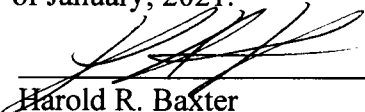
14. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine.

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 the 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 the 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. No Director or Officer of the 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.

[Remainder of page intentionally left blank.]

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 12th day of January, 2021.

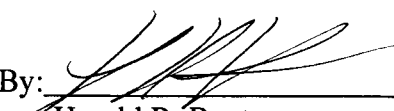


Harold R. Baxter
4900 Dundee Road
Winter Haven, FL 33884

ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 12th day of January, 2021.

By: 

Harold R. Baxter

Registered Office:
4900 Dundee Road
Winter Haven, FL 33884

Principal Corporate Office:
4900 Dundee Road
Winter Haven, FL 33884

2021 JAN 20 PM 6:15

EXHIBIT 3
BYLAWS
OF
LAKE FLORENCE COMMUNITY ASSOCIATION INC.
(A FLORIDA CORPORATION NOT FOR PROFIT)

**BYLAWS
OF
LAKE FLORENCE COMMUNITY ASSOCIATION INC.**

1. Name and Location. The name of the corporation is LAKE FLORENCE COMMUNITY ASSOCIATION, INC. (the "Association"). The principal office of the corporation shall be located at 4900 Dundee Road, Winter Haven, FL 33884 or at such other location determined by the Board of Directors (the "Board") from time to time.

2. Definitions. The definitions contained in the COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (the "Declaration") relating to the residential community known as ESTATES OF LAKE FLORENCE, recorded, or to be recorded, in the Public Records of Polk County, Florida, are incorporated herein by reference and made a part hereof. In addition to the terms defined in the Declaration, the following terms shall have the meanings set forth below:

"Minutes" shall mean the minutes of all Member and Board meetings, which shall be in the form required by the Florida Statutes. In the absence of governing Florida Statutes, the Board shall determine the form of the minutes.

"Official Records" shall mean all records required to be maintained by the Association pursuant to Section 720.303(4) of the Florida Statutes, as amended from time to time.

3. Members.

3.1 Voting Interests. Each Owner and the Declarant shall be a Member of the Association. No person who holds an interest in a Lot only as security for the performance of an obligation shall be a Member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. There shall be one (1) vote appurtenant to each Lot. Prior to the Turnover, the Declarant shall have Voting Interests equal to ten (10) votes per Lot owned; provided however, as to land which is annexed or added pursuant to the terms of this Declaration or any parcel designated as a Future Development Tract (or similar term) or set aside for future development under the Plat, Declarant shall be entitled to fifteen (15) votes per acre or fraction thereof contained within such parcel owned by Declarant until such time as the parcel is platted into Lots, whereupon Declarant shall be entitled to ten (10) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall have Voting Interest equal to one (1) vote for each Lot owned. For the purposes of determining who may exercise the Voting Interest associated with each Lot, the following rules shall govern:

3.1.1 Home Owned By Husband and Wife. Either the husband or wife (but not both) may exercise the Voting Interest with respect to a Lot. In the event the husband and wife cannot agree, neither may exercise the Voting Interest.

3.1.2 Trusts. In the event that any trust owns a Lot, the Association shall have no obligation to review the trust agreement with respect to such trust. By way of example, if the Lot is owned by Robert Smith, as Trustee, Robert Smith shall be deemed the Owner of the Lot for all Association purposes. If the Lot is owned by Robert Smith as Trustee for the Laura Jones Trust,

then Robert Smith shall be deemed the Member with respect to the Lot for all Association purposes. If the Lot is owned by the Laura Jones Trust, and the deed does not reference a trustee, then Laura Jones shall be deemed the Member with respect to the Lot for all Association purposes. If the Lot is owned by the Jones Family Trust, the Jones Family Trust may not exercise its Voting Interest unless it presents to the Association, in the form of an attorney opinion letter or affidavit reasonably acceptable to the Association, the identification of the person who should be treated as the Member with respect to the Lot for all Association purposes. If Robert Smith and Laura Jones, as Trustees, hold title to a Lot, either trustee may exercise the Voting Interest associated with such Lot. In the event of a conflict between trustees, the Voting Interest for the Lot in question cannot be exercised. In the event that any other form of trust ownership is presented to the Association, the decision of the Board as to who may exercise the Voting Interest with respect to any Lot shall be final. The Association shall have no obligation to obtain an attorney opinion letter in making its decision, which may be made on any reasonable basis whatsoever.

3.1.3 Corporations. If a Lot is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the Member who can exercise the Voting Interest associated with such Lot.

3.1.4 Partnerships. If a Lot is owned by a limited partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Lot is owned by a general partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. In the event of a conflict among general partners entitled to exercise a Voting Interest, the Voting Interest for such Lot cannot be exercised.

3.1.5 Multiple Individuals. If a Lot is owned by more than one individual, any one of such individuals may exercise the Voting Interest with respect to such Lot. In the event that there is a conflict among such individuals, the Voting Interest for such Lot cannot be exercised.

3.1.6 Liability of the Association. The Association may act in reliance upon any writing or instrument or signature, whether original or facsimile, which the Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as the Association acts in good faith, the Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that the Association permitted or denied any person the right to exercise a Voting Interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.2 Annual Meetings. The annual meeting of the Members (the “**Annual Members Meeting**”) shall be held at least once each calendar year on a date, at a time, and at a place to be determined by the Board.

3.3 Special Meetings of the Members. Special meetings of the Members (a “**Special Members Meeting**”) may be called by a majority of the Board, or upon written request of thirty percent (30%) of the Voting Interests of the Members. The business to be conducted at a Special Members Meeting shall be limited to the extent required by Florida Statutes.

3.4 Notice of Members Meetings. Notice of each Members meeting shall be given by, or at the direction of, any officer of the Board or any management company retained by the Association in any manner permitted by the Florida Statutes applicable to same. A copy of the notice shall be mailed to each Member entitled to vote, postage prepaid, not less than fourteen (14) days before the meeting (provided, however, in the case of an emergency, two (2) days’ notice will be deemed sufficient), unless otherwise required by Florida law. The notice shall be addressed to the Member’s address last appearing on the books of the Association. The notice shall specify the place, day, and hour of the meeting and, in the case of a Special Members Meeting, the purpose of the meeting. Alternatively, and to the extent not prohibited by the Florida Statutes, the Board may adopt from time to time, other procedures for giving notice to the Members of the Annual Members Meeting or a Special Members Meeting. By way of example, and not of limitation, such notice may be included in a newsletter sent to each Member.

3.5 Quorum of Members. Until the Turnover, a quorum shall be established by Declarant’s presence, in person or by proxy, at any meeting. From and after the Turnover, a quorum for purposes of conducting business shall be established by the presence, in person or by proxy, of the Members entitled to cast twenty percent (20%) of the total Voting Interests, subject to reduction as provided in Section 3.6 below. Notwithstanding any provision herein to the contrary, in the event that technology permits Members to participate in Member meetings and vote on matters electronically, then the Board shall have authority, without the joinder of any other party, to revise this provision to establish appropriate quorum requirements.

3.6 Adjournment of Members Meetings. If, however, a quorum shall not be present at any Members meeting, the meeting may be adjourned as provided in the Florida Statutes. In the absence of a provision in the Florida Statutes, the Members present shall have power to adjourn the meeting and reschedule it on another date. If any such meeting is adjourned and rescheduled for failure to meet quorum requirements, the quorum requirement for the rescheduled meeting shall be one-half (1/2) of the quorum requirement for the adjourned meeting.

3.7 Action of Members. Decisions that require a vote of the Members must be made by a concurrence of a majority of the Voting Interests present in person or by proxy, represented at a meeting at which a quorum has been obtained unless provided otherwise in the Declaration, the Articles, or these Bylaws.

3.8 Proxies. At all meetings, Members may vote their Voting Interests in person or by proxy. All proxies shall comply with the provisions of Section 720.306(8), Florida Statutes, as amended from time to time, be in writing, and be filed with the Secretary at, or prior to, the meeting. Every proxy shall be revocable prior to the meeting for which it is given.

3.9 Parliamentary Rules. Roberts’ Rules of Order (latest edition) shall guide the conduct of Members meetings when not in conflict with the law, with the Declaration, or with these Bylaws. The presiding officer may appoint a Parliamentarian whose decision on questions

of parliamentary procedure shall be final. Any question or point of order not raised at the meeting to which it relates shall be deemed waived.

4. Board of Directors.

4.1 Number. The affairs of the Association shall be managed by a Board consisting of no less than three (3) persons and no more than five (5) persons. Board members appointed by Declarant need not be Members of the Association. Board members elected by Owners must be Members of the Association.

4.2 Pre-Turnover Director. Pursuant to Section 720.307(2), Florida Statutes Owners are entitled to elect one (1) Member of the Board (the "**Pre-Turnover Director**") when fifty percent (50%) of all the Lots ultimately planned for ESTATES OF LAKE FLORENCE are conveyed to Owners. At such time as the Owners are entitled to elect a Pre-Turnover Director, the Association shall send a written notice to all Owners requesting nominations for same. If more than one nomination is received, the Association shall schedule a Special Members Meeting for the election of the Pre-Turnover Director in accordance with these Bylaws. If no Owners are willing to serve as a Pre-Turnover Director, a replacement Director shall be selected pursuant to Section 4.4 hereof to serve until the next Annual Members Meeting, at which time nominations will again be solicited for a Pre-Turnover Director to be elected in conjunction with the Annual Members Meeting. The term of the Pre-Turnover Director shall expire at the second (2nd) Annual Members Meeting after the election of the Pre-Turnover Director.

4.3 Term of Office. The term of office for the Pre-Turnover Director shall end on the Turnover Date. Except with respect to the Pre-Turnover Director, the election of Directors shall take place after Declarant no longer has the authority to appoint a majority Board and shall take place on the Turnover Date. On the Turnover Date the Members shall elect three (3) Directors: one (1) Director for a term of one (1) year, one (1) Director for a term two (2) years, and one (1) Director for a term of three (3) years. The candidate receiving the most votes shall serve as the Director for three (3) years; the candidate receiving the second highest number of votes shall serve as Director for two (2) years; and the candidate receiving the least amount of votes shall serve as Director for one (1) year. At each Annual Members Meeting thereafter, the Members shall elect the appropriate number of Directors for a term of one (1) year. Each Director's respective term shall end upon the election of new Directors at the Annual Members Meeting (except that the term of any Director appointed by Declarant shall extend until the date designated by Declarant, or until the Turnover Date).

4.4 Removal. Any vacancy created by the resignation or removal of a Board Member appointed by Declarant may be replaced by Declarant. Declarant may replace or remove any Board Member appointed by Declarant in Declarant's sole and absolute discretion. In the event of death or resignation of a Director elected by the Members, the remaining Directors may fill such vacancy. Directors may be removed with or without cause by the vote or agreement in writing of Members holding a majority of the Voting Interests.

4.5 Compensation. No Director shall receive compensation for any service rendered as a Director to the Association; provided, however, any Director may be reimbursed for actual expenses incurred as a Director.

4.6 Action Taken Without a Meeting. Except to the extent prohibited by law, the Board shall have the right to take any action without a meeting by obtaining the written approval of the required number of Directors. Any action so approved shall have the same effect as though taken at a meeting of Directors.

4.7 Appointment and Election of Directors. Until the Turnover, the Declarant shall have the unrestricted power to appoint a majority of the Directors of the Association. From and after the Turnover, or such earlier date determined by Declarant in its sole and absolute discretion, the Members shall elect all Directors of the Association at or in conjunction with the Annual Members Meeting. Notwithstanding the foregoing, from and after Turnover, for so long as Declarant holds at least five percent (5%) of the total number of Lots planned for ESTATES OF LAKE FLORENCE out for sale, Declarant, at Declarant's sole option, may elect one (1) Member of the Board. Nothing herein shall require Declarant to elect or place any members on the Board after Turnover.

4.8 Election. Election to the Board shall be by secret written ballot, unless unanimously waived by all Members present. The persons receiving the most votes shall be elected. Cumulative voting is not permitted.

5. Meeting of Directors.

5.1 Regular Meetings. Regular meetings of the Board shall be held on a schedule adopted by the Board from time to time. Meetings shall be held at such place and hour as may be fixed, from time to time, by resolution of the Board.

5.2 Special Meetings. Special meetings of the Board shall be held when called by the President, or by any two (2) Directors. Each Director shall be given not less than two (2) days' notice except in the event of an emergency. Notice may be waived. Attendance shall be a waiver of notice. Telephone conference meetings are permitted.

5.3 Emergencies. In the event of an emergency involving immediate danger of injury or death to any person or damage to property, if a meeting of the Board cannot be immediately convened to determine a course of action, the President or, in his absence, any other officer or director, shall be authorized to take such action on behalf of the Association as shall be reasonably required to appropriately respond to the emergency situation, including the expenditure of the Association funds in the minimum amount as may be reasonably required under the circumstances. The authority of officers to act in accordance herewith shall remain in effect until the first to occur of the resolution of the emergency situation or a meeting of the Board convened to act in response thereto.

5.4 Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting, at which a quorum is present, or in writing in lieu thereof, shall be action of the Board. Directors may attend meetings telephonically. When some or all Directors meet by telephone conference, those Directors attending by telephone conference shall be counted toward obtaining a quorum and may vote by telephone. A telephone speaker shall be utilized at the noticed location of the meeting so that the conversation of those Directors may be heard by the Board, as

well as any Member present at the meeting. Members may not attend Board meetings telephonically.

5.5 Open Meetings. Meetings of the Board shall be open to all Members except that meetings between the Board or a committee established by the Board and the Association's attorney to discuss proposed or pending litigation or meetings of the Board held for the purpose of discussing personnel matters are not required to be open to Members other than the Directors.

5.6 Voting. Board members shall cast votes in the manner provided in the Florida Statutes. In the absence of a statutory provision, the Board shall establish the manner in which votes shall be cast.

