

**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF
LAKE'S EDGE, A CONDOMINIUM**

**SUBSTANTIAL REWORDING OF DECLARATION OF CONDOMINIUM-
SEE CURRENT DECLARATION OF CONDOMINIUM FOR CURRENT TEXT**

RECITALS:

In a Declaration of Condominium recorded at O.R. Book 1068, Pages 1306 et seq. of the Charlotte County Public Records on November 3, 1989, the Condominium Developer did submit to condominium ownership pursuant to Chapter 718, Florida Statutes, known as the Condominium Act, that property situated in Charlotte County, Florida, more particularly described as follows:

From the Northwest corner of Section 19, Township 40S, Range 23E, proceed South OD-8'-19"-E, a distance of 2,993.28' along the West line of said Section 19 thence S-89D-40'-40"-E a distance of 2,053.52' thence North a distance of 140.00' thence S-89D-40'-40"-E a distance of 267.67' thence N-66D-19'-38"-E a distance of 49.18' to the point of beginning thence N-OD-7'-23"-E a distance of 254.30' thence East a distance of 280.00' thence S-OD-7'-23"-W a distance of 264.30' thence West a distance of 198.95' thence North a distance 10.00' thence West a distance of 81.03' to the point of beginning.

The Condominium Property was expanded by the inclusion of the following property in Phases, as permitted by the original Declaration of Condominium, as follows:

Tract 1, INGRESS AND EGRESS EASEMENT

A parcel of land lying in Section 19, Township 40 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of said Section 19; thence South 00° 08' 19" East, along the West line of said Section 19, a distance of 282.58 feet, to a point on a line parallel with and 50 feet North of, as measured at right angles, to the South line of the North half, of the North half, of the North half, of the Southwest quarter of said Section 19; thence South 89° 40' 40" East, along said line, a distance of 35.00 feet, to the Point of Beginning of this description;

Thence continue South 89° 40' 40" East, along said line, a distance of 1317.97 feet; thence North 00° 19' 20" East, a distance of 328.93 feet; thence South 89° 40' 40" East, a distance of 24.00 feet; thence South 00° 19' 20" West, a distance of 378.93 feet; to the South line of the North half, of the North half, of the North half, of the Southwest quarter, of said Section 19; thence North 89° 40' 40" West, along said South line, a distance of 1341.60 feet, to a line parallel with and 35 feet East of as measured at right angles to, the West line of said Section 19; thence North 00° 08' 19" West, along said parallel line, a distance of 50.00 feet, to the Point of Beginning.

PHASE I – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East, along said South line, a distance of 2053.57 feet; thence North, a distance of 140.00 feet; thence South 89° 40' 40" East, a distance of 267.67 feet; thence North 66° 19' 38" East, a distance of 49.18 feet to the Point of Beginning; thence North 00° 07' 23" East, a distance of 252.17 feet; thence South 89° 52' 37" East, a distance of 118.50 feet; thence South 00° 07' 23" West, a distance of 31.72 feet; thence South 89° 52' 37" East, a distance of 161.50 feet to the East line of the West half of said Section 19; thence South 00° 07' 23" West along said East line, a distance of 238.84 feet; thence West, a distance of 198.95 feet; thence North, a distance of 17.09 feet; thence South 85° 00' 00" West, a distance of 81.34 feet to the Point of Beginning.

PHASE II – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 2053.57 feet to the Point of Beginning; thence North, a distance of 140.00 feet; thence South 89° 40' 40" East, a distance of 267.67 feet; thence North 66° 19' 38" East, a distance of 49.18 feet; thence North 85° 00' 00" East, a distance of 81.34 feet; thence South, a distance of 17.09 feet; thence East, a distance of 198.95 feet to the East line of the West half of said Section 19; thence South 00° 07' 23" West along said East line, a distance of 151.58 feet to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence North 89° 40' 40" West along said South line, a distance of 592.37 feet to the Point of Beginning.

PHASE III – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 1439.41 feet to the Point of Beginning; thence North 39° 10' 29" East, a distance of 179.77 feet; thence South 89° 40' 40" East, a distance of 500.60 feet; thence South, a distance of 140.00 feet to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence North 89° 40' 40" West along said South line, a distance of 614.16 feet to the Point of Beginning.

PHASE IV – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 1376.60 feet; thence North 00° 19' 20" East, a distance of 331.25 feet;

thence South 89° 40' 40" East, a distance of 89.47 feet; thence North 00° 00' 30" West, a distance of 199.31 feet; thence South 89° 33' 25" East, a distance of 658.64 feet to the Point of Beginning; thence North 01° 43' 09" East, a distance of 131.53 feet to the North line of the South half of the South half of the South half of the Northwest quarter of said Section 19; thence South 89° 33' 25" East along said North line, a distance of 516.87 feet to the East line of the West half of said Section 19; thence South 00° 07' 23" West along said East line, a distance of 269.16 feet; thence North 89° 52' 37" West, a distance of 161.50 feet; thence North 00° 07' 23" East, a distance of 31.72 feet; thence North 89° 52' 37" West, a distance of 118.50 feet; thence North 00° 07' 23" East, a distance of 107.50 feet; thence North 89° 33' 25" West, a distance of 240.53 feet to the Point of Beginning.

PHASE V – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 1376.60 feet; thence North 00° 19' 20" East, a distance of 331.25 feet; thence South 89° 40' 40" East, a distance of 89.47 feet; thence North 00° 00' 30" West, a distance of 199.31 feet; thence South 89° 33' 25" East, a distance of 130.64 feet to the Point of Beginning; thence North 01° 43' 09" East, a distance of 131.53 feet to the North line of the South half of the South half of the South half of the Northwest quarter of said Section 19; thence South 89° 33' 25" East along said North line, a distance of 528.00 feet; thence South 01° 43' 09" West, a distance of 131.53 feet; thence North 89° 33' 25" West, a distance of 528.00 feet to the Point of Beginning.

PHASE VI – LAKE'S EDGE, A CONDOMINIUM

Two noncontiguous parcels; the first one being from the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 1376.80 feet to the Point of Beginning; thence North 00° 19' 20" East, a distance of 151.25 feet; thence South 89° 40' 40" East, a distance of 23.00 feet; thence North 00° 19' 20" East, a distance of 97.86 feet; thence North 77° 59' 24" East, a distance of 27.56 feet; thence South 00° 00' 41" East, a distance of 15.00 feet; thence South 51° 08' 51" East, a distance of 160.53 feet; thence South 39° 10' 29" West, a distance of 179.77 feet to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence North 89° 40' 40" West along said South line, a distance of 62.81 feet to the Point of Beginning. The second parcel being from the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South 00° 08' 19" East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South 89° 40' 40" East along said South line, a distance of 1376.60 feet; thence North 00° 19' 20" East, a distance of 331.25 feet to the Point of Beginning; thence continue North 00° 19' 20" East, a distance of 47.68 feet; thence North 89° 40' 40" West, a distance of 46.00 feet; thence North 00° 19' 20" East, a distance of 35.00 feet; thence North 89° 36' 04" West, a distance of 10.00 feet; thence North 00° 00' 30" West, a distance of 248.42 feet to the North line of the South half of the South half of the South half of the Northwest

quarter of said Section 19; thence South 89° 33' 25" East along said North line, a distance of 279.62 feet; thence South 01° 43' 09" West, a distance of 131.53 feet; thence North 89° 33' 25" West, a distance of 130.64 feet; thence South 00° 00' 30" East, a distance of 199.31 feet; thence North 89° 40' 40" West, a distance of 89.47 feet to the Point of Beginning.

The submission of the land to the condominium form of ownership by the original Declaration of Condominium and the amendments thereto is and will remain effective. It is the desire of the unit owners, however, to operate with modernized documents free of internal conflicts and obsolete references to the Developer. By adoption of this Amended and Restated Declaration of Condominium, the Association members hereby adopt certain amendments to the Declaration of Condominium and hereby restates the Declaration of Condominium and its Exhibits in its entirety. By adoption of this Amended and Restated Declaration of Condominium, the members of the Association ratify governance of the property described above under the condominium form of ownership and the provisions of Chapter 718, Florida Statutes (2000), as amended from time to time.

1. DEFINITIONS. As used herein or elsewhere in the Condominium Documents, unless otherwise provided, the terms used shall be as defined in the Act and as herein provided:

1.1 "Act" or "Condominium Act" means the Condominium Act, (Chapter 718 of the Florida Statutes) as it now exists or as may be amended from time to time including the definitions therein contained.

1.2 "Apartment" has the same meaning as the term "Unit" as defined in the Condominium Act.

1.3 "Apartment Owner" or "Owner" has the same meaning as the term "Unit Owner" as defined in the Condominium Act.

1.4 "Articles" means Articles of Incorporation as attached hereto as Exhibit "A".

1.5 "Assessment" means a share of the funds required for the payment of common expenses, which from time to time is assessed against the Unit Owner, and such additional sums which may be assessed directly against the Unit.

1.6 "Association" means LAKE'S EDGE CONDOMINIUM ASSOCIATION, INC., a Florida Corporation Not For Profit, the entity responsible for the operation of the Condominium.

1.7 "Association Property" means all real property, owned or leased by the Association for the use and benefit of the unit owners.

1.8 "Board of Directors" or "Board" or "Directors" means the representative body which is responsible for the administration of the Association's affairs, and is the same body that is sometimes referred to in the Condominium Act as the "Board of Administration". Each Director must be a member, the spouse of a member, the grantor of a trust described in Section 733.707(3), Florida Statutes (2000), or a beneficiary as defined in Section 737.303(4)(b), Florida Statutes (2000) of a trust which owns a Unit, or the spouse of such party.

1.9 "Bylaws" mean the Bylaws of the Association as attached hereto as Exhibit "B".

1.10 "Charge" means any legal or equitable indebtedness to the Association incurred by, or on behalf of, a unit owner, other than assessments for Common Expenses. Said obligations may arise by oral or written contract, by law or in equity, or may be created by these Condominium Documents.

1.11 "Common Elements" mean and include:

1.11.1 The portions of the condominium property not included within the Units.

1.11.2 Easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to Units and the common elements.

1.11.3 An easement of support in every portion of a Unit which contributes to the support of the building, including but not limited to all load bearing interior walls within the units.

1.11.4 The property and installations required for the furnishing of utilities and other services to more than one Unit or to the common elements.

1.11.5 Any other parts of the condominium property designated as common elements in this Declaration.

1.12 "Common Expenses" means those expenses for which unit owners are liable to the Association, including but not limited to expenses of administration, maintenance and operation, repair and replacement of common elements and such other expenses as may be declared expenses either by this Declaration, the Articles of Incorporation, the Bylaws or by the Association. Common Expenses include, but are not limited to, such items as cost of premiums for hazard and public liability insurance, repairs, replacements and expenses of upkeep, lawn service, utility bills, pool service, janitor service, accounting and legal fees, wages and fees for managerial and other services, and a reasonable and adequate reserves, all as may be required in the maintenance and management of this Condominium. The expense of bulk interior pest control is specifically considered a common expense. Common expenses also include reasonable insurance for directors and officers, and road maintenance and operation expenses which are reasonably related to the general benefit of the unit owners even if such expenses do not attach to the common elements or property of the condominium.

1.13 "Common Surplus" means the excess of all receipts of the Association, including, but not limited to, assessments, rents, profits and revenues on account of the common elements, above the amount of the common expenses.

1.14 "Condominium Documents" means this Declaration; the Surveyor's Plats; Articles of Incorporation of Lake's Edge Condominium Association, Inc. attached as Exhibit "A"; Bylaws attached hereto as Exhibit "B", and any Rules and Regulations as they may be adopted, amended or repealed from time to time.

1.15 "Condominium Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to said Unit and when the context permits, the term includes all of the appurtenances to the Unit.

1.16 "Condominium Property" means the land and personal property that are subjected to condominium ownership under this Declaration, all improvements on the land, and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

1.17 "County" means the County of Charlotte, State of Florida.

1.18 "Declaration" or "Declaration of Condominium" means this instrument, and as it may be amended from time to time.

1.19 "Family" or "Single Family" shall refer to any one of the following:

1.19.1 One natural person, his spouse, if any, and their custodial children, if any.

1.19.2 Not more than two natural persons not meeting the requirement of 1.19.1 above, but who customarily reside together as a single housekeeping unit, and the custodial children of said parties, if any.

The reference to "natural" herein is intended to distinguish between any individual between an individual and a corporation or other artificial entity.

1.20 "Fixtures" means those items of tangible personal property which by being physically annexed or constructively affixed to the unit have become accessory to it and part and parcel of it, including but not limited to, interior partitions, walls, appliances which have been built in or permanently affixed, and plumbing fixtures in kitchens and bathrooms. Fixtures do not include floor, wall or ceiling coverings.

1.21 "Guest" means any person who is not the unit owner or a lessee or a member of the owner's or lessee's family, who is physically present in, or occupies the unit on a temporary basis at the invitation of the owner or other legally permitted occupant, without the payment of consideration.

1.22 "Lease" means the grant by a unit owner of a right of use of the owner's unit for consideration.

1.23 " Limited Common Elements" shall include property which is reserved for the use of a certain unit to the exclusion of other units as reflected on the condominium plat or in this Declaration. Whenever a portion of the Condominium Property naturally and exclusively services a particular unit, and where the area in question lies outside of the boundaries of the unit, the delegation of maintenance responsibility for the area (e.g. air conditioning compressors) shall serve to define the area as a limited common element.