5.7 Notice of Board Meetings. Notices of meetings of the Board shall be posted in a conspicuous place on the Common Areas at least 48 hours in advance, except in an event of an emergency. Alternatively, notice may be given to Members in any other manner provided by Florida Statute. By way of example, and not of limitation, notice may be given in any newsletter distributed to the Members. For the purposes of giving notice, the area for notices to be posted selected by the Board shall be deemed a conspicuous place. Notwithstanding anything to the contrary herein, notice of any meeting of the Board at which the annual budget of the Association will be approved or at which an Assessment will be levied must be provided to all Members at least fourteen (14) days before the meeting, which notice shall include a copy of the proposed budget and a statement that Assessments will be considered at the meeting and the nature of the Assessments.

5.8 Parliamentary Rules. Roberts' Rules of Order (latest edition) shall guide the conduct of Board meetings when not in conflict with the law, with the Declaration, or with these Bylaws. The presiding officer may appoint a Parliamentarian whose decision on questions of parliamentary procedure shall be final. Any question or point of order not raised at the meeting to which it relates shall be deemed waived.

6. Powers and Duties of the Board.

6.1 Powers. The Board shall, subject to the limitations and reservations set forth in the Declaration and Articles, have the powers reasonably necessary to manage, operate, maintain and discharge the duties of the Association, including, but not limited to, the power to cause Association to do the following:

6.1.1 General. Exercise all powers, duties and authority vested in or delegated to the Association by law and in these Bylaws, the Articles, and the Declaration, including without limitation, adopt budgets, levy Assessments, enter into contracts with Telecommunications Providers for Telecommunications Services.

6.1.2 Rules and Regulations. Adopt, publish, promulgate and enforce rules and regulations governing the use of ESTATES OF LAKE FLORENCE by the Members, tenants and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

6.1.3 Enforcement. Suspend the right of use of the Common Areas (other than for vehicular and pedestrian ingress and egress and for utilities) of a Member during any period in which such Member shall be in default in the payment of any Assessment or charge levied, or collected, by the Association.

6.1.4 Declare Vacancies. Declare the office of a Member of the Board to be vacant in the event such Member shall be absent from three (3) consecutive regular Board meetings.

6.1.5 Hire Employees. Employ, on behalf of the Association, managers, independent contractors, or such other employees as it deems necessary, to prescribe their duties and delegate to such manager, contractor, etc., any or all of the duties and functions of the Association and/or its officers.

6.1.6 Common Areas. Acquire, sell, operate, lease, manage and otherwise trade and deal with property, real and personal, including the Common Areas, as provided in the Declaration, and with any other matters involving the Association or its Members, on behalf of the Association or the discharge of its duties, as may be necessary or convenient for the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

6.1.7 Granting of Interest. Grant licenses, easements, permits, leases, or privileges to any individual or entity, which affect Common Areas and to alter, add to, relocate or improve the Common Areas as provided in the Declaration.

6.1.8 Financial Reports. Prepare all financial reports required by the Florida Statutes.

6.2 Vote. The Board shall exercise all powers so granted, except where the Declaration, Articles or these Bylaws specifically require a vote of the Members.

6.3 Limitations. Until the Turnover, Declarant shall have and is hereby granted a right to disapprove or veto any such action, policy, or program proposed or authorized by the Association, the Board, the ARC, any committee of the Association, or the vote of the Members. This right may be exercised by Declarant at any time within sixty (60) days following a meeting held pursuant to the terms and provisions hereof. This right to disapprove may be used to veto proposed actions but shall not extend to the requiring of any action or counteraction on behalf of the Association, the Board, the ARC or any committee of the Association.

6.4 Elected Director Certification.

6.4.1 Within 90 days after being elected or appointed to the Board, each Director shall certify in writing to the Secretary of the Association that he or she has read the Association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the Association's Members. Within 90 days after being elected or appointed to the Board, in lieu of such written certification, the newly elected or appointed Director may submit a certificate of having satisfactorily completed the educational curriculum administered by an education provider

approved by the Division of Florida Condominiums, Timeshares and Mobile homes in the Department of Business and Professional Regulations within 1 year before or 90 days after the date of election or appointment.

6.4.2 The written certification or educational certificate provided pursuant to Section 6.4.1 hereof shall be valid for the uninterrupted tenure of the Director on the Board. A Director who does not timely file the written certification or educational certificate shall be suspended from the Board until he or she complies with the requirement. The Board may temporarily fill the vacancy during the period of suspension.

6.4.3 The Association shall retain each Director's written certification or educational certificate for inspection by the Members for 5 years after the Director's election. However, the failure to have the written certification or educational certificate on file does not affect the validity of any Board action.

7. Obligations of the Association. Association, subject to the provisions of the Declaration, Articles, and these Bylaws shall discharge such duties as necessary to operate the Association pursuant to the Declaration, including, but not limited to, the following:

7.1 Official Records. Maintain and make available all Official Records;

7.2 Supervision. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

7.3 Assessments and Fines. Fix and collect the amount of the Assessments and fines; take all necessary legal action; and pay, or cause to be paid, all obligations of the Association or where the Association has agreed to do so, of the Members; and

7.4 Enforcement. Enforce the provisions of the Declaration, Articles, these Bylaws, and Rules and Regulations.

8. Officers and Their Duties.

8.1 Officers. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer.

8.2 Election of Officers. After the Turnover, and except as set forth below, the election of officers shall be by the Board and shall take place at the first meeting of the Board following each Annual Members Meeting.

8.3 Term. The officers named in the Articles shall serve until their replacement by the Board. The officers of the Association shall hold office until their successors are appointed or elected unless such officer shall sooner resign, be removed, or otherwise disqualified to serve.

8.4 Special Appointment. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

8.5 Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

8.6 Vacancies. A vacancy in any office shall be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

8.7 Multiple Offices. The office of President and Vice-President shall not be held by the same person. All other offices may be held by the same person.

8.8 Duties. The duties of the officers are as follows:

8.8.1 President. The President shall preside at all meetings of the Association and Board, sign all leases, mortgages, deeds and other written instruments and perform such other duties as may be required by the Board. The President shall be a Member of the Board.

8.8.2 Vice President. The Vice President shall act in the place and stead of the President in the event of the absence, inability or refusal to act of the President, and perform such other duties as may be required by the Board.

8.8.3 Secretary. The Secretary shall record the votes and keep the Minutes of all meetings and proceedings of the Association and the Board; keep the corporate seal of the Association and affix it on all papers required to be sealed; serve notice of meetings of the Board and of the Association; keep appropriate current records showing the names of the Members of the Association together with their addresses; and perform such other duties as required by the Board.

8.8.4 Treasurer. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board; sign, or cause to be signed, all checks, and promissory notes of the Association; cause to be kept proper books of account and accounting records required pursuant to the provisions of Section 720.303 of the Florida Statutes cause to be prepared in accordance with generally accepted accounting principles all financial reports required by the Florida Statutes; and perform such other duties as required by the Board.

9. Committees.

9.1 General. The Board may appoint such committees as deemed appropriate. The Board may fill any vacancies on all committees.

9.2 ARC. Declarant shall have the sole right to appoint the members of the ARC until the Community Completion Date. Upon expiration of the right of Declarant to appoint members of the ARC, the Board shall appoint the members of the ARC. As provided under the Declaration, the Association shall have the authority and standing to seek enforcement in courts of competent jurisdiction any decisions of the ARC.

10. Records. The official records of the Association shall be available for inspection by any Member at the principal office of the Association. Copies may be purchased, by a Member, at a reasonable cost.

11. Corporate Seal. Association shall have an impression seal in circular form.

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Bylaws shall affect the rights of Declarant unless such amendment receives the prior written consent of Declarant 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 Bylaws, 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.

12.2 Amendments Prior to the Turnover. Prior to the Turnover, Declarant shall have the right to amend these Bylaws as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law. Declarant's right to amend under this provision is to be construed as broadly as possible. In the event the Association shall desire to amend these Bylaws prior to the Turnover, the Association must first obtain Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Thereafter, Declarant 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 Bylaws 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. Notwithstanding the foregoing, these Bylaws may be amended after the Turnover by a majority of the Board acting alone to change the number of directors on the Board and their respective terms. Such change shall not require the approval of the Members. Any change in the number of directors shall not take effect until the next Annual Members Meeting.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA AND SWFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws, 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, SWFWMD, 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 Date, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Bylaws, 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, SWFWMD 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 Owners, or any other party, shall be required or necessary to any such amendments by the Board.

13. Conflict. In the case of any conflict between the Articles and these Bylaws, the Articles shall control. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

14. Fiscal Year. The first fiscal year shall begin on the date of incorporation and end on December 31 of that year. Thereafter, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

15. Miscellaneous.

15.1 Florida Statutes. Whenever these Bylaws refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist on the date these Bylaws are recorded except to the extent provided otherwise as to any particular provision of the Florida Statutes.

15.2 Severability. Invalidation of any of the provisions of these Bylaws by judgment or court order shall in no way affect any other provision, and the remainder of these Bylaws shall remain in full force and effect.

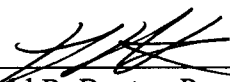
CERTIFICATION

I, Harold R. Baxter, do hereby certify that:

I am the duly elected and acting President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit; and,

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 20th day of January, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 23 day of September, 2021.



Harold R. Baxter, President

(CORPORATE SEAL)

EXHIBIT 4

PERMIT

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43044828.000**

EXPIRATION DATE: **November 16, 2025**

PERMIT ISSUE DATE: **November 16, 2020**

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Estates of Lake Florence

GRANTED TO: Lake Florence, LLC
Attn: Harold Baxter
4900 Dundee Road
Winter Haven, FL 33884

OTHER PERMITTEES: Interlachen Groves, Inc.
Attn: Charles Smith, III
P.O. Box 811
Winter Haven, FL 33882

ABSTRACT: This permit authorization is for the construction of a stormwater management system serving a 33.76-acre residential subdivision. The proposed activities include the construction of 106 residential lots, roadway network and stormwater management system. One new wet detention pond will provide treatment and attenuation for runoff from the site. The project is located on the south side of Overlook Drive SE, in Polk County.

OP. & MAIN. ENTITY: Estates of Lake Florence Community Association, Inc.

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Polk

SEC/TWP/RGE: S35/T28S/R26E

TOTAL ACRES OWNED

OR UNDER CONTROL: 40.09

PROJECT SIZE: 33.76 Acres

LAND USE: Residential

DATE APPLICATION FILED: August 07, 2020

AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
Pond 100	3.67	MAN-MADE WET DETENTION
	Total: 3.67	

Water Quantity/Quality Comment:

The proposed pond provides treatment for runoff from the site via wet detention . The system provides attenuation of the post-development 25-year, 24-hour peak discharge rate to the pre-development 25-year, 24-hour peak discharge rate.

The plans and calculations reflect the North American Vertical Datum of 1988 (NAVD 88).

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.00	0.00	No Encroachment	N/A

Floodplain Comment:

The project proposes no fill placement within a known 100-year riverine floodplain or depression storage areas associated with 100-year riverine floodplain.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
SW-1 Lake Florence	1.51	1.51	0.00	0.00	0.00	0.00
WL-1	1.81	1.81	0.00	0.00	0.00	0.00
WL-2	0.17	0.17	0.00	0.00	0.00	0.00
Total:	3.49	3.49	0.00	0.00	0.00	0.00

* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:

There are 3.49 acres of wetlands (FLUCCS 630 and 523) located within the project area for this ERP.

There are no wetland impacts proposed or authorized by this permit. There are no other surface water features located within the project area.

Mitigation Information

Mitigation is not required.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands or wetland buffers described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland and surface water areas
 - b. wetland buffers

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

5. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.
6. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
 - a. homeowners, property owners, master association or condominium association articles of incorporation, and
 - b. declaration of protective covenants, deed restrictions or declaration of condominiumThe Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.
7. The following language shall be included as part of the deed restrictions for each lot: "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 stormwater management system approved and on file with the Southwest Florida Water Management District."
8. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Any questions regarding authorized activities within the wet detention ponds shall be addressed to the District's Engineering Manager at the Tampa Service Office.
9. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.
10. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District

within 30 days of discovery.

11. No construction is authorized by this permit until the Permittee submits to the District a recorded deed documenting the transfer of ownership of the project site to the Permittee.
12. The Permitted Plan Set for this project includes the set received by the District on November 13, 2020.
13. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

14. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
15. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
16. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
17. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
18. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
19. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
20. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
21. 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.

22. A "Recorded notice of Environmental Resource Permit," Form No. 62-330.090(1), shall be recorded in the public records of the County(s) where the project is located.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. 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., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. 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.
 - c. 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(8)(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.
 - d. 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,"[effective date], incorporated by reference herein (<<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>>), 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. 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.
 - e. 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.
 - f. 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:
 1. 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
 2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the 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.
 2. 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.
- h. 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.
- i. This permit does not:
1. 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.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. 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.
- k. 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.
- l. The permittee shall notify the Agency in writing:
1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. 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.
- m. 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.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

- o. 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.
 - p. 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.
 - q. 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.
 - r. 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.
2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.