1.24 "Rules and Regulations" means those rules and regulations promulgated by the Board of Directors, governing the use, occupancy, alteration, maintenance, transfer and appearance of units, common elements and limited common elements, subject to any limits set forth in the Declaration of Condominium.

1.25 "Unit" means a part of the condominium property subject to exclusive ownership.

1.26 "Unit Owner" or "Owner of a Unit" means the Owner of a condominium parcel.

1.27 "Voting Interest" means and refers to the arrangement established in the Condominium Documents by which the Owners of each Unit collectively are entitled to one vote in the Association matters. There are 200 units, so the total number of voting interests is 200.

2. STATEMENT OF CONDOMINIUM DECLARATION. Povia-Ballentine Corporation, a Florida corporation, submitted the property described above to condominium ownership in accordance with Florida Statutes.

3. CONDOMINIUM NAME. The name by which this condominium is identified is "Lake's Edge, A Condominium".

4. UNIT IDENTIFICATION. The identification of each unit shall be by number and shall be as indicated on the Surveyor's Plat, pursuant to the survey recorded in O.R. Book 1068, page 1330, et seq., Charlotte County Public Records, as amended thereto.

5. SURVEY AND GRAPHIC DESCRIPTION. A survey of the land submitted herewith to condominium ownership and a plat thereof describing each unit, common elements and their relative location and the approximate dimensions of each unit are as shown on the surveyor's plats.

6. VOTING RIGHTS; OWNERSHIP OF COMMON ELEMENTS. The voting rights of the owner of each unit shall be 1/200th (one voting interest per unit). The sharing of common expenses and ownership of common elements and common surplus shall be on a 1/200th basis.

7. COMMON ELEMENTS; EASEMENTS.

7.1 Definition. The term "common elements" means all of the property submitted to condominium ownership that is not within the unit boundaries set forth in Section 8 below. The common elements include without limitation the following.

7.1.1 The Land.

7.1.2 All portions of the building and other improvements outside the units, including all limited common elements.

7.1.3 Easements over, through, above and beneath each unit for conduits, ducts, plumbing, wiring and other facilities for furnishing utility services to other units or common elements.

7.1.4 An easement of support in every portion of the Condominium which contributes to the support of the building.

7.1.5 The fixtures and installation required for access and utility services to more than one unit or to the common elements.

7.2 Easements. Each of the following easements and easement rights is reserved through the condominium property and is a covenant running with the land of the Condominium, and notwithstanding any of the other provision of this Declaration, may not be revoked and shall survive the exclusion of any land from the Condominium. None of these easements may be encumbered by any leasehold or lien other than those on the condominium parcels. Any lien

encumbering these easements shall automatically be subordinate to the rights of the unit owners with respect to such easements.

7.2.1 Utility and other Easements. The Association, through the Board of Directors, has the power, without joinder of any unit owner, to grant, modify or move easements such as electric, gas, cable television, or other access, utility or service easements, or relocate any existing easements, in any portion of the common elements or association property, as the Board shall deem necessary or desirable for the proper operation and maintenance of the Condominium. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the units. The Association, through the Board of Directors, may also transfer title to utility-related equipment, facilities or material, and may take any other action to satisfy the requirements of any utility company or governmental agency.

7.2.2 Encroachments. If any unit encroaches upon any of the common elements or upon any other unit for any reason other than the intentional act of the unit owner, or if any common element encroaches upon any unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists.

7.2.3 Ingress and Egress. A non-exclusive easement shall exist in favor of each unit owner and occupant, their respective guests, tenants, licensees and invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portion of the common elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portion of the common elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways.

7.3 Restraint Upon Separation and Partition. The undivided share of ownership on the common elements and common surplus appurtenant to a unit cannot be conveyed or separately described. As long as the Condominium exists, the common elements cannot be partitioned. The shares in the funds and assets of the Association cannot be assigned, pledged or transferred except as an appurtenance to the units.

8. CONDOMINIUM UNITS AND APPURTENANCES. Condominium units are those cubicles of space, and all improvements constructed therein identified and described in the Surveyor's Plats. The horizontal and vertical boundaries of the condominium units shall be as follows:

8.1 Horizontal Boundaries: The upper and lower boundaries of the units shall be:

8.1.1 Upper Boundary – The underside of the finished undecorated ceiling of the unit, extended to meet the vertical boundaries.

8.1.2 Lower Boundary – The upperside of the finished undecorated surface of the floor of the unit, extended to meet the vertical boundaries.

8.2 Vertical Boundaries: The vertical boundaries shall be the interior surfaces of the perimeter walls of the unit as shown on the surveyor's plans and the interior surfaces of the unit's windows and doors that abut the exterior of the buildings or common areas.

8.3 Exclusive Use. Each unit owner shall have the exclusive use of his unit.

8.4 Appurtenances. The ownership of each unit shall include, and there shall pass with each unit as appurtenances thereto whether or not separately described, all of the rights, title and interest including but not limited to:

8.4.1 Common Elements. An undivided share of the common elements, such undivided share to be that portion set forth in Article 6 hereof.

8.4.2 Easements. For the benefit of the unit.

8.4.3 Association Membership and interest in funds and assets held by the Association.

8.4.4 Limited Common Elements. Means and includes those portions of the common elements which are reserved for the use of a certain unit or units to the exclusion of other units and as specified by this Declaration.

8.5 Easement to Air Space. The appurtenances shall include an exclusive easement for the use of the air occupied by the unit as it exists at any particular time and as the unit may be altered or reconstructed from time to time.

8.6 Cross Easements. The appurtenances shall include the following easements from each unit owner to each other unit owner:

8.6.1 Ingress and Egress. Easements through the condominium property and contiguous lands owned and operated by Loveland Master Association, Inc., for ingress and egress.

8.6.2 Maintenance, Repair and Replacement. Easements through, over and beneath the units and common elements for maintenance, repair and replacement of the units and common elements. Such access to the units shall be only during reasonable hours except that access may be had at any time in case of emergency.

8.6.3 Support. Every portion of a unit contributing to the support of the unit building shall be burdened with an easement of support for the benefit of all other units and common elements in the building.

8.6.4 Utilities. Easements over, through, above and beneath the units and other portions of the condominium property for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to the units and the common elements; provided, however, that such easements through a unit shall be only according to the plans and specifications for the unit building or as the building is constructed unless approved in writing by the unit owner.

9. MAINTENANCE, ALTERATION AND IMPROVEMENTS. Responsibility for the maintenance of the condominium property, and restrictions upon the alteration and improvement thereof, shall be as follows:

9.1 Association Maintenance. The maintenance, repair and replacement of all common elements and Association property shall be performed by the Association, and the cost is a common expense. Same shall include, but not be limited to, exterior painting, roofing, and maintaining portions of the condominium property exposed to the elements, but shall not include maintenance of screen frames or screening, balcony enclosures, or other portions of the

condominium property which exclusively service or benefit a particular unit unless otherwise provided in this section. The Association's maintenance responsibility includes, without limitation; all electrical conduit located outside the unit; plumbing fixtures and installations located outside the unit, other installations located within a unit but serving another unit, or located outside the unit for the furnishing of utilities to more than one unit or the common elements. The Association shall be responsible for the maintenance and repair of the drywall constituting the common elements of the Condominium, including the interior surface of the exterior boundary walls, as well as the drywall ceiling of the unit. Decorations of such surfaces, (including but not limited to paint, wallpapering, "popcorn", paneling, etc.) are the responsibility of the unit owner. The Association's responsibility does not include interior electrical fixtures, switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within the unit and serving only that unit. If, in connection with the discharge of its maintenance responsibilities, the Association must remove, disassemble, or destroy portions of the Condominium Property which the unit owner is required to maintain, repair, and replace, the Association shall be responsible for reinstallation or replacement of that item, to its unfinished state (i.e. excluding floor coverings, wall coverings, ceiling coverings, paint, wallpaper, paneling, etc.), provided that such items are part of the Condominium Property as originally installed by the Developer, or replacements thereof of like kind and quality. Replacement of all upgrades or additions, even if made by a predecessor in title, shall be the responsibility of the unit owner.

9.2 Unit Owner Maintenance. Each unit owner is responsible, at his own expense, for all maintenance, repairs, and replacements of his own unit and limited common elements serving only his unit, except as provided elsewhere herein, whether ordinary or extraordinary including, without limitation: interior partitions, the finishes thereof, the structural framing related thereto (assuming non-load bearing), and all electrical or plumbing facilities located therein, which service only the individual unit; maintenance, repair and replacement of window, screen door or balcony screens (including hardware and framing); windows, window encasements, and window glass (including sliding glass doors and other glass partitions and the structural components thereof including trim and caulking); unit front entry door; all entrance and other doors and the framing and structural components thereof (including trim, caulking, locks and hardware) within or servicing the unit; the electrical, mechanical and plumbing fixtures and outlets (including connections) within a unit or serving only that unit including sinks, toilets, tubs, showers, shower pans, and all related fixtures and installations; appliances; all portions of the heating and air conditioning equipment and utility installations and connections serving an individual unit (no matter where located); carpeting and other floor covering, (including balcony areas); door and window hardware and locks; all other facilities or fixtures located or contained entirely within a own unit or limited common element area which serve only one own unit. All said areas, if located outside of the boundaries of the unit, are declared limited common elements. Parking facilities shall be maintained by the Association. Any insurance proceeds paid to the Association with respect to any loss or damage within the unit or limited common elements which is covered by the Association's casualty insurance, and which loss would otherwise be borne by the unit owner, shall be paid to the unit owner, after the work has been completed and invoices have been submitted verifying the costs of repair.

9.3 Additional Unit Owner Obligations. In connection with his maintenance, repair and replacement obligations, the unit owner shall also have the responsibility to obtain the prior written approval of the Association, through the Board of Directors, before performing any maintenance, repair or replacement which requires: changes or alterations to the physical appearance of the condominium property; excavation; access to building roofs; removal or modification of any interior partitions walls, whether load-bearing or not; relocation of plumbing or electrical lines or fixtures; the use of heavy or noisy equipment; such other actions as may cause concern for the peace and safety of the condominium and its residents or the aesthetics of the

condominium property. The Association may condition such approval on criteria as the Board deems reasonable, including but not limited to:

- Use of licensed and insured contractors;
- Oversight by the Association or its agent;
- The unit owner submitting plans as to the scope of the contemplated repair;
- Restrictions as to hours of work;
- Imposition of time limits in which jobs must be completed and prohibitions against major renovations during certain times of year.
- Restrictions regarding equipment that may be parked or stored on or near the condominium property during construction.
- Restrictions regarding the transport and storage of materials and supplies necessary for the construction to be performed.

Nothing shall preclude the Association from acting as the owner's agent and obtaining the services of Contractors to perform unit owner maintenance responsibilities, provided that the Association and the owner so agree and provided that the owner is deemed to consent to reimbursement of expenses incurred, secured by such rights as exist for collecting common expenses under these condominium documents.

9.4 Balconies/Front Porches. In order to maintain uniform appearance, Balconies and Front Porches are designated as limited common elements. The unit owner who has the right to the exclusive use of said balcony or porch shall be responsible for the maintenance, care and preservation of any Board approved balcony/porch floor coverings (the Board may prohibit certain types of floor coverings or require the removal of existing coverings when necessary for the structural presentation of the building); the screens and frames; storm shutters and other enclosures; fixed and/or sliding glass doors and affiliated framing and hardware thereof; the wiring, electrical outlet(s) and fixture(s) on or servicing the balcony or porch; ceiling fans; and the interior replacement of light bulbs. The Association shall be responsible for structural maintenance, repair and replacement of balcony and porch floors, ceilings and exterior portions, and also the building walls enclosed by the balconies and porches, provided that painting and regular maintenance (nonstructural) of building walls enclosed by balconies and porches shall be done by the unit owners, subject to the uniformity of appearance (e.g. color) and other criteria set forth in these condominium documents, or as determined by the Board. Unit owners may not puncture (by nails, hooks, screws or otherwise) balcony or porch floors, walls, or ceilings, without obtaining the prior written approval of the Board of Directors.

9.5 Alterations by Unit Owners. No owner may make or permit the making of any modifications or alterations to his unit, the common elements, or the limited common elements, or in any manner change the appearance of any portion of the condominium, or make any structural change within the unit interior without first obtaining the written consent of the Board of Directors, which consent shall be denied if the Board determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to, the condominium in part or whole. The Board may, in appropriate circumstances, require sealed plans from an Architect or

Professional Engineer licensed to practice in Florida as a condition of reviewing any requested modification, alteration or addition to the condominium property. The Board, in reaching its decision, may take into account uniformity of appearance, compatibility with architecture in the Condominium, the quality of the proposed alteration, objections of neighboring residents, and such other criteria as the Board may reasonably adopt in reaching its decision. If any unit owner requests approval of an alteration or modification involving the removal or modification of any interior partition or wall, the Association may permit such removal if the removal would not materially affect or interfere with the utility services constituting common elements, if any, located therein or the structural integrity of the building.