INSTR # 2021316224
BK 12012 Pgs 737-742 PG(s) 6
RECORDED 12/06/2021 12:50:05 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$52.50
RECORDED BY jeanboy1

Return to and prepared by:
TULA MICHELE HAFF, Esquire
135 North 6th Street, Second Floor
Haines City, FL 33844-4247
Telephone: 863-421-2626

Cross Reference to Declaration:
OR Book 11911, Page 1038 /

**SUPPLEMENTAL DECLARATION TO
COMMUNITY DECLARATION FOR LAKE FLORENCE**

THIS SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR LAKE FLORENCE (this "Supplemental Declaration") is made this 2nd day of December, 2021, by **LAKE FLORENCE, LLC**, a Florida limited liability company ("Declarant")

RECITALS:

WHEREAS, Declarant executed and recorded that certain **COMMUNITY DECLARATION FOR LAKE FLORENCE**, as recorded on September 27, 2021 in OR Book 11911, Page 1038 in the Public Records of Polk County, Florida, and as may have been amended and/or supplemented from time to time (collectively, the "Declaration") applicable to that community known as **ESTATES OF LAKE FLORENCE**; and

WHEREAS, **LAKE FLORENCE, LLC**, a Florida limited liability company, is the "Declarant" pursuant to and/or under the Declaration; and

WHEREAS, **LAKE FLORENCE, LLC**, a Florida limited liability company, as the "Declarant" and as the owner, reserved the right to cause additional property to be made subject to the Declaration; and

WHEREAS, Declarant is platting the real property more particularly described on the attached **Exhibit A** which is incorporated herein by this reference (hereinafter "**ESTATES OF LAKE FLORENCE Property**"); and

WHEREAS, Declarant wishes to make **ESTATES OF LAKE FLORENCE Property** subject to the covenants, conditions, restrictions, rules, regulations, obligations, assessments, liens, responsibilities and/or duties of the Declaration; and

WHEREAS, **ESTATES OF LAKE FLORENCE Property** is owned by Declarant; and

WHEREAS, Declarant, and Association by executing this Supplemental Declaration, hereby knowingly and voluntarily consent and agree to the ESTATES OF LAKE FLORENCE Property being subjected to the terms, conditions, covenants, restrictions, obligations, assessments, liens and provisions of the Declaration and to the jurisdiction of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, (the "Association").

NOW, THEREFORE, pursuant to the power and authority retained by Declarant under and/or pursuant to the Declaration, and for good and valuable consideration the receipt and sufficiency of which are acknowledged by Declarant and Association and Declarant and Association hereby declares as follows:

1. **Recitals.** The foregoing recitals are true and correct and form a material part of this Supplemental Declaration. The foregoing recitals are hereby incorporated herein by this reference.

2. **Definitions.** Unless otherwise expressly set forth in this Supplemental Declaration, capitalized terms appearing in the Supplemental Declaration shall have the meanings ascribed to those terms by the Declaration.

3. **Annexation.** This Supplemental Declaration is established pursuant to the Declaration for the purposes of identifying the ESTATES OF LAKE FLORENCE Property to the scope and effect of the Declaration and extending the jurisdiction of the Association to the ESTATES OF LAKE FLORENCE Property. From and after the date on which this Supplemental Declaration is recorded in the Public Records of Polk County, Florida, ESTATES OF LAKE FLORENCE Property shall be owned, improved, transferred, conveyed, operated, maintained and/or occupied subject to the Declaration, as it may be further amended and/or supplemented from time to time in accordance with the terms of the Declaration. The Declaration and this Supplemental Declaration, as same may be further amended and/or supplemented from time to time, shall run with the title to the ESTATES OF LAKE FLORENCE Property and shall bind all persons having any right, title or interest in or to the ESTATES OF LAKE FLORENCE Property and their respective heirs, legal representatives, successors, successors-in-title and/or assigns.

4. **Membership in Association.** The ESTATES OF LAKE FLORENCE Property shall be and is hereby made subject to the covenants, conditions, restrictions, rules, regulations, assessments, charges and/or liens of the Declaration, including without limitation, all obligations of membership in the Association.

5. **Full Force and Effect of Declaration.** Except as hereby supplemented and amended, the Declaration shall remain in full force and effect in strict accordance with its terms and shall apply to and run with the ESTATES OF LAKE FLORENCE Property.

6. **Headings.** The paragraph headings have been inserted for convenience and reference only, and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

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

8. **Effective Date.** This Supplemental Declaration shall become effective upon being recorded in the Public Records of Polk County, Florida.

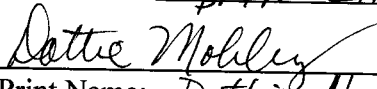
IN WITNESS WHEREOF, LAKE FLORENCE, LLC, a Florida limited liability company has executed this Supplemental Declaration on the date first written above.

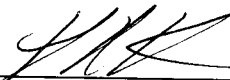
WITNESSES:

"DECLARANT"

LAKE FLORENCE, LLC, a Florida limited liability company

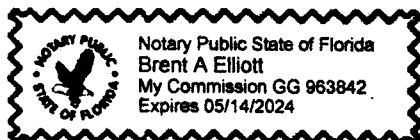
By: HRB LAND INVESTMENTS, LLC
a Florida limited liability company,
it's manager


Print Name: Brent Elliott

Print Name: Dottie Mobley

By: 
Harold R. Baxter, Manager

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of December, 2021, by Harold R. Baxter as Manager of HRB LAND INVESTMENTS, LLC, a Florida limited liability company, manager of LAKE FLORENCE, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced _____ as identification.




NOTARY PUBLIC, State of Florida at Large
Print Name: Brent Elliott
My commission expires: 5/14/24

JOINDER

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in this SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR LAKE FLORENCE (this "**Declaration**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 2 day of December, 2021.

WITNESSES:

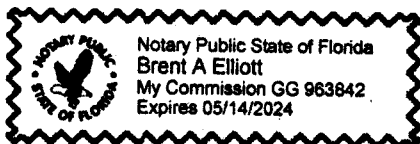
LAKE FLORENCE COMMUNITY
ASSOCIATION, INC., a Florida corporation not
for profit

Brent Elliott
Print Name: Brent Elliott
Dottie Mobley
Print Name: Dottie Mobley

By: [Signature]
Name: Harold R. Baxter, President

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of December, 2021, by Harold R. Baxter, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: Brent Elliott
My commission expires: 5/14/24

CONSENT, SUBORDINATION AND JOINDER

This Consent, Subordination and Joinder (the "Joinder") by Pulte Home Company, LLC, a Michigan limited liability company ("Pulte") is made this ____ day of December, 2021.

For good and valuable consideration the receipt of which is acknowledged, Pulte hereby consents to the making and recording of the COMMUNITY DECLARATION FOR LAKE FLORENCE and the SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR LAKE FLORENCE to which this Joinder is attached (the "Declaration"). Pulte hereby further consents and agrees that the Mortgage dated January 22, 2021, recorded January 26, 2021 in OR Book 11553, Page 433, Public Records of Polk County, Florida held by Pulte is and shall be subject and subordinate to the foregoing Declaration. Provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the mortgaged premises, or any of the rights and remedies of the Mortgagee or any subsequent holder thereof, nor shall anything herein contained shall be construed as an assumption by Pulte of any obligations of the grantor of the foregoing Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this ____ day of December, 2021.

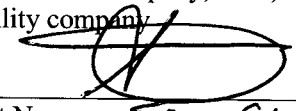
WITNESSES:


Print Name: Snezana Gurcinovska

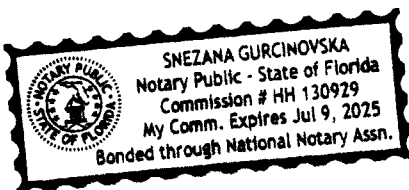

Print Name: Sheron Gurn

STATE OF Florida
COUNTY OF Polk

Pulte Home Company, LLC, a Michigan limited liability company

By: 
Print Name: Sean Smickley
Title: Division President

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of December 2021, by Sean Smickley, as DP of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.



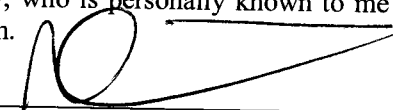

NOTARY PUBLIC
Name: Snezana Gurcinovska
My Commission expires: _____

EXHIBIT "A"

All of ESTATES OF LAKE FLORENCE less and except Tract D (Sewer and Lift Station), according to the Plat thereof, as recorded in Plat Book 188, Pages 24 and 25, Public Records of Polk County, Florida.



INSTR # 2022174737
BK 12313 Pgs 1324-1329 PG(s)6
RECORDED 06/27/2022 10:43:01 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$52.50
RECORDED BY jeanboy1

PREPARED BY AND TO BE RETURNED TO:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS (this "Instrument") is made effective as of June 24, 2022 (the "Effective Date"), by LAKE FLORENCE, LLC, a Florida limited liability company ("Assignor"), in favor of Pulte Home Company, LLC, a Michigan limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor is the "Declarant" under that certain Community Declaration for Lake Florence, as recorded on September 27, 2021 in OR Book 11911, Page 1038 in the Public Records of Polk County, Florida and Supplemental Declaration to Community Declaration for Lake Florence as recorded on December 6, 2021 in OR Book 12012, Page 737, Public Records of Polk County, Florida as affected by Partial Assignment of Declarant's Rights to Pulte Home Company, LLC, dated December 3, 2021, recorded December 6, 2021 in OR Book 12012, Page 749, Public Records of Polk County, Florida. ("Declaration"); and

WHEREAS, prior to or concurrently herewith, Assignor has conveyed to Assignee all of the residential lots subject to the Declaration in Polk County, Florida; and

WHEREAS, Assignor desires to assign to Assignee, commencing on the Effective Date, Assignor's rights and privileges, as Declarant under the Declaration;

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and legal sufficiency of which are acknowledged, Assignor and Assignee hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated as if fully set forth hereinafter.

2. Assignment and Assumption of Declarant's Rights. Assignee shall have all rights of the Declarant and Assignor does hereby grant, bargain, sell, convey, assign, transfer, set over and deliver unto Assignee, all rights, benefits, exemptions, duties and obligations of the Declarant under the Declaration (collectively, the "Assigned Rights"). Notwithstanding the foregoing, Assignor shall remain liable for any obligations arising out of any instrument, permit, agreement, event, or right that accrued on or prior to the Effective Date. Nothing contained herein shall be construed to impose any liability upon Assignee by reason of the assignment granted hereby and shall not impose any obligations on Assignee created under any instrument, permit, agreement, event, or right that accrued on or prior to the Effective Date hereof. The Assigned Rights specifically exclude any liability whatsoever with respect to the construction, operation, or maintenance of the Common Areas or any infrastructure and/or amenity designed,

installed, or constructed within the Community by anyone other than Assignee.

3. Indemnity. Assignor shall indemnify, defend and hold Assignee and Assignee's members, officers, employees, agents, guests, and invitees harmless from and against all injury, damage, loss, cost, or expense, including, but not limited to, attorneys' fees and court costs, resulting from or in any way relating to all work, materials, and improvements performed or to be performed by Assignor on any portion of the property subject to the Declaration, as well as all obligations and liabilities of the Declarant arising prior to the Effective Date under the Declaration or the articles of incorporation or bylaws of the Association (defined below).

4. Parties Bound and Intended Beneficiary. This Instrument will be binding upon and inure to the benefit of the parties to this Instrument and their respective successors and assigns.

5. Governing Law. This Instrument will be governed by and construed in accordance with the laws of the State of Florida, without regard to principles of conflicts of law.

6. Severability. In the event any term or provision of this Instrument is held illegal, unenforceable, or inoperative as a matter of law, the remaining terms and provisions of this Instrument will not be affected, and each remaining term and provision will be valid and will remain in full force and effect.

7. Attorneys' Fees. In connection with any litigation, including appellate proceedings, arising out of this Instrument, the prevailing party will be entitled to recover from the non-prevailing party its reasonable attorneys' and paralegals' fees and costs incurred in enforcing its rights and remedies hereunder, including costs of collection prior to instigating litigation, and in all appeals, bankruptcy, mediation, arbitration and other administrative proceedings.

8. Waiver of Jury Trial. ASSIGNOR AND ASSIGNEE WAIVE THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, OR RELATED TO, THE SUBJECT MATTER OF THIS INSTRUMENT. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY EACH PARTY AND EACH PARTY EXPRESSLY ACKNOWLEDGES THAT NEITHER THE OTHER PARTY NOR ANY PERSON ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATIONS OF FACT TO INCLUDE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. EACH PARTY ACKNOWLEDGES TO THE OTHER THAT IT HAS READ AND UNDERSTANDS THE MEANING AND EFFECT OF THIS WAIVER PROVISION.

9. Construction and Interpretation. Neither party shall be considered the author of this Instrument since the parties hereto have participated in extensive negotiations and drafting of this document so as to arrive at a final agreement; accordingly, the terms of this Instrument shall not be more strictly construed against either party based upon one party having initially drafted this Instrument.

10. Counterpart. This Instrument may be executed in two or more counterparts, each of which will be deemed to be an original but all of which will constitute one and the same agreement.

[Signatures to follow on separate pages.]

IN WITNESS WHEREOF, the parties have caused this Instrument to be executed by their respective authorized officers as of the date noted above.

WITNESSES:

Brent Elliott
WITNESS SIGNATURE
Brent Elliott
WITNESS NAME PRINTED
Dottie Mobley
WITNESS SIGNATURE
Dottie Mobley
WITNESS NAME PRINTED

ASSIGNOR:

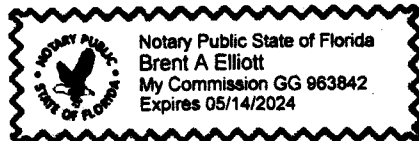
LAKE FLORENCE, LLC,
a Florida limited liability company

By: HRB LAND INVESTMENTS, LLC, its
manager

By: *[Signature]*
Name: Harold R. Baxter
Title: Manager

STATE OF FLORIDA:
COUNTY OF POLK:

The foregoing instrument was acknowledged before me by means of ☒ in person notarization or ☐ online notarization this 22 day of June, 2022, by Harold R. Baxter, as Manager of HRB LAND INVESTMENTS, LLC, as Manager of LAKE FLORENCE, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ produced _____ as identification.



Brent Elliott
NOTARY PUBLIC
Print Name: Brent Elliott
My Commission Expires: 5/14/24

WITNESSES:

Tina Wilson
WITNESS SIGNATURE
TINA WILSON
WITNESS NAME PRINTED
Patricia Burchett
WITNESS SIGNATURE
Patricia Burchett
WITNESS NAME PRINTED

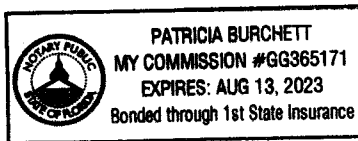
ASSIGNEE:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: [Signature]
Name: Sean Strickler
Title: Division President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ in person notarization or ☐ online notarization this 22 day of June, 2022, by Sean Strickler, as Division President of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company. S/He ☒ is personally known to me or ☐ produced _____ as identification.