9.6 Additional Unit Owner Responsibility for Alterations and Additions. If a unit owner makes any modifications, installations, or additions to the interior or exterior of the unit, common elements, or limited common elements in accordance with Article 9.6 above, the unit owner (and his heirs, successors in title and assigns) shall be financially responsible for the insurance, maintenance, care, and preservation of the modifications, installations or additions and shall execute such documents as the Association may promulgate accepting said financial responsibility. Any modification, alteration, or addition to the condominium property made by a unit owner, and duly approved by the Board of Directors, may be required to be removed in connection with the Association's maintenance of the condominium property. In such cases, the unit owner who installs the alteration, addition, or improvement (and their successors in title) shall be obligated to reimburse the Association for any costs affiliated with removal and/or re-installation of the item, with said obligation being secured by a right of lien for charges of equal dignity to the common expense lien created by this Declaration, or alternatively, said owner may be required to remove and reinstall said additions, if so determined by the Board of Directors. Further, the Association, its contractors and agents, shall not be liable for any damage to the item arising out of its removal and/or reinstallation, unless occasioned by the gross negligence or willful misconduct of the Association or its contractor or agent.

9.7 Alterations by Association. There shall be no material alterations or substantial additions to the common elements or association property by the Association, except as authorized by the Board of Directors. Provided, however, that if any such alterations or additions require the expenditure of more than ten (10%) percent of the Association's budget in a fiscal year, including reserves, the Board shall obtain approval of a majority of the entire voting interests at an Association meeting, or by written agreement of a majority of the entire voting interests. Necessary maintenance of the common elements, or association property regardless of the level of expenditure, is the responsibility of the Board of Directors.

9.8 Enforcement of Maintenance. If, after reasonable notice, the owner of a unit fails to maintain the unit or other portions of the condominium property as required above, the Association shall have, without waiver of other remedies, the right to enter the owner's unit and perform or cause performance of the necessary work, and/or institute legal proceedings at law or in equity to enforce compliance, and/or to take any and all other lawful actions to remedy such violation, in which event the unit owner shall be charged for the costs of such activities (including attorney's fees incurred by the Association) by the Association which shall be secured by a lien for charges.

9.9 Negligence. Damage Caused by Condition of Unit. Each unit owner shall be liable to the Association and/or other unit owners for the expenses of any maintenance, repair or replacement of the condominium property, made necessary by his act or negligence, or by that of any member of his family or his or their guests, employees, agents, or lessees. If any condition, defect or malfunction existing within a unit, if caused by the owner's negligence, shall cause

damage to the common elements or to other units, the owner of the offending unit shall be liable to the person or entity responsible for repairing the damaged areas for all costs of repair or replacement not paid by insurance (including the deductible). If one or more of the units involved is not occupied at the time the damage is discovered, the Association may enter the unit(s) without prior notice to the owner(s) and take reasonable action to mitigate damage or prevent its spread, at the unit owner's expense. The Association may, but is not obligated to, repair the damage without the prior consent of the owner, in the event of an emergency, and the owner shall be responsible for reimbursement of the Association, with the cost being secured by a lien for charges. Unit owners are required to shut off all water valves when they will be absent from their units.

10. ASSESSMENTS AND CHARGES. Assessments against owners shall be made by the Board of Directors of the Association, in the manner provided in the Bylaws and as follows, and shall be borne by the unit owners on the same basis as their percentage of ownership of the entire condominium as set forth in Article 6.

10.1 Liability for Assessments. A Unit Owner, regardless of how title is acquired, including a purchaser at a judicial sale, shall be liable for all assessments coming due while he/she is the Unit Owner. The grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for his/her share of the common expenses including attorney's fees and other costs of collection incurred by the Association up to the time of the conveyance, without prejudice to any right the grantee may have to recover from the grantor the amounts paid by the grantee. The liability for assessments may not be avoided by waiver of the use or enjoyment of any common elements or by the abandonment of the Unit for which the assessments are made.

10.2 Default in Payment of Assessments for Common Expenses. Assessments and installments thereof not paid within fifteen (15) days from the date when they are due shall incur a late fee and bear interest in an amount as determined by the Board of Directors up to the maximum allowed by law. The Association has a lien on each condominium parcel for any unpaid assessments on such parcel, with interest, late charges and for reasonable attorney's fees and costs incurred by the Association incident to the collection of the assessment or enforcement of the lien. The lien is in effect until all sums secured by it have been fully paid or until barred by law. A claim of lien shall be signed and acknowledged by an officer or agent of the Association. Upon recording, the Association's claim of lien shall relate back to the date of the filing of the original Declaration of Condominium. Upon payment the condominium parcel is entitled to a satisfaction of the lien. The Association may bring an action in its name to foreclose a lien for assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien.

10.3 Notice of Intention to Foreclose Lien. No foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid assessments. If this notice is not given at least thirty days before the foreclosure action is filed, and if the unpaid assessments, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment or foreclosure, the Association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the Unit owner or by certified mail, return receipt requested, addressed to the Unit Owner. If after diligent search and inquiry the Association cannot find the Unit Owner or a mailing address at which the Unit Owner will receive the notice, the court may proceed with the foreclosure action and may award attorney's fees and costs as permitted by

law. The notice requirements of this sub-section are satisfied if the Unit Owner records a Notice of Contest of Lien as provided in the Act.

10.4 Appointment of Receiver to Collect Rental. If the Unit owner remains in possession of the Unit and the claim of lien is foreclosed, the court in its discretion may require the Unit Owner to pay a reasonable rental for the Unit and the Association is entitled to the appointment of a receiver to collect the rent.

10.5 First Mortgagee. The priority of the Association's lien and the obligation for payment of past due assessments in relation to first mortgagees who obtain title as a result of foreclosure or deed in lieu of foreclosure, shall be determined by the Florida Condominium Act, Chapter 718, Florida Statutes (2000), as amended from time to time.

10.6 Possession of Unit. Any person who acquires an interest in a Unit, except First Mortgagees through foreclosure of a first mortgage of record (or deed in lieu thereof), including without limitation persons acquiring title by operation of law shall not be entitled to occupancy of the Unit or enjoyment of the common elements until such time as all unpaid assessments and other charges due and owing by the former Owner, if any, have been paid. Possession shall be subject to all other Association requirements pertaining thereto.

10.7 Certificate of Unpaid Assessments. Any Unit Owner has the right to require from the Association a certificate showing the amount of unpaid assessments against him/her with respect to his/her Unit.

10.8 Lien For Charges. There is hereby created a common law and contractual lien to secure any service which the Association provides for an individual member and which is not otherwise secured by the statutory lien for common expenses created herein. By way of example, but not limitation, a lien for charges exists to secure repayment to the Association when it must remove or reinstall unit owner alterations or items of unit owner maintenance responsibility in connection with the Association's discharge of its common element maintenance responsibilities. The lien for charges shall be of equal priority to, shall be secured as to interest, late fees and attorney's fees and the like, and shall be foreclosed in the same manner as the common expense lien.