Patricia Burchett
NOTARY PUBLIC
Print Name: Patricia Burchett
My Commission Expires: 8/13/2023

JOINDER OF ASSOCIATION

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, (the "Association") does hereby join in the ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS (the "Assignment"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns in title. The Association agrees this Joinder is for the purpose of evidencing the Association's acceptance of the terms of the Assignment and does not affect the validity of the Assignment as the Association has no right to approve the Assignment.

Signed, sealed and delivered
in the presence of:

LAKE FLORENCE COMMUNITY
ASSOCIATION, INC.

Elliott
Witness Signature

Brent Elliott
Printed Name of Witness

Dottie Mahley
Witness Signature

Dottie Mahley
Printed Name of Witness

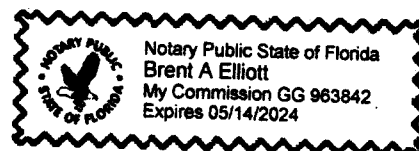
By: [Signature]
Harold R. Baxter, President

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of [] online notarization or [x] physical appearance, this 22 day of June, 2022, by Harold R. Baxter, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., on behalf of the corporation. He [x] is personally known to me or [] has provided _____ as identification.

My Commission Expires:

[Signature]
NOTARY PUBLIC



PREPARED BY AND RETURN TO:

James G. Kattelmann, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**FIRST AMENDMENT TO
COMMUNITY DECLARATION
FOR ESTATES OF LAKE FLORENCE**

THIS FIRST AMENDMENT TO COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (this “**First Amendment**”) is made this 5th day of July, 2022, by PULTE HOME COMPANY, LLC, a Michigan limited liability company authorized to transact business in the State of Florida (“**Declarant**”) and LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

W I T N E S S E T H:

WHEREAS, LAKE FLORENCE, LLC, a Florida limited liability company (the “**Original Declarant**”, with the joinder of the Association, entered into that certain Community Declaration for Estates of Lake Florence recorded September 27, 2021 in Official Records Book 11911, Page 1038 of the Public Records of Polk County, Florida, as supplemented by that certain Supplemental Declaration to Community Declaration for Lake Florence recorded December 6, 2021 in Official Records Book 12012, Page 737 of the Public Records of Polk County, Florida (the “**Declaration**”); and

WHEREAS, by virtue of (i) Partial Assignment of Declarant Rights by Original Declarant to Declarant recorded December 6, 2021 in Official Records Book 12012, Page 749 of the Public Records of Polk County, Florida and (ii) Assignment and Assumption of Declarant’s Rights by Original Declarant to Declarant recorded June 27, 2022 in Official Records Book 12313, Page 1324 of the Public Records of Polk County, Florida. Declarant possesses all rights, power and authority as the “Declarant” under the Declaration, including the right to amend the Declaration pursuant to this First Amendment; and

WHEREAS, pursuant to Section 4.3 of the Declaration, prior to the “Turnover” (as defined in the Declaration) Declarant shall have the right to amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as expressly limited by applicable law as it exists on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, the Turnover has not yet occurred; and

WHEREAS, the proposed amendments to the Declaration as set forth herein are not limited or prohibited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, Declarant is desirous of executing and recording this First Amendment for the purpose of amending and modifying Section 10.9 of the Declaration with respect to Perimeter Walls/Fences as more particularly set forth hereinbelow; and

WHEREAS, the Association desires to join in this First Amendment to confirm its approval of and consent to this First Amendment and agreement to be bound by same.

NOW, THEREFORE, for and in consideration of these premises, the mutual covenants contained in this First Amendment, Declarant hereby amends the Declaration, and the Association hereby joins in and consents to this First Amendment, as follows:

1. **Recitals/Capitalized Terms.** The foregoing recitals are true and correct and are incorporated herein by this reference. All capitalized terms not expressly defined herein shall have the meanings ascribed to such terms in the Declaration.

2. **Amendment and Restatement of Section 10.9.** Section 10.9 of the Declaration is hereby amended as follows (additions indicated by double underline and deletions indicated by strikethrough):

"10.9 Perimeter Walls/Fences. The Declarant may install perimeter walls or fences, including a retaining wall, within any Common Area Tract, Landscape Tract, Landscape Easement or any fence or wall easement (the "**Perimeter Wall/Fence Easement**") within or adjacent to ESTATES OF LAKE FLORENCE as set forth on the Plat or created pursuant to this Declaration or by separate easement instrument (the "**Perimeter Walls/Fences**"). The Association at all times shall have the exclusive right and responsibility to maintain, repair, replace any Perimeter Walls/Fences within ESTATES OF LAKE FLORENCE, including Perimeter Walls/Fences located on or facing Lots; however, each Owner shall maintain the interior of any Perimeter Walls/Fences or portion thereof located on or immediately adjacent to such Owner's Lot. Owners may install fences on their Lot which abut perpendicularly (or at such other angles as are consistent with the angles of intersection of the lot lines of such Owner's Lot with the Perimeter Wall/Fence) against any Perimeter Walls/Fences, but no such fence or any other improvements installed by any Owner may be affixed or attached to any Perimeter Walls/Fences or otherwise located within a Perimeter Wall/Fence Easement. In addition, the Association, in conducting any maintenance, repair or replacement of any Perimeter Walls/Fences, shall not be responsible for any damage to or removal of any fences installed by any Owner or any landscaping or improvements located within the Perimeter Wall/Fence Easement. Notwithstanding any other provisions of this Declaration, including this Section 10.9 and Section 10.3 regarding Landscape Easements, with respect to any Perimeter Wall/Fence installed within or immediately adjacent to a portion of a Lot encumbered by a Landscape Easement, including, without limitation, the Perimeter Wall/Fence installed within or adjacent to the Landscape Easement designated as a "Landscape Buffer" within Lots 1-9 and Lots 51-54, ESTATES OF LAKE FLORENCE, according to the plat thereof as recorded in Plat Book 188, Pages 24 & 25 of the Public Records, (i) such Perimeter Wall/Fence will be maintained, repaired and replaced as provided in this Section 10.9, (ii) the Owner of the Lot on which such Perimeter Wall/Fence is located on or adjacent to shall irrigate, maintain and replace all landscaping on their Lot within the portion of the Landscape Easement on the interior side of the Perimeter Wall/Fence facing towards their Home and (iii) the Association shall irrigate, maintain and replace all landscaping within the Landscape Easement on the exterior side of the Perimeter Wall/Fence facing away from the Lot Owner's Home. No Owner may install or permit

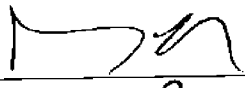
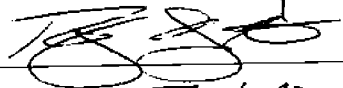
to grow any trees, shrubs or landscaping other than sod on their Lot within any Perimeter Wall/Fence Easement or within five (5) feet of any Perimeter Walls/Fences without approval of the ARC pursuant to Section 19 below. The Association may perform (and is hereby granted an easement of ingress and egress and temporary construction over all Lots as reasonably necessary to perform) any such maintenance, repairs or replacement of the Perimeter Walls/Fences or landscaping to be maintained, repaired or replace by the Association, if any, at the Board's discretion and the costs of such maintenance, repairs or replacement shall be Operating Expenses. Failure of the Association to undertake any such maintenance, replacement or repair of the Perimeter Walls/Fences shall in no event be deemed a waiver of the right to do so thereafter. Owners shall provide prompt written notice to the Association in the event any portion of any Perimeter Wall/Fence is damaged or destroyed by the action of such Owner, their Lessees and their respective Immediate Family Members, guests and invitees, and shall promptly repair, replace and restore such Perimeter Wall/Fence to its prior condition, failing which the Association may repair, replace or restore such Perimeter Wall/Fence and all costs incurred by the Association in connection with same shall be an Individual Assessment against such Owner's Lot. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences, provided, however, that Declarant shall install, and the Association shall maintain, all Perimeter Walls/Fences, buffer walls or retaining walls as required by the County or under any other permit, approval or agreement applicable to ESTATES OF LAKE FLORENCE.

2. **Effect of Amendment.** Except as herein specifically amended, the Declaration shall remain in full force and effect in accordance with its terms. The Declaration, as amended by this First Amendment, shall be binding upon and inure to the benefit of all parties having any right, title or interest in ESTATES OF LAKE FLORENCE or any portion thereof, and their respective heirs, personal representatives, successors and assigns.

[signatures on following pages]

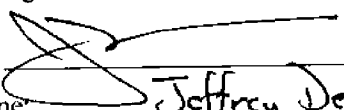
IN WITNESS WHEREOF, Declarant, joined by the Association, have caused this First Amendment to be executed as of the date and year first above written.

WITNESSES:


Print Name: Brady Lefler

Print Name: Tami Arnold

“DECLARANT”

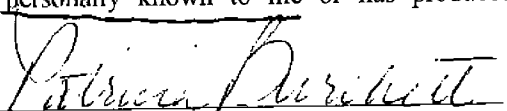
PULTE HOME COMPANY, LLC, a
Michigan limited liability company

By: 
Name: Jeffrey Deason
Title: Vice President
Date: July 5th, 2022

Address: 2662 S. Falkenburg Road
Riverview, FL 33578

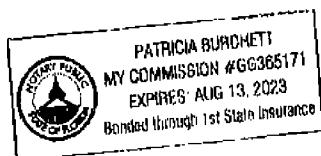
STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of July, 2022, by Jeffrey Deason, as Vice President of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He is personally known to me or has produced NIA as identification.


NOTARY PUBLIC, State of Florida at Large

Print Name: Patricia Burdett

My commission expires: 8/15/2023



JOINDER OF THE ASSOCIATION

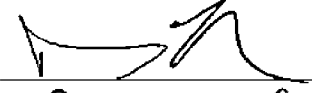
LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in to the First Amendment to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 5th day of July, 2022.

WITNESSES:

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit


Print Name: Brady Lefen

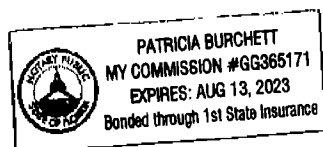
By: 
Name: Brady Lefen
Title: President

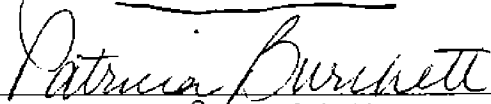

Print Name: Cheyenne Santiago {CORPORATE SEAL}

Address: 4900 Dundee Road
Winter Haven, FL 33884

STATE OF FLORIDA)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of July, 2022, by Brady Lefen, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced N/A as identification.




NOTARY PUBLIC, State of Florida at Large
Print Name: Patricia Burchett

My commission expires: 8/13/2023

PREPARED BY AND RETURN TO:

James G. Kattelman, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SECOND AMENDMENT TO
COMMUNITY DECLARATION
FOR ESTATES OF LAKE FLORENCE**

THIS SECOND AMENDMENT TO COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (this "**Second Amendment**") is made this 8 day of ~~August~~, 2022, by PULTE HOME COMPANY, LLC, a Michigan limited liability company authorized to transact business in the State of Florida ("**Declarant**") and LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**").

W I T N E S S E T H:

WHEREAS, LAKE FLORENCE, LLC, a Florida limited liability company (the "**Original Declarant**", with the joinder of the Association, entered into that certain Community Declaration for Estates of Lake Florence recorded September 27, 2021 in Official Records Book 11911, Page 1038 of the Public Records of Polk County, Florida, as supplemented by that certain Supplemental Declaration to Community Declaration for Lake Florence recorded December 6, 2021 in Official Records Book 12012, Page 737 of the Public Records of Polk County, Florida, as amended by that certain First Amendment to Community Declaration for Estates of Lake Florence recorded July 7, 2022 in Official Records Book 12328, Page 1860 of the Public Records of Polk County, Florida as same may be hereinbefore or hereafter supplemented and amended (together the "**Declaration**"); and

WHEREAS, by virtue of (i) Partial Assignment of Declarant Rights by Original Declarant to Declarant recorded December 6, 2021 in Official Records Book 12012, Page 749 of the Public Records of Polk County, Florida and (ii) Assignment and Assumption of Declarant's Rights by Original Declarant to Declarant recorded June 27, 2022 in Official Records Book 12313, Page 1324 of the Public Records of Polk County, Florida. Declarant possesses all rights, power and authority as the "**Declarant**" under the Declaration, including the right to amend the Declaration pursuant to this Second Amendment; and

WHEREAS, pursuant to Section 4.3 of the Declaration, prior to the "Turnover" (as defined in the Declaration) Declarant shall have the right to amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as expressly limited by applicable law as it exists on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, the Turnover has not yet occurred; and

WHEREAS, the proposed amendments to the Declaration as set forth herein are not limited or prohibited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, Declarant is desirous of executing and recording this Second Amendment for the purpose of amending and restating Section 12.38 of the Declaration with respect to Storage as more particularly set forth hereinbelow; and

WHEREAS, the Association desires to join in this Second Amendment to confirm its approval of and consent to this Second Amendment and agreement to be bound by same.

NOW, THEREFORE, for and in consideration of these premises, the mutual covenants contained in this Second Amendment, Declarant hereby amends the Declaration, and the Association hereby joins in and consents to this Second Amendment, as follows:

1. **Recitals/Capitalized Terms.** The foregoing recitals are true and correct and are incorporated herein by this reference. All capitalized terms not expressly defined herein shall have the meanings ascribed to such terms in the Declaration.

2. **Amendment and Restatement of Section 12.38.** Section 12.38 of the Declaration is hereby amended and restated as follows (additions indicated by double underline and deletions indicated by strikethrough):

“12.38 Storage Structures and Other Devices and Improvements. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted, and no other structure or improvement shall be constructed, erected, altered, modified or maintained, without the prior written consent of the ARC. Water filters and softeners, trash containers, pool pumps, filters and equipment and other similar devices shall be properly screened from the street in a manner approved by the ARC. Rules and Regulations regarding the design, materials, size, color, location, screening and other requirements regarding such structures and improvements (if allowed by the ARC) may be adopted by the Board from time to time.”

2. **Effect of Amendment.** Except as herein specifically amended, the Declaration shall remain in full force and effect in accordance with its terms. The Declaration, as amended by this Second Amendment, shall be binding upon and inure to the benefit of all parties having any right, title or interest in ESTATES OF LAKE FLORENCE or any portion thereof, and their respective heirs, personal representatives, successors and assigns.

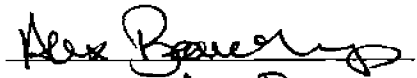
[signatures on following pages]

IN WITNESS WHEREOF, Declarant, joined by the Association, have caused this Second Amendment to be executed as of the date and year first above written.

WITNESSES:



Print Name: Nicole Hicks



Print Name: Alex Beauchamp

“DECLARANT”

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

By:

Name:  Jeffrey Deason

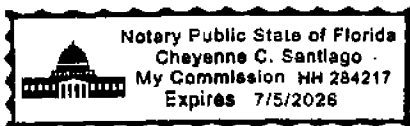
Title: Vice President

Date: August 2, 2022

Address: 2662 S. Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA)
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of August, 2022, by Jeffery Deason as Vice President of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He is personally known to me or has produced N/A as identification.




NOTARY PUBLIC, State of Florida at Large

Print Name: Cheyenne C. Santiago

My commission expires: 7.5.2026

JOINDER OF THE ASSOCIATION

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in to the Second Amendment to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 2 day of August, 2022.

WITNESSES:

Nicole Hicks
Print Name: Nicole Hicks

Alex Brachman
Print Name: Alex Brachman

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit

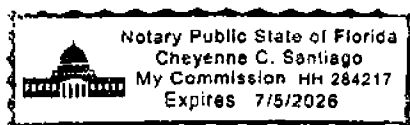
By: [Signature]
Name: Brady Lefere
Title: President

{CORPORATE SEAL}

Address: 4900 Dundee Road
Winter Haven, FL 33884

STATE OF FLORIDA)
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of August, 2022, by Brady Lefere, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced NA as identification.



Cheyenne C. Santiago
NOTARY PUBLIC, State of Florida at Large
Print Name: Cheyenne C. Santiago

My commission expires: 7.5.2026

PREPARED BY AND RETURN TO:

James G. Kattelman, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**THIRD AMENDMENT TO
COMMUNITY DECLARATION
FOR ESTATES OF LAKE FLORENCE**

THIS THIRD AMENDMENT TO COMMUNITY DECLARATION FOR ESTATES OF LAKE FLORENCE (this “**Third Amendment**”) is made this 2nd day of April, 2024, by PULTE HOME COMPANY, LLC, a Michigan limited liability company authorized to transact business in the State of Florida (“**Declarant**”) and LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

W I T N E S S E T H:

WHEREAS, LAKE FLORENCE, LLC, a Florida limited liability company (the “**Original Declarant**”, with the joinder of the Association, entered into that certain Community Declaration for Estates of Lake Florence recorded September 27, 2021 in Official Records Book 11911, Page 1038 of the Public Records of Polk County, Florida, as supplemented by that certain Supplemental Declaration to Community Declaration for Lake Florence recorded December 6, 2021 in Official Records Book 12012, Page 737 of the Public Records of Polk County, Florida, as amended by that certain First Amendment to Community Declaration for Estates of Lake Florence recorded July 7, 2022 in Official Records Book 12328, Page 1860 of the Public Records of Polk County, Florida, as amended by that certain Second Amendment to Community Declaration for Estates of Lake Florence recorded August 4, 2022 in Official Records Book 12368, PG 583 of the Public Records of Polk County (the “**Second Amendment**”), Florida as same may be hereinbefore or hereafter supplemented and amended (together the “**Declaration**”); and

WHEREAS, by virtue of (i) Partial Assignment of Declarant Rights by Original Declarant to Declarant recorded December 6, 2021 in Official Records Book 12012, Page 749 of the Public Records of Polk County, Florida and (ii) Assignment and Assumption of Declarant’s Rights by Original Declarant to Declarant recorded June 27, 2022 in Official Records Book 12313, Page 1324 of the Public Records of Polk County, Florida, Declarant possesses all rights, power and authority as the “Declarant” under the Declaration; and

WHEREAS, pursuant to Section 4.3 of the Declaration, prior to the “Turnover” (as defined in the Declaration) Declarant shall have the right to amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as expressly limited by applicable law as it exists on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, the Turnover has not yet occurred; and

WHEREAS, the proposed amendments to the Declaration as set forth herein are not limited or prohibited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

WHEREAS, Declarant is desirous of executing and recording this Third Amendment for the purpose of amending and restating Section 11.2.3.3 of the Declaration with respect to the types of grass permitted in front, side and rear yards of Lots as more particularly set forth hereinbelow; and

WHEREAS, the Association desires to join in this Third Amendment to confirm its approval of and consent to this Third Amendment and agreement to be bound by same.

NOW, THEREFORE, for and in consideration of these premises, the mutual covenants contained in this Third Amendment, Declarant hereby amends the Declaration, and the Association hereby joins in and consents to this Third Amendment, as follows:

1. **Recitals/Capitalized Terms.** The foregoing recitals are true and correct and are incorporated herein by this reference. All capitalized terms not expressly defined herein shall have the meanings ascribed to such terms in the Declaration.

2. **Amendment and Restatement of Section 11.2.3.3.** Section 11.2.3.3 of the Declaration is hereby amended and restated as follows (additions indicated by double underline and deletions indicated by strikethrough):

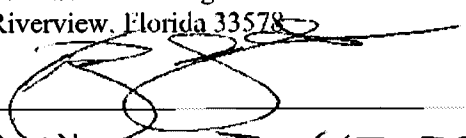
“11.2.3.3 ~~St. Augustine Grass.~~ Only St. Augustine grass (i.e., Floratam or similar variety) is permitted in the front, ~~side and rear~~ yards. Only St. Augustine grass or Bahia grass is permitted in the side and rear yards.”

2. **Effect of Amendment.** Except as herein specifically amended, the Declaration shall remain in full force and effect in accordance with its terms. The Declaration, as amended by this Third Amendment, shall be binding upon and inure to the benefit of all parties having any right, title or interest in ESTATES OF LAKE FLORENCE or any portion thereof, and their respective heirs, personal representatives, successors and assigns.

[signatures on following pages]

IN WITNESS WHEREOF, Declarant, joined by the Association, have caused this Third Amendment to be executed as of the date and year first above written.

WITNESSES:


Print Name: Brady Lefern
Witness Address:
2662 S. Falkenburg Rd.
Riverview, Florida 33578

Print Name: TCA A-2015
Witness Address:
2662 S. Falkenburg Rd.
Riverview, Florida 33578

"DECLARANT"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

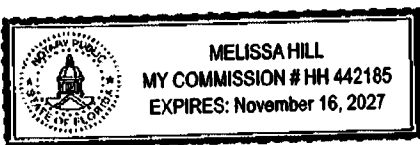
By: 
Name: Jeffrey Deason
Title: Vice President - Land Development
Date: 4/2, 2024

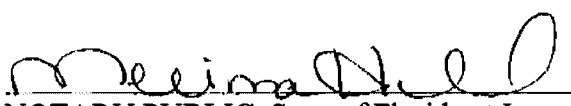
Address: 2662 S. Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2024, by Jeff Deason, as VP of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[NOTARY SEAL]




NOTARY PUBLIC, State of Florida at Large

Print Name: Melissa Hill
My commission no.: HH 442185
My commission expires: 11-16-27

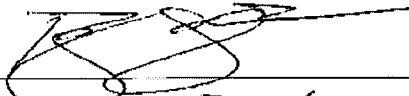
JOINDER OF THE ASSOCIATION

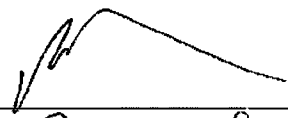
LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association") does hereby join in to the Third Amendment to which this Joinder is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 2nd day of April, 2024.

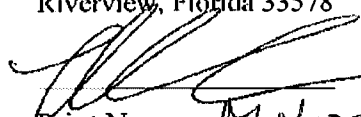
WITNESSES:

LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit


Print Name: Tracy Adams
Witness Address:
2662 S. Falkenburg Rd.
Riverview, Florida 33578

By: 
Name: Brady Lefere
Title: President

{CORPORATE SEAL}

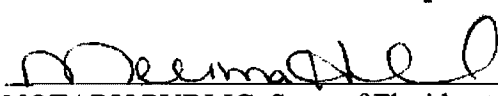

Print Name: Melissa Dermody Address: 4900 Dundee Road
Witness Address: Winter Haven, FL 33884
2662 S. Falkenburg Rd.
Riverview, Florida 33578

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2024, by Brady Lefere, as President of LAKE FLORENCE COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

[NOTARY SEAL]




NOTARY PUBLIC, State of Florida at Large
Print Name: Melissa Hill
My commission no.: HH 442185
My commission expires: 11-16-27

Hurricane Policy

Adopted by the Board of Directors on 11/14/24

Hurricane Shutters will be permitted upon approval. You will need to complete an alteration application and submitted it with the required documentation listed on the form.

Shutters can be placed or closed up to a week prior to the storm's arrival and must be taken down or opened within a week after the storm.

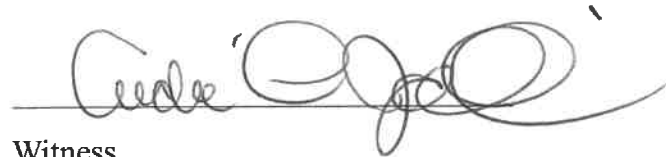
Shutters must be aesthetic in nature and in harmony with the exterior of the home.

Portable generators can be used as long as the generator is located in the backyard of the home and not seen from the street and only can be used during the time when the home does not have power due to the storm and must cease use once power is returned.

Approved by the Board of Directors at a duly noticed meeting on 11/14/24



Board President



Witness



Witness

Declarant can change guidelines at any time without any approval. In the event of any discrepancies between these Design Guidelines and the Declaration, the Declaration shall control.

Owners are responsible to abide by all county setbacks and regulations. Must acquire all county permits. All common area and property must be returned to original condition after construction.

***First Amendment – Fences Section 6, Sheds Section 27 and Fruit Trees Section 9 - 8-8-2022
Second Amendment – Section 12 and Light Spillage and Glare 5-23-2025***

1. AC UNITS

No window or wall air-conditioning units are permitted for use on Residential Units.

2. ATTACHED STRUCTURES

Attachments to structures, including but not limited to, name signs, house numbers (other than those originally installed on your home) are not permitted.

OTHER ENHANCEMENTS

Other landscape enhancements such as birdfeeders, benches, sculptures, trellises, garden art or lawn ornaments etc., all require prior written permission from the ARC. In general, most items should not exceed 36" in height, should be of natural (not painted) finishes, and should not dominate the landscape, but should blend in with the overall texture and theme of the architectural concept. Fountains may be up to 36" in height and must match the color scheme of the home. No more than four such items in the front yard or unfenced backyard will be approved per lot.

3. BARBEQUE GRILLS

Grills must be covered and stored behind the home on patio when not in use. No cooking shall be permitted, nor shall any goods or beverages be consumed on the Common Areas, except in areas designated for those purposes by Association. The Board shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout Lake Florence.

4. DECORATIVE SHUTTERS

DECORATIVE SHUTTERS

Shutters are considered "decorative" if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the structure. Shutters may be fixed or operable and mounted to one or both sides of a window or from the top of a window as may be appropriate. The following shutters are permitted, subject to approval of overall design: Louver, Panel, Batten, Painted Aluminum, Polyvinyl, and Formed Synthetics.

APPROVAL OF HURRICANE SHUTTERS

If hurricane shutters are planned for a structure, approval is highly recommended at time of Architectural Review rather than as part of a modification to an existing structure. Installation details, product photos, and color samples must be submitted for Architectural Review or Modifications Review [as applicable]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the ARC.

TYPES OF HURRICANE SHUTTERS

Hurricane shutters include temporary and permanent types. Generally, more than one type of hurricane shutter is required

to provide protection for doors, windows and fixed glass openings.

Subject to design standards in this section, the following types of hurricane shutters are permitted: **Temporary Hurricane Shutters: removable corrugated steel panels or removable aluminum panels Permanent Hurricane Shutters: Roll-down shutters or Colonial and Bahama shutters**

Other product, materials and types of hurricane shutters will be considered on a case-by-case by the ARC. Verification of hurricane certification for shutters is the responsibility of the Applicant and not the ARC. Accordion shutters are not permitted.

TEMPORARY HURRICANE SHUTTERS

Temporary hurricane shutters may be fabricated or corrugated steel or aluminum panels and may be used on all elevations of a structure. However, permanently affixed tracks must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached.

ROLL-DOWN SHUTTERS

Roll-down shutters may be made of foam-filled aluminum, extruded aluminum and other approved materials. Roll-down shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner lots or adjoining Lots.

COLONIAL AND BAHAMA SHUTTERS

With the approval of the ARC, Colonial and Bahama shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all elevations if consistent with the architectural theme of the structure. Colonial shutters may be mounted to one or both sides of a window. Bahama shutters are hinged at the top and held in place by support rods.

USE AND OPERATION OF HURRICANE SHUTTERS

Temporary hurricane panels must be stored inside a structure and only installed as provided below. Permanent hurricane shutters may be attached to the structure and remain in place at all times. However, this type of shutter must be in the "open" position except when a tropical storm or hurricane watch is issued.

Temporary hurricane panels may be installed and permanent hurricane shutters may be "closed" upon issuance of a tropical storm or hurricane watch. Temporary hurricane panels must be removed, and permanent shutters released to the "open" position within seventy-two [72] hours after a watch or warning is lifted.

Arrangements for the installation or removal of hurricane shutters are the responsibility of Owners. Owner is responsible to obtain all necessary county permits, and all shutters must be professionally installed.