11. ADMINISTRATION AND MANAGEMENT OF CONDOMINIUM. The administration and management of the condominium shall be by the Condominium Association, who shall have by and through its officers and directors, such powers, authority and responsibilities as are vested in the officers and directors of a corporation not-for-profit under the laws of the State of Florida, including but not limited to those set forth more specifically elsewhere in the Condominium Documents. The Association shall have authority to enter into management and other agreements concerning the matters of common interest through its officers. The management of the Association and election of the members to the Board of Directors shall be as set forth in the Bylaws. Without limiting the foregoing, the Association shall have the following powers and duties:

11.1. Access. The irrevocable right of access to each Unit during reasonable hours as may be necessary for the maintenance, repair or replacement of any common elements therein, or at any time for making emergency repairs therein necessary to prevent damage to the common elements or to any other Unit or Units, or to determine compliance with the terms and provisions of this Declaration, the exhibits annexed hereto, and the Rules and Regulations adopted pursuant to such documents, as the same may be amended from time to time. The

Association may require that a pass key be posted for each unit and may, if determined advisable by the Board, implement a master key system.

11.2 Assessments. The power to make and collect regular and special assessments and other charges against Unit Owners and to lease, maintain, repair and replace the common elements.

11.3 Recordkeeping. The duty to maintain accounting records according to good accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times.

11.4 Delegation. The power to enter into contracts with others, for valuable consideration, for maintenance and management of the condominium property and in connection therewith, or to its officers and agents, to delegate the powers and rights herein contained, including, without limitation, the making and collecting of assessments and other charges against Unit Owners, and perfecting liens for non-payment thereof.

11.5 Regulations. The power to adopt and amend Rules and Regulations covering the details of the operation of the Association and use of the condominium property.

11.6 Acquisition or Transfer of Real Property; Leasing Common Elements and Association Property. The power to acquire or transfer real property or otherwise convey and mortgage real property for the use and benefit of its members with the same approval of unit owners as needed to amend the Declaration. No unit owner shall be required to purchase (or mortgage) a unit through foreclosure, deed in lieu of foreclosure, or in connection with the Association's right of first refusal set forth in Article 17.4 hereof. Leasing of units, common elements or Association property may be approved by the Board of Directors, as well as the lease fees, use fees, and other fees permitted by the Act or the Condominium Documents.

11.7 Membership Agreements. The power to enter into agreements to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities with the same approval of unit owners as needed to amend the Declaration.

11.8 Lease of Association Property or Common Elements. The power to lease Association Property or Common Elements, as determined by the Board of Directors. No use fee may be charged against a unit owner for use of the Common Elements or Association Property except fees set by the Board pertaining to an owner having exclusive use of the Common Elements or Association Property, or as agreed by the Association and the party leasing Association Property or Common Elements, pursuant to an oral or written lease agreement.

11.9 Limitation upon Liability of Association. Notwithstanding the duty to maintain and repair parts of the Condominium Property, the Association is not liable to Unit Owners for injury or damage, other than for the cost of maintenance and repair, caused by any latent condition of the Condominium Property. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any alterations or improvements done by or on behalf of any Unit Owners, regardless of whether or not same shall have been approved by the Association pursuant to the provisions hereof.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE CONDOMINIUM DOCUMENTS OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION, THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE CONDOMINIUM PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS.

11.10 Restraint upon Assignment of Shares in Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his/her Unit.

12. INSURANCE. The insurance which shall be carried upon the Condominium Property, including the Units, Common Elements and Association Property shall be as follows:

12.1 Authority to Purchase Insurance. All insurance policies shall be purchased by the Association for the benefit of the Association and the Unit Owners and their mortgagees as their respective interests may appear.

12.2 Coverage.

12.2.1 Casualty. Except as otherwise provided herein, the Association shall obtain and maintain fire and extended coverage insurance with a responsible insurance company, or through alternate sources as may be available, upon all of the insurable improvements of the entire Condominium, including Association Property, the Common Elements, the Units, and the personal property of the Association, for the full replacement or insurable value thereof, less a commercially reasonable deductible, provided the Board may exclude foundation and excavation costs in its discretion. Notwithstanding the foregoing requirement, the Association, through its Board of Directors, will have fulfilled its duty to obtain insurance coverage if it obtains and maintains such insurance coverage as may be available from time to time given market and economic conditions, provided such coverage shall always meet the minimum level of adequate coverage required by Section 718.111(11), Florida Statutes (2000). The original policy of insurance shall be held by the Association, and Institutional Lenders shall be furnished, upon request, mortgage endorsements covering their respective interests. Each Unit Owner shall be responsible for insuring personal property located within the Unit; ceiling, floor and wall coverings, and electrical fixtures, appliances, air conditioning and heating equipment, water heater, and built-in cabinets to the extent these items are located within the Unit boundaries; and any improvements made within the Unit which are not covered by the Association policy. The owners shall also be responsible to insure any portion of the Condominium Property which may be removed from Association insurance responsibilities by virtue of future amendments to Section 718.111(11), Florida Statutes (2000).

12.2.2 Liability Insurance. The Association shall obtain and maintain public liability insurance covering all of the Common Elements and Association Property and insuring the Association and the Unit Owners as their interest may appear in such amount as the Board of Directors may deem appropriate. The Board of Directors shall have authority to compromise and

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12.2.2 Liability Insurance. The Association shall obtain and maintain public liability insurance covering all of the Common Elements and Association Property and insuring the Association and the Unit Owners as their interest may appear in such amount as the Board of Directors may deem appropriate. The Board of Directors shall have authority to compromise and

settle all claims against the Association or upon insurance policies held by the Association. The Unit Owners shall have no personal liability upon such claims, except as may be otherwise provided by law, and nothing herein contained shall in any way be construed as imposing upon the Association a duty to assess Unit Owners for the purpose of raising sufficient funds to discharge any liability in excess of insurance coverage. Each Unit Owner will be responsible for procuring and maintaining liability insurance covering losses which may occur in and about the owner's Unit, as the Owner may deem appropriate.

12.2.3 Worker's Compensation. Such worker's compensation coverage as may be required by law.

12.2.4 Other Insurance. Such other insurance as the Board of Directors may from time to time deem to be necessary, including but not limited to Errors and Omissions Officers and Directors Liability insurance coverage, flood insurance, and insurance for the benefit of its employees.

12.3 Deductible and Other Insurance Features. The Board of Directors shall establish the amount of the deductible under the insurance policies, and other features, as they deem desirable and financially expedient, in the exercise of their business judgment.

12.4 Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense.