4. DRIVEWAYS

Driveway extensions are allowed, but no further than the width of the garage. Driveway stains or surface coatings are not permitted unless such stains are clear or match (not change) the color of the driveway. Brick pavers shall be permitted in lieu of concrete for driveways with ARC approval.

Brick pavers shall be permitted in lieu of concrete for driveways with ARC approval.

Only brick pavers with natural earth tone colors will be acceptable as a replacement product for concrete driveways or driveway extensions. Brick pavers must be symmetrical in shape. No rock, cobblestone, or stone looks are allowed.

5. EXTERIOR PAINTING

Exterior painting must have ARC approval. Single family owners are responsible for the exterior maintenance, including painting of their homes. No approval is required to repaint a structure the "same color" as originally painted. Owners shall be responsible for pressure

washing and/or chemically cleaning the exterior of the home so that it remains free and clear of all mold, mildew and dirt. Any paint which becomes faded shall be the responsibility of the owner to paint to ensure exterior paint quality and appearance. Permitted paint color schemes are included in the Association's Paint Palette. Homeowners should request paint color wheels from Sherman Williams to determine true paint color as electronic and print versions may not reflect paint color accurately; homeowners are not required to use Sherwin Williams brand paint but must get a perfect match of permitted colors. Colors may be mix-and-matched only within a single-color scheme from the Association's Paint Palette. The exterior color scheme of any home may not be painted with the same exterior color scheme as the home on either side or directly across the street from the subject home. A home shall not have the same elevation as any home on either side or directly across the street from the subject home.

6. FENCES

No fences shall be erected without prior written review and approval from the ARC. The only allowable type of fence is white PVC. No wooden or chain link fences are permitted. If you choose to install a fence, please comply with the below guidelines.

From the front of the home to back of the home, fences shall commence at least 10' from the front of the home to the side property line on each side thereafter to, and across the rear property line. Partial fencing of the lot is not permitted. Your lot shall contain fencing on both side yards and along the back. Fences shall not be installed flush to the ground so that drainage will be blocked in any way.

Fences on corner Lots shall account for vehicle visibility/safety and compliance with county building code setback requirements. The side of the fence may require a landscape buffer, which shall be one continuous mulched landscape bed that covers approximately half of the length of the fence. The type and size of the plants shall be specified at time the fence application is submitted.

Lots shall install a 6' white, privacy, PVC fence, unless your fence shall transition to 4' or 6' picket (please see below). The color of white and design of fence shall match that of the perimeter fence. **If your Lot abuts, runs along, intersects with or joins the perimeter of any pond and/or conservation area, you shall install a 6' white, privacy, PVC fence, with the option of installing one or two transitional open style picket panels along the sides for fence transitioning to a 4' or 6' PVC, open-style picket with this continuing along the back property line.** Please see picture below to get a visual idea of the transition. **Lot 40** shall only be required to install a 4' or 6' PVC, picket on the sides abutting the pond. The rest of the fence shall be 6' PVC, privacy. This Lot has two sides that will be picket. **Lot 41** Due to the location of the Lot, this Lot shall be allowed to have 6' picket along the side yard facing the pond with first panel from the back of the fence transitioning to 4' picket and 4' picket continuing along the back of the fence. The side not facing the pond shall install 6' PVC, privacy with proper transition as confirmed in the 4th paragraph of this provision.



FENCE SHALL BE WHITE, NOT TAN

7. GUTTERS AND DOWNSPOUTS

Gutters and downspouts must be aluminum, match as closely as possible to the soffit and fascia of the home and pre-approved by the ARC. Downspouts may be painted the exterior body color of the home and also may be required to be tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system, or out to the street.

8. LANDSCAPE – PREVENTED PLANTS

The addition or removal of any landscaping on a lot must be approved by the ARC. Plants on the Florida Exotic Pest Plant Council Invasive Species list are prohibited in the community. Please go to <http://www.fleppc.org/list/list.htm> for a complete listing; the list is updated every two years, and the most recent listing should be consulted for purposes of this restriction.

9. LANDSCAPE

Landscaping and Landscape Enhancements: ARC shall have final approval of all exterior changes.

ANNUALS and PERENNIALS

Annuals and perennials may be planted within existing beds without prior permission of the ARC. The owner is responsible for the maintenance of these plantings.

CONTAINERS and FLOWERPOTS

No more than two (2) pots or containers may be visible from the street. Broken or empty pots/pottery is not allowed. Pots and containers cannot be larger than 30" in height. Pots and containers must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period of time.

TREES and SHRUBS

Any additional plantings in existing beds, or additions of entire planting beds, as well as new landscaping related to after-the-fact additions such as pools or lanai, require prior written approval of the ARC. Exotic species will not be permitted in the community. New plantings must be compatible with the existing plant palette for Lake Florence. Owners must obtain the prior written approval of the ARC in order to remove any existing trees from their property. All tree removals must have county approval with permit submitted to the ARC for approval.

Fruit trees are permitted with the approval of the ARC. Fruit trees shall be located at the rear of the home and

maintained to the highest degree.

10. LANDSCAPE – CURBING

Landscape borders and curbing shall be permitted with the prior approval of the Declarant or ARC. If used in multiple locations, the same material, style and color shall be used. Landscape timbers and wood ties are prohibited. EverEdge or equivalent steel lawn edging, concrete or natural edging stones and Ecoborder in brown or black are allowed. The landscape curbing color should complement the overall color scheme of the home. Owner must submit landscape curbing color and home colors(s) with the request.

The top surface of the landscape curbing shall not exceed 4" higher than the adjoining, undisturbed ground. Landscape curbing may not encroach easements or common ground and may not be installed along the sides of the driveway, or any other walking path other than the path from the driveway to the front entry.

11. LAWN ORNAMENTS

A maximum of two (2) yard ornaments less than 36" in height are permitted per yard and must have ARC approval prior to installation. A picture or detailed description of the item must be submitted with the request, along with the proposed location for the structure which shall be located only in a landscaping bed and must blend in with the home. The materials and color used shall be generally subdued and in harmony with the natural surroundings of the home, lot and community. No bright colors, unusual materials offensive or obscene items will be approved. Yard ornaments may be denied for any reason without explanation. Unauthorized yard ornaments will be removed with 24-hour notice.

12. LIGHTING

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Architectural Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a structure, any architectural or landscape lighting must be approved as part of a Modification Review.

LOCATION OF LIGHTING

All architectural lighting must be attached to the structure and all landscape lighting must be located no closer than 10ft from the front lot line and 3ft from the side lot line. Post lamps are not permitted.

STYLE AND FINISH OF LIGHTING FIXTURES

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks. Eave, wall and ground lights must be shielded. Allowable finishes include copper, Verde green, rust or black and other colors as may be approved by the ARC. White fixtures are not permitted.

ILLUMINATION

The maximum level of illumination shall not exceed a low to medium level of illumination to achieve a soft look or warm glow.

BULBS

All exterior lighting must be equipped with white, frosted or clear bulbs. Mercury vapor and high pressure sodium lights are not permitted.

LENSES

Glass panels or lenses and vinyl or plastic liners for fixtures must be white, frosted or clear. No colored panels or lenses are permitted.

PATH LIGHTS

Path lights, not exceeding 24" in height above grade, may be used on a limited basis to light walkways. Pagoda or bollard style lights must have diffusers with extended shields to reduce glare from the street. Path or ground lights are not permitted for installation along driveways within 10ft of the front lot line and within 3ft from the side lot line. Lights cannot be in the grass area and are only permitted in mulch or plant beds.

LANDSCAPE LIGHTS

Ground lights, ground-level spotlights and well lights may be used on a limited basis.

ENTRY LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

GARAGE LIGHTS

Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

HOLIDAY DECORATIONS

A reasonable number of holiday lights and decorations may be displayed on a lot commencing October 15th and shall be removed no later than November 5th with respect to Halloween Decorations, commencing November 15th and shall be removed no later than December 1st for Thanksgiving/Fall decorations and commencing Thanksgiving day and shall be removed no later than January 8th of the following year for Christmas season decorations, thereafter without prior approval, subject to the right of the Association or the ARC to require removal of any such decorations which it deems to be excessive in number.

PORCH LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

SPOT/FLOOD LIGHTS

A maximum of two [2] wall- or eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12ft above grade and fitted with a shield to minimize light spillage which may affect adjoining Lots, as determined by the ARC. Wall- and eave-mounted spot/flood lights are permitted in front or side yard areas, with prior approval of the ARC.

LIGHT SPILLAGE AND GLARE

Other than decorative fixtures attached to the entry or garage of a structure, light sources should be hidden when possible, so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields, and grills is also helpful.

Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting or interior lighting that is visible from an adjacent Lot or Common Area will be permitted which, in the opinion of the ARC, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the

Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the ARC Administrator.

13. MULCH / ROCK

Approved inert materials shall include those described below and other materials as may be approved by ARC from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by ARC and shall be in writing. Currently approved materials are as follows:

MULCH/BARK

Dark, hardwood chips or natural color shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds. Stone mulch may be used, provided that it adheres to the following standards:

Colors: White, Black, or Earth tone only (i.e. buff, beige, charcoal or brown)

DECORATIVE ROCK MATERIAL

Categories of decorative boulders which may be approved within the Private Area are as follows:

- i. Moss Rock;
- ii. Tan Limestone; iii) Tan Sandstone; iv) Granite; or
- v) Fieldstone

Stone or boulders shall not be used as a bed-edging material. Stones or boulders are not permitted in turf areas. The Reviewing Entity reserves the right to limit the number of decorative boulders in the landscape.

14. PATIOS/LANAIS

Patios/Lanais shall be located in the rear of the Home, shall not extend into the side yard, or rear yard setbacks, of the Lot. Patios may be paved with brick pavers, concrete or other suitable material.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

15. PERGOLAS / TRELLIS

Pergolas, Trellises, and Arbors

All pergolas, trellises and arbors must be constructed of white, beige, or black vinyl or unpainted, natural-color cedar. Construction drawings, elevations, and details must be submitted to the ARC for all pergola, trellis, and arbor applications.

All pergolas, trellises and arbors must be constructed within the Private Area of the lot and may not exceed forty percent (40%) of the width of the home or be a maximum width of eighteen feet (18'), whichever is less.

Pergolas and shade structures must be structurally sound and anchored in accordance with local codes. Knee bracing or cross-bracing shall not be utilized on any side of the structure. When framed, the highest point of a pergola may not exceed the eave height of the home. Pergolas or shade structures may not be attached to the home.

One (1) or more trellises may be installed to shield a patio or deck if approved by the ARC. Attaching a trellis to your home may void applicable warranties from Declarant. Trellises used to screen decks or patios that have a height extending to the eaves of the home may have a maximum width of no greater than eight feet (8'). Each section of trellis must be separated by a gap or lower section of trellis at a minimum distance equal to the section of trellis. Applications for trellises that do not extend to the eave height of the home shall be reviewed on a case-by case basis to determine allowable width and configuration. Each trellis must be designed to support plants or vine growth and thereafter maintained with plants or vines growing on it, and remain plumb, level, and structurally sound. The intent of these Design Guidelines is that trellises may not be used as substitutes for fences.

One (1) arbor may be installed only if structurally sound and in accordance with local building codes. Arbors may not be attached to the home nor exceed eight feet (8') in height, four feet (4') in width, and four feet (4') in depth. The arbor must be designed to support plant or vine growth and thereafter be maintained with plants or vines growing on it. As all arbors are different, approval will rest with the Reviewing Entity.

16. POOLS & SPAS

In-ground pools and spas and their enclosures shall be located within the maximum buildable area in rear yards. No above-ground pools are permitted. No pool or screen enclosure may extend beyond the sides of the dwelling. The construction of a pool or spa and deck may not change the grade of the existing landscape. Planting material or other landscape devices may be required by the ARC to soften screen enclosures and pool/spa structures from adjoining properties.

Any resultant alterations to systems for landscaping and irrigation are the responsibility of the homeowner. Gutters and downspouts which become part of the pool installation may be required to be tied into an underground drainage system and drained to a lake, swale, or other storm water drainage system. Pool/spa heating systems, their placement and attachments, must also be approved by the ARC.

Permanent swimming pools will require submission to and approval by appropriate local governmental entity for permitting, along with approval by the ARC. Spas or Jacuzzis shall be of the in-ground type and not exceed two feet (2') in height above the existing grade level.

All spa or Jacuzzi equipment shall be screened from street view and view from neighboring property with plant materials of adequate density. All spas or Jacuzzis must be constructed entirely within the Private Area. All spas or Jacuzzis must be installed according to County ordinances.

No swimming pools or spas can be drained onto common area open space or any other property.

17. PROHIBITED STRUCTURES

Pursuant to the Declaration and/or these Design Guidelines, the following are a few structures that shall be prohibited:

- Second story (if applicable) balconies attached to the home
- Stand-alone garages and secondary garages accessible by side or rear yards
- Tents of a permanent nature, including screened in pergolas
- A bird or squirrel house exceeding the roof eave in height
- Artificial vegetation, except as permitted by Florida Law
- Accessory buildings, including gazebos, greenhouses and guest houses
- Horseshoe pits
- Above ground pools
- Wells

18. ROOFS

The repair and replacement of the roof and roofing system on a single-family home is the responsibility of the homeowner. Architectural or dimensional shingles are required. No metal roofing or three-tab shingles shall be permitted. Change of style, type, color, etc. of the roofing system requires ARC approval.

19. SATELLITES & ANTENNAS

Architectural approval is required for all new devices or antennas.

A device 39" or less (diametrically or diagonally measured) may be installed on an Owner's side or rear roof, or the side or rear of the property as long as the dish is not visible from the street. Installation of device on the roof or side of the home may void builder's warranty in that location.

If the dish is placed on the ground, it must either be lower than the nearest fence or screened by landscaping to minimize its impact on the neighborhood.

A device will not be placed in setback areas.

Extenuating Circumstances:

If the Homeowner and the ARC determine it is not possible to receive an adequate signal under the above-described policy, alternative placement will be considered on a case-by-case basis.

Alternative placement may include requirements that the dish be screened by landscaping, painted in a color compatible with the surroundings, or other alternatives, which will further minimize its impact on the neighborhood.

Please refer to Federal Communications Commission, Rule 1.4000 regarding extenuating circumstances.

Owners shall not allow their device to fall into disrepair or to become a safety hazard. Devices shall be installed and secured in a manner that complies with all applicable codes including hurricane safety ordinances and county and state regulations.

20. SCREENED ENCLOSURES / ENTRANCEWAYS / LANAIS

ARC approval is required for the construction of patio covers, open patios, and enclosed patios.

Screened Enclosures (full screen enclosure over concrete pad) additions shall be allowed. Screen Enclosures must be constructed of bronze metal framing with standard charcoal color screen (not to be confused with solar screen). Screened Enclosures shall not extend beyond the sides of the home. Screened Enclosures shall not be higher than the roof of the home.

All Screened Enclosure additions must be constructed on poured concrete and be anchored in accordance with county building guidelines. A Screened Enclosure structure may have an aluminum kick plate that matches the color of the Screened Enclosure frame.

The roof style of the Screened Enclosure should complement the roof style of the home. The following materials can be used for the roof of the Screened Enclosure:

- a. Standard charcoal color screen
- b. Insulated or corrugated solid roof surface – white material shall not be exposed and must be hidden

For screened roofs: Mansard, Gable, and Hip rooftops meet the community standards. Any style of screened roof that is installed by the Developer/Builder is also acceptable.

A solid surface roof extending from the home shall also be permitted in lieu of a screened roof. The roofing material can be insulated/composite (aluminum with a 3" insulated panel in between, bronze in color to match the Screened Enclosure frame). If the roof does not match the Screened Enclosure frame, it can be screened from view and hidden under a screened roof. Additionally, the solid surface roof can be constructed to extend from the home if a homeowner is extending their lanai and it is tied into the existing roof and the shingles match to provide a seamless look. No solid aluminum or pan roofs shall be permitted.

Screened garages and screened portions of the front of the home are prohibited.

Owners with a covered patio or lanai may later enclose the same with standard charcoal color screen (not to be confused with solar screen) or a combination of windows and standard charcoal color screen. Covered Patio/Lanai must be located along the rear elevation of the home. Any renovation of a covered patio to a screened patio or lanai (or a window/screen combination) shall be made only after application to, and written approval by, the Architectural Review Committee.

21. SOLAR PANELS

The location and design details for solar collectors shall be submitted for approval. A solar collector shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstance may solar collectors extend above the ridge line of a roof. Any solar collector attached to a roof may void builder's warranty on the roof.

22. SPORTS / PLAY EQUIPMENT

SWINGS/PLAY EQUIPMENT/TRAMPOLINES

Children's play equipment, swing sets (of any description); play sets (of any description) hard plastic molded playhouses, hard plastic molded basketball hoops or play items will only be approved in a fenced rear yard.

No molded plastic or blow-up type pools may be left in the rear yard after any use nor may they be left lying or leaning up against the home or on the patio. No above ground pools will be approved.

No temporary play items may be left in the front yard or an unfenced yard after playing. All items need to be removed to enclosed area (a fenced in yard is considered an enclosed area).

BASKETBALL HOOPS

Portable basketball goals shall be permitted only in front yards and driveways, may not be located on sidewalks, driveway aprons or streets and shall be removed and stored away when not in use, and no later than at sunset every night. Permanent basketball goals are not permitted. No architectural or landscape lighting is permitted on any Lot for the intention of lighting basketball goals for night play.

23. WATER SOFTENERS/ GARBAGE CONTAINERS/ POOL EQUIPMENT/TANKS & OUTDOOR EQUIPMENT

All garbage and trash containers, water softeners and pool equipment must be placed in fenced, walled-in areas or landscaped areas so that they are not visible from any adjoining Lot or any street. Any fuel tanks shall be buried underground. All wires and piping have to be camouflaged – wires in a conduit, painted same color as home and pipes hidden or painted same color. Trash cans may be concealed by the same type of PVC fencing as permitted on the lot, if PVC fencing is permitted on the lot, with the approval of the ARC. Fenced in space for trash cans must have pavers instead of turf. Otherwise, landscaping may be installed to conceal trash cans, if approved by the ARC.

24. WINDOWS

Windows may only be tinted light grey, smoke, or light bronze to match the other windows in a home. No reflective film, leaded-glass look adhesive material or glass, or other glass or plastic appearing different from the exterior of the structure may be used.

25. WINDOW TREATMENTS

Window treatments shall consist of drapery, blinds, shutters, decorative panels, or other tasteful window covering, and no newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for the initial period of occupancy by a new owner/tenant, or when permanent window treatments are being cleaned or repaired, not to exceed a 1-week period. Windows on the street side should have white, off-white, or wood-color window treatments, or color treatments that match the exterior color scheme

26. FRONT DOOR GLASS INSERTS

Front door glass inserts shall be subject to ARC application and approval. Applications for inserts with nature scenes, including animals, fauna and the like, inserts depicting any particular image, or inserts with lettering or wording will not be approved. Inserts with non-descriptive abstract or geometric patterns will be permitted. Colored glass inserts are prohibited. Clear, frosted, or textured glass inserts will be permitted. Glass inserts shall not be a portion of the door (i.e. $\frac{3}{4}$, $\frac{1}{2}$, etc.). Storm Doors affixed to the exterior front door shall be subject to ARC application and approval. Material must be aluminum and must match the color of the house, trim, front door, or white. Doors with nature scenes, including animals, fauna and the like, inserts depicting any particular image, or inserts with lettering or wording will not be approved. Doors with non-descriptive abstract or geometric patterns will be permitted. Colored glass inserts are prohibited. Clear, frosted, or textured glass inserts and standard charcoal color screens will be permitted.

27. Sheds

Sheds are permitted with the approval of the ARC. Sheds shall be located at the rear of the home and shielded from public view with a fence or landscape material. Sheds shall be no larger than 8' x 10'. **Sheds must be permanent structures and** shall be maintained to the highest degree. Sheds are to be no taller than ~~9-~~11 feet at the highest peak. May only have one shed per lot. All Rubbermaid type storage bins must be placed behind home or in garage and put away in the event of heavy winds.

ESTATES OF LAKE FLORENCE HOMEOWNERS ASSOCIATION, INC.

ESCALATING FINE SYSTEM

For the first violation, a written warning letter would be issued by US Mail. The owner would be warned that a fine will be issued if the problem isn't resolved by a certain date, usually within 14 days. A second violation of the same offense, within the same year, would be met with a \$50 fine, a third violation would prompt a \$100 fine, and the fourth violation fine \$100 a day, up to \$1,000, per Florida Statutes 720.305- Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights.

1st violation.....Reminder letter
2nd violation (same offense within 12 months)\$50
3rd violation (same offense within 12 months) \$100
Additional violations (same offense) Up to \$100 a day**

****Exception: Unauthorized exterior/architectural changes (see below) - \$100 and \$100 daily after notification of unapproved Architectural Change until completed paperwork received completed and approved by the Architectural Committee. (Ask authorization, not forgiveness)**

Serious safety violation.....no warning letter, \$100 up to \$1000 accrued fine (examples: reckless driving), driving off-road or unauthorized vehicles in common area, retention pond area or other behavior).

Continuing violation after fine limit has been reached.....Suspension of voting rights.

Continuing violation..... Daily fines, accrued up to \$1,000 then property lien. Limit on how much an HOA can fine a homeowner in FL is \$1,000. Once this amount is reached, the HOA will file a lien on the property,

EXTERIOR CHANGES – Including Landscaping

All exterior improvements require Architectural Review Committee Approval. The application fee is \$25.00

****Exterior work initiated without an approved Architectural Form - \$100 fee; Exterior work without approval: Continuing violation..... \$100 Daily, fines up to \$1,000**

20. Enforcement.

20.1 **Right to cure.** Should any owner do any of the following:

20.1.1 Fail to perform its responsibilities as set forth herein or otherwise breach the provisions of this Declaration or Governing Documents including, without limitation, any provision herein benefiting SWFWMD.

20.1.2 Cause any damage to any improvement or Common Areas:

20.1.3 Impede Declarant or Association from exercising its rights or performing its responsibilities hereunder;

20.1.4 Undertake unauthorized improvements or modifications to a Lot or Common Areas; or

20.1.5 Impede Declarant from proceeding with or completing the development of ESTATES OF LAKE FLORENCE, as the case may be;

Then Declarant and/or Association, where applicable, after reasonable prior written notice, shall have the right, through its agents and employees, to cure the breach, including, but not limited to, the entering upon the Lot and causing the default to be remedied and/or the required repairs or maintenance to be performed, or as the case may be, remove unauthorized improvements or modifications. The cost thereof, plus reasonable overhead costs and attorney fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred shall be assessed against the Owner, as applicable, as an Individual Assessment.

20.2 **Non-Monetary Defaults.** In the event of a violation by any Owner, other than the nonpayment of any Assessment or other monies, of any of the provisions of this Declaration, Declarant or Association shall notify the Owner of the violation, by written notice. If such violation is not cured as soon as practicable and in any event

within seven (7) days after such written notice, the party entitled to enforce the same may, at its option:

20.2.1 Commence an action to enforce the performance on the part of the Owner, as applicable, or to enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief: and/or

20.2.2 Commence an action to recover damages: and/or

20.2.3 Take any and all action reasonably necessary to correct the violation or breach.

All expenses incurred in connection with the violation or breach, or the commencement of any action against any Owner, including reasonable attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy shall be assessed against the Owner, as applicable, as an Individual Assessment, and shall be immediately due and payable without further notice.

20.3 **No Waiver.** The failure to enforce any right, provision, covenant or condition in the Declaration shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future.

20.4 **Rights Cumulative.** All rights, remedies, and privileges granted to Declarant, Association and/or the ARC pursuant to any terms, provisions, covenants or conditions of this Declaration, or Architectural Guidelines, shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude any of them from pursuing such additional remedies, rights or privileges as may be granted or as it might have by law.

For further reference to rights, remedies, and privileges granted under 20. **Enforcement,** you may continue to read through (20.6.5) in the **Estate of Lake Florence - Declaration of Restrictive Covenants.**

SECTION 35. TOWNSHIP 28 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

PAGE 25



THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:



PLATING SURVEYOR
WILLIAM M. PYLE, JR.
PROFESSIONAL SURVEYOR AND
MAPPER
FLORIDA LICENSE NUMBER: 699
SQS, INC.
LICENSED BUSINESS NUMBER:
8174
4479 U.S. 27 S
SEBRING, FL 33870

[illegible]

1) THERE SHALL BE A 15' PUBLIC UTILITY EASEMENT OVER THE FRONT (ROAD SIDE) OF ALL LOTS AND TRACTS "B", "C" AND "D" IN ADDITION TO THE EASEMENTS SHOWN

2) LOT LINES INTERSECTING CURVED RIGHT OF WAY LINES ARE RADIAL UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTHERLY OF STATE ROAD 542 A/K/A OVERLOOK DRIVE SE.

LESS ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN PROPERTY CONVEYED TO THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, BY VIRTUE OF THE QUIT-CLAIM DEED RECORDED JANUARY 5, 1955 IN DEED BOOK 1002, PAGE 355, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LESS ANY PORTION LYING WITHIN LAKE FLORENCE.

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT LAKE FLORENCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THIS PLAT OF "STATES OF LAKE FLORENCE" TO BE MADE AND DOES HEREBY DEDICATE TO THE PUBLIC THE PUBLIC UTILITY RIGHT-OF-WAY, OVERLOOK DRIVE, AND THE PUBLIC UTILITY EASEMENTS TO THE PROVIDERS OF PUBLIC UTILITIES. THE OWNER HEREBY DEDICATES ADDITIONAL OVERLOOK DRIVE SOUTHEAST RIGHT-OF-WAY SHOWN HEREON TO THE PUBLIC. THE OWNER HEREBY DEDICATES TO LAKE FLORENCE COMMUNITY ASSOCIATION, INC. TRACTS "A", "B", "C" AND "E" FOR THE PURPOSES STATED HEREON AND TRACT "E" FOR LANDSCAPING. THE PLAT DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE POLK COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, HOWEVER, MAINTENANCE RESPONSIBILITIES SHALL NOT BE IMPOSED ON THE CITY OF WINTER HAVEN OR POLK COUNTY; THERE IS HEREBY GRANTED TO POLK COUNTY, FLORIDA, A NON-EXCLUSIVE PERPETUAL INGRESS-EGRESS EASEMENT OVER TRACTS "A", "B", "C", "E" AND "F" FOR ANY PUBLIC PURPOSES. THIS EASEMENT GRANT DOES NOT IMPOSE ANY MAINTENANCE RESPONSIBILITIES ON POLK COUNTY FOR SAID TRACTS OR FOR THE MAINTENANCE OF STORMWATER DRAINAGE. TRACT "D", SEWER AND LIFT STATION AS WELL AS THE ASSOCIATED 20 SANITARY SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE USE BY THE PUBLIC FOREVER FOR THE USES STATED HEREON. THERE IS HEREBY GRANTED TO THE CITY OF WINTER HAVEN, FLORIDA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER AND ACROSS ALL AREAS ON THIS PLAT SO DESIGNATED.