12.5 Insurance Shares or Proceeds. Insurance proceeds of policies purchased by the Association covering property losses shall be paid to the Association, and all policies and endorsements thereon shall be deposited with the Association. The duty of the Association shall be to receive such proceeds as are paid and to hold and disburse the same for the purposes stated herein and for the benefit of the Unit Owners and their mortgagees in the following shares:

12.5.1 Common Elements. Proceeds on account of damage to Common Elements - an undivided share for each Unit Owner, such share being the same as the undivided share in the Common Expenses appurtenant to the Unit.

12.5.2 Unit. Proceeds on account of damage to Units shall be held in the following undivided shares:

12.5.2.1 When the Condominium Building is to be restored - for the Owners of damaged Units in proportion to the costs of repairing the damage suffered by each Unit Owner, which cost shall be determined by the Association.

12.5.2.2 When the Condominium Building is not to be restored - an undivided share for each Unit Owner, such share being the same as the undivided share in the Common Expenses appurtenant to the Unit.

12.5.3 Mortgages. In the event a mortgage endorsement has been issued as to a Unit, the share of that Unit Owner shall be held in trust for the Mortgagee and the Unit Owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds, except those proceeds paid to the Unit Owner and mortgagee, pursuant to the provisions of this Declaration.

12.6 Distribution of Proceeds. Proceeds of insurance policies received by the Association shall be distributed in the following manner:

12.6.1 Reconstruction or repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the proceeds shall be paid to defray the cost thereof as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial Owners, remittances to Unit Owners and their mortgagee's being payable jointly to them. This is a covenant for the benefit of any mortgagee of any Unit and may be enforced by such mortgagee.

12.6.2 Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided that the damage for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be distributed to the beneficial Owners, remittances to Unit Owners and their mortgagee being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by such mortgagee.

12.7 Association as Agent. The Association is irrevocably appointed agent for each Unit Owner and for each Owner of a mortgage or other lien upon any Unit and for each Owner of any other interest in the Condominium Property or any property in which the Association owns an interest, to adjust all claims arising under insurance policies by the Association, and to execute and deliver releases upon the payment of such claim.

13. RECONSTRUCTION AFTER CASUALTY. If any part of the condominium property shall be damaged by casualty, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

13.1 Common elements. If the damaged improvement is any of the common elements, the damaged common element shall be reconstructed or repaired.

13.2 The Building.

13.2.1 Lesser damage. If the damage renders less than 50% of the units untenable in the condominium, as determined by the Board of Directors or governmental agencies of jurisdiction, the damaged property shall be reconstructed or repaired.

13.2.2 Major damage. If the damage renders more than 50% of the units untenable, as determined by the Board of Directors or governmental agencies of jurisdiction, the damaged property will be reconstructed or repaired, unless 75% of the entire voting interests agree in writing that such reconstruction or repair shall not take place. The decision whether or not to reconstruct or repair shall be made within one hundred eighty (180) days after the casualty, provided however that the Board of Directors shall have the authority to extend this period for decision-making, not to exceed two (2) years, to deal with exigencies in communication with unit owners caused by natural disasters or other significant casualties.

13.2.3 Plans and specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original buildings, as set forth in the Surveyor's Plats, or if not, then according to plans and specifications approved by the Board of Directors.

13.3 Responsibility. If the damage includes those parts of a unit for which the responsibility of maintenance and repair is that of the unit owner, then the unit owner shall be responsible for the expense of reconstruction and repair after casualty of said portion of the work, although the Association may perform the work on behalf of the owner. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

13.4 Estimates of costs. Immediately after a determination is made to rebuild or repair damage to property for which the Association or unit owner has the responsibility of reconstruction and repair, the Association or unit owner shall obtain reliable and detailed estimates of the cost to rebuild or repair.

13.5 Assessments. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association (including shortfalls occasioned by a deductible), or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, assessments shall be made against the unit owners who own the damaged units, and against all unit owners in the case of damage to common elements, in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to common element shall be in proportion to the owner's share in the Common Expenses.

13.6 Termination of condominium if not reconstructed. If the owners do not vote to reconstruct the condominium by vote required in Article 13.2.2 hereof, the condominium shall be terminated in accordance with the procedures set forth in Article 19.2 and 19.3 hereof.

14. USE RESTRICTIONS. Use of the property submitted for condominium ownership shall be in accordance with the following use restrictions and reservations:

14.1 Occupancy of Units; Single Family Residence. A condominium unit shall be used only as a single family residence. As used in the Condominium Documents, "single family" means one natural person, a group of two or more natural persons who customarily reside together as a single family housekeeping unit, each of whom is related to each of the others by blood, marriage or adoption, or not more than two persons not so related, who customarily reside together as a single housekeeping unit. No more than two (2) persons may permanently occupy each bedroom. For purposes of these Condominium Documents, "permanently occupy" means to sleep in the unit for more than thirty (30) nights during a calendar year. No unit may be divided or subdivided into a smaller unit nor any portion sold or otherwise transferred. No person may occupy a unit as a unit owner, tenant, or family member thereof (i.e. occupy the unit on an overnight basis for more than thirty (30) days in a calendar year) unless said person's occupancy has been specifically approved by the Association, through the Board of Directors. In considering such requests, the Board may consider factors set forth in Articles 16 and 17 hereof, and may charge a reasonable fee for review of occupancy requests. Visitation by guests are governed by Article 15 of this Declaration of Condominium. Units may not be used for commercial or business purposes. Owners (and their family members and tenants) may use Units for "home office" or "telecommuting" purposes, provided that such uses do not involve customers or clients coming into the Condominium, the postage of any signage in the Condominium, the storage of equipment, products, or materials in the Condominium, nor more than one regular delivery per day of correspondence or similar items from customary express delivery services.

14.2 Nuisance. The condominium units shall not be used for any immoral, improper or unlawful purpose and no use or behavior shall be allowed which will create a public or private nuisance, nor which shall unreasonably interfere with the quiet possession or enjoyment of the

condominium property, nor which becomes a source of annoyance to the condominium residents. All property shall be kept in a neat and orderly manner. The common elements shall be used for the purpose of furnishing services and facilities as herein provided for the welfare and enjoyment of such residents. The Condominium Property shall be used in accordance with all federal, state, and local laws and ordinances. All property shall be kept in a neat and orderly manner. All parts of the property shall be kept in a first-rate, clean and sanitary manner, and no rubbish, refuse or garbage allowed to accumulate, nor any unsightly condition or fire hazard be permitted to exist. No owner shall make any use of the condominium property which will increase the rate of insurance paid by the Association or the other unit owners.