IN WITNESS WHERE OF I HAVE CAUSED MY HAND AND SEAL THIS 20 DAY OF October, 2021, SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS
SIGNED NAME: Debbie Mobley
PRINTED NAME: Debbie Mobley
WITNESS
SIGNED NAME: Wendy Per
PRINTED NAME: Wendy Per
TITLE: MANAGER

LAKE FLORENCE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: HRB LAND INVESTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS
MANAGER
Harold R. Baxter
PRINTED NAME: HAROLD R. BAXTER
TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ON October 20, 2021 BY HAROLD R. BAXTER, AS MANAGER OF HRB LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF LAKE FLORENCE, LLC, ON BEHALF OF THE COMPANY, WHO X IS PERSONALLY KNOWN TO ME OR PRODUCED FOR IDENTIFICATION



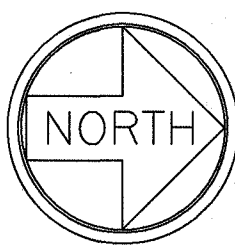
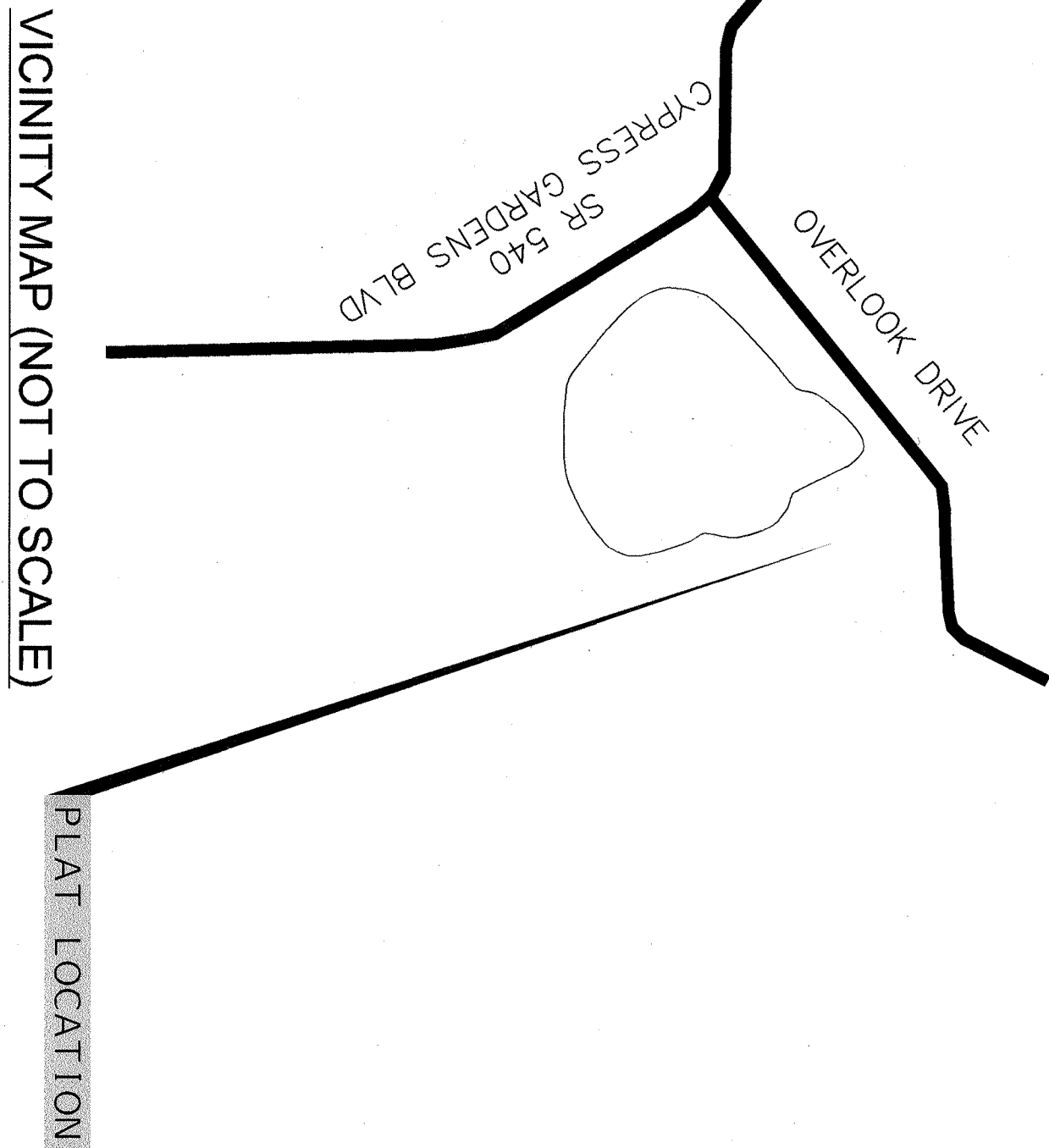
[NOTARIAL SEAL]
NOTARY
Hedy Carson
PRINT NAME: Hedy Carson
MY COMMISSION EXPIRES: 7-22-23

SURVEYOR'S NOTES
1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF NE 1/4 OF SECTION 35 BEING S 00°27'15" E, GRID BEARING AS MEASURED USING RTK GPS, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) AND PROJECTED IN THE FLORIDA STATE PLANE WEST ZONE.

- 2.) UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 3.) ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 4.) PRINTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
- 5.) THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- 6.) SEPARATE MORTGAGE CONSENT AND JOINDER TO THE PLAT HAS BEEN EXECUTED BY THE PARTY THAT THE TITLE OF RECORDING IS THE MORTGAGEE OF THE LANDS SHOWN HEREON AND MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7.) TRACTS "A", "B", "C" AND "E" WILL BE RETAINED BY THE DEVELOPER FOR FUTURE CONVEYANCE TO A COMMUNITY DEVELOPMENT DISTRICT OR A HOME OWNERS ASSOCIATION FOR PERPETUAL OWNERSHIP AND MAINTENANCE. POLK COUNTY SHALL HAVE NO MAINTENANCE RESPONSIBILITY FOR TRACTS "A", "B", "C" AND "E" OR FOR THE MAINTENANCE OF STORMWATER DRAINAGE.
- 8.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SOCIAL CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE IMPOSED ON THE PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 9.) LOT OWNERS SHALL BE SUBJECT TO THE DECLARATION OF RESTRICTIONS AND COVENANTS OF LAKE FLORENCE COMMUNITY ASSOCIATION, INC.
- 10.) THERE SHALL BE A 15' PUBLIC UTILITIES EASEMENT OVER THE STREET SIDE (FRONT) OF ALL LOTS AS WELL AS TRACTS "B", "C" AND "D".
- 11.) TAMPA ELECTRIC COMPANY (TECO) HAS A BLANKET EASEMENT OVER THE PROPERTY LYING 7.5 FEET ON EITHER SIDE OF THEIR FACILITIES PER RECORDS BOOK 1185, PAGE 2226 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- 12.) THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORD AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

ESTATES OF LAKE FLORENCE

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA



SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - LOT DETAILS

CITY OF WINTER HAVEN CITY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF POLK
CITY OF WINTER HAVEN

THIS PLAT IS HEREBY APPROVED BY THE CITY OF WINTER HAVEN, IS APPROVED BY THE CITY COMMISSION OF THE CITY OF WINTER HAVEN, FLORIDA IN AN OPEN MEETING THIS 8th DAY OF November, 2021

BY: Paul A. Tarr
CITY CLERK
ATTEST: Vanessa Cuatella

PLAT BOOK 188 PAGE 24
SHEET 1 OF 2

COUNTY COMMISSIONER'S CONDITIONAL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS 24th DAY OF November, A.D. 2021, IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THE PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: Martha Soto
CHAIRPERSON

Deborah May
CLERK

COUNTY COMMISSIONER'S APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS 24th DAY OF November, A.D. 2021, BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, IN ACCORDANCE WITH THE PROCEDURES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

BY: Martha Soto
CHAIRPERSON

Deborah May
CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING THIS 24th DAY OF November, A.D. 2021.

BY: Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER, BY: Chris Spauld DATE: 11-17-2021

APPROVAL: REVIEWED FOR CONFORMITY

STATE OF FLORIDA
COUNTY OF POLK

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT TO THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE.

BY: Gary L. Allen DATE: 11-17-2021

GARY L. ALLEN, P.L.S., DATE: 11-17-2021
FLORIDA REGISTRATION NO. 4756
CIVILSURV DESIGN GROUP, INC.
FLORIDA REGISTRATION NO. LB 7805

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE LAND DEVELOPMENT DIVISION.

BY: Willam M. Pyle, Jr. DATE: 11/18/2021
LAND DEVELOPMENT DIVISION DIRECTOR

SURVEYOR'S STATEMENT

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "STATES OF LAKE FLORENCE" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 177, FLORIDA STATUTES, AND THAT ALL PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET. SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: Willam M. Pyle, Jr. DATE: 10/18/2021
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER: 6993
4479 U.S. 27 S
SEBRING, FL 33870



INSTR # 2021310012
BK 188 Pgs 24-25 PG(s)3
RECORDED 11/29/2021 03:04:28 PM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$45.00
RECORDED BY shauruss

Plat Name: Estates of Lake Florence

Section 35
Township 28 South
Range 26 East

STATE OF FLORIDA
COUNTY OF POLK

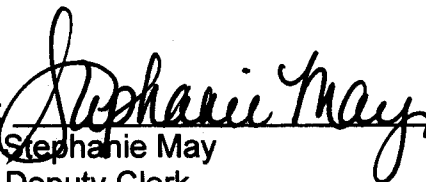
FILED FOR RECORD this 29th Day of November 2021

Recorded in Plat Book: **188**
Page(s) ----- **24-25**

Record verified 11/29/2021

Stacy M. Butterfield
Clerk of Circuit Court



By: 
Stephanie May
Deputy Clerk

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

PAGE 25



NOTICE: NOT PLATED

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS



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PRM (PERMANENT REFERENCE MONUMENT) (UNLESS OTHERWISE NOTED)
74.3 3801.01 17.18
74.5 53.92.01 47.95
76.3 88.11.51 16.36
76.5 50.59.17 29.24
77.18 13.01.14 16.52
78.5 31.36.26 17.43

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MAPLE
FLORIDA LICENSE NUMBER: 6993
SGS, INC.
LICENSED BUSINESS NUMBER:
8174
4479 U.S. 27 S
SEBRING, FL 33870

ESTATES OF LAKE FLORENCE HOA

RENTAL APPLICATION & FEE INFORMATION

April 7, 2025

Dear Owner:

Please find enclosed a Tenant Information Sheet that will need to be completed and returned with a copy of the executed lease for your rental property that is located in the Estates of Lake Florence HOA.

All completed forms should be sent to:

Estates of Lake Florence Homeowners Association, Inc.
4110S. Florida Ave., Suite 200
Lakeland, FL 33813

Per the Governing Doc's of the community, 17.2.6, reasonable administrative costs incurred by the Association which amounts are by their nature applicable only to one or more Lots, but less than all lots, ("**Individual Assessments**") are fees that apply to all rentals in the community which are listed below:

Lease (Rental/Renewal) Fee is **\$500.00**

Lease Review fee upon commencement of any lease **\$250**

Rental Surcharge fee of 3% of the annual due by December 31st each year

You may also return the documents via e-mail to: m.swords@hcmanagement.org

Lease fees may be submitted by check/money order payable to Estates of Lake Florence Homeowners Association, Inc. or you can pay online at www.hcmanagment.org

Sincerely,

Highland Community Management

For: ESTATES OF LAKE FLORENCE HOA

TENANT INFORMATION SHEET

info@hcmanagement.org

To be completed for all instances of leasing a home within the community.

Address of Unit: _____

Owner/Landlord Name: _____

Tenant(s) Name: _____

Home Telephone # _____ Work# _____ Cell# _____

Please list ALL occupants who will reside in the home:

Name	Age	Relationship to Primary Tenant
------	-----	--------------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

How many pets? Dogs _____ Cats _____ Other Pets _____ (What kind _____)

Vehicle Make _____ Color _____ Tag# _____ State _____

Vehicle Make _____ Color _____ Tag# _____ State _____

Please provide the following attachments with this completed document to the management company:

- Copy of the executed lease

Estates of Lake Florence Homeowners Association is a deed restricted community as such, I/We agree to abide by the Covenants, Conditions, Restrictions, and easements of the Association. I further understand that if I/We fail to comply with the community's governing documents, or Florida Statutes and laws, action will be taken against me and I will be responsible for paying any fees that accrue including attorney fees, that are made payable directly to the homeowner.

Signature of Tenant

Signature of Tenant

Lease (Rental/Renewal) Fee is **\$500.00**

Lease Review fee upon commencement of any lease **\$250**

Rental Surcharge fee of 3% of the annual due by December 31st each year

LAKE FLORENCE COMMUNITY ASSOCIATION, INC.

Lake Florence Community Association, Inc., a Florida Corporation not-for-profit (the **“Association”**). The DECLARATION FOR LAKE FLORENCE (the **“DECLARATION”**) recorded in the Public Records of Polk County, Florida, shall govern all of the operations of a community to be known as **LAKE FLORENCE**.

LEASE/AGREEMENTS

12.24 Leases.

1. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented.
2. No bed and breakfast facility may be operated out of a Home.
3. Individual rooms of a Home may not be leased on any basis.
4. No transient tenants may be accommodated in a Home.
5. All Leases or occupancy agreements of Homes (collectively, “Lease Agreements”) are subject to the provisions of this Section 12.24.
6. All Lease Agreements shall be in writing.
7. A copy of all the Lease Agreements shall be provided to the Association (15 days prior to occupancy). Required by the Board of Directors.
8. No Home may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than one (1) year, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship.
9. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association.
10. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner’s sole expense, by legal means including eviction, his or her Lessee and all other occupants of their Home should the Lessee or occupants refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association.

11. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such Lessee or occupants and the costs of the same shall be charged to the Owner as an Individual Assessment.

12. All Lease Agreements shall require the Home to be used solely as a private single-family residence.

13. Each leased Home shall be occupied by Lessees of the Lessee's Immediate Family Members, overnight guests and professional caregivers as a residence and for no other purpose.

14. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common areas appurtenant to such home.

LAKE FLORENCE COMMUNITY ASSOCIATION, INC.

Rules & Regulations Established By The Board of Directors

1. Leases are to be furnished to the Association 15 days prior to occupancy.
2. The Homeowner is required to furnish the Lessee with a copy of the Declaration of Restrictive Covenants prior to executing the Lease, to ensure that they are well informed of the requirements they are agreeing to.
3. The Lessee will be required to sign a statement stating that they have read the Declaration of Restrictive Covenants, Rules & Regulations, understand them, and will abide by them.