14.3 Vehicle/Parking Restrictions. The parking spaces on the condominium property shall be used only for parking of passenger automobiles. No commercial trucks, commercial (panel) vans, mobile homes, motorcycles, motor bikes, commercial vehicles of any type, campers, trailers, motor homes, golf carts, or buses shall be permitted to be parked or stored at any time on any portion of the condominium property. No boats or boat trailers shall be parked on the condominium property in excess of twenty-four (24) hours. Parking is permitted only in paved areas specifically designated and marked for parking, and parking in any other area is prohibited. Vehicles shall be parked "head-in" only. Vehicle maintenance or repairing vehicles anywhere on the property is prohibited, except in emergencies. Vehicles with expired tags or no tags, vehicles not owned by or registered to an owner or properly approved tenant, and vehicles that can not operate under their own power are prohibited. No vehicle shall protrude onto or in any manner block or interfere with access to the vehicular easement areas, parking areas, another parking space, or any other area not within a specific parking space and any vehicle so protruding, blocking or interfering shall be deemed illegally parked. Any and all vehicles that are illegally parked and prohibited vehicles shall be towed by the Association at the owner's expense. This provision applies to all owners, occupants, tenants and guests. Owners shall be responsible for compliance with this provision by their family, tenants, guests and invitees. This provision shall not apply to the temporary (less than 8 hours) parking of commercial vehicles used to furnish commercial services or deliveries to the property, the Association and unit owners. All unit owners are entitled to one parking space per unit but may also use one unused, unmarked parking space for an additional vehicle. Unit owners may not park more than two (2) vehicles as described above unless such additional vehicle(s) are registered with the Association and parked in a parking space specifically designated by the Board of Directors. All parking spaces are an appurtenance to the unit so assigned and may not be separately conveyed apart from said unit.

14.4 Exterior Appearance. No owner, occupant or other person shall paint or otherwise change the appearance of any exterior wall, door, window, patio, balcony, entry court or any exterior surface; place any sunscreen, blind or awning on any balcony or exterior stairway or opening; place any draperies or curtains at the windows of any unit without a solid, light color liner acceptable to the Board of Directors facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the Board of Directors; plant any planting outside of a unit except upon written approval of the landscaping plan by the Board of Directors of the Association (in which case said landscaping shall be maintained by the unit owner but shall exist and benefit all members); erect any exterior lights or signs nor place any signs or symbols in windows or on any balcony or exterior surface without the express advance written approval of the Board of Directors. The Board shall have the authority to remove any unauthorized window treatments, exterior alterations, plantings, signs or other items at the expense of the owner.

14.5 Pets. No owner shall allow any animals to be kept in his unit other than in conformity with rules and regulations promulgated from time to time by the Board of Directors; provided that if a pet becomes a nuisance, in the sole opinion of the Board of Directors, such pet shall be removed from the premises immediately upon notice from the Board of Directors; nor shall any unit owner allow any pet to use the common areas except when on a leash and accompanied by the owner or the unit owner's designee and then only so long as the pet does not make a mess or otherwise disturb the common areas. Only unit owners shall be permitted to have pets on the property in accordance with this provision and pets are limited to domestic dogs and cats. No more than one (1) pet shall be permitted in each unit. Pets are not allowed in or near the recreational areas and dogs shall be walked in dog walking areas designated by the Board. Property owners are solely responsible for the conduct of their pet and must immediately dispose of all pet waste in proper receptacles. The failure to clean up after a pet may be deemed a nuisance. Guests and Tenants are prohibited from bringing or housing pets upon the property. This provision shall not apply to service animals.

14.6 Additional Restrictions. Additionally Rules and Regulations may be made, promulgated, adopted, amended or repealed from time to time by the Board of Directors. Amendments to the Rules and Regulations may, but need not be recorded in the Public Records. Additional use restrictions are also contained elsewhere in the Condominium Documents.

15. GUEST OCCUPANCY. A "guest" is defined as a person who enters upon the condominium property at the invitation of a unit owner or tenant, (or their respective families) for the purpose of visiting the unit owner or tenant (or their respective families), occupying the condominium unit for less than thirty days during any calendar year, or utilizing the Condominium Property. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

15.1 Overnight Guests When Unit Owner or Tenant is in Residence. Unit owners and tenants (and their respective families) may have related or unrelated overnight guests, so long as the unit owner or tenant is in simultaneous residence. There is no requirement for registration of overnight guests with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including by not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) persons (including the unit owner or tenant, and their families) sleep overnight in a two (2) bedroom unit, or eight (8) persons (including the unit owner or tenant, and their families) sleep overnight in a three (3) bedroom unit, but this provision shall not apply to permanent occupants.

15.2 Overnight Guests in the Absence of the Unit Owner or Tenant. Tenants are not permitted to have overnight guests (related or non-related) in the absence of the tenants' simultaneous residence. Unit owners are permitted to have overnight guests in the absence of the unit owner subject to the following conditions, and such other rules and regulations as may be deemed necessary by the Board to effectuate the residential, non-transient nature of this Condominium. Any owner desiring to have guests occupy his unit shall, at least seven (7) days prior to the arrival of such guests, provide notice to the Association of the names, addresses, length of stay, relationship to owner and vehicle identification (including make, model and tag number) of such guests.

16. LEASING. The lease of a unit is defined as occupancy of the unit by any person other than the unit owner, whether pursuant to verbal or written agreement, where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, etc.). The term "leasing" and "renting" shall be used interchangeably for the purpose of this Declaration

of Condominium. The term "tenant" and "lessee" shall likewise be used interchangeably. Should a unit owner wish to lease his unit, he shall furnish the Association with a copy of the proposed lease and the name of the proposed lessee, as well as all proposed occupants. The Association shall have thirty (30) days from the receipt of notice within which to approve or disapprove of the proposed lease or proposed lessees or occupants. The Association shall give the unit owner written notice of its decision within said period. Failure to notify the unit owner shall be deemed an approval. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing is prohibited. All leases shall be for a minimum period of four (4) consecutive weeks.

16.1 Board Right of Approval. The Board of Directors shall have the authority to approve all leases and renewals or extensions thereof, which authority may be delegated to a committee or agent and which may be waived for leases of a duration of less than six (6) months. No person may occupy a unit as a tenant, family member of a tenant, or otherwise without prior approval of the Board of Directors. The Board shall have the authority to promulgate or use a uniform lease application and require such other information from the proposed tenant and all proposed occupants as the Board deems appropriate under the circumstances. The Board may require an interview of any proposed tenant and their spouse, if any, and all proposed occupants of a unit, as a condition for approval.

16.2 Tenant Conduct, Remedies. All leases shall be on a uniform form of lease or lease addendum if so promulgated by the Association. Uniform leases, addenda and all other leases will provide or be deemed to provide that the tenants have read and agreed to be bound by the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules and Regulations as the same may be amended from time to time, (the "Condominium Documents"). The uniform lease or addendum and other leases shall further provide or be deemed to provide that any violation of the Condominium Documents shall constitute a material breach of the lease and subject the tenant to eviction as well as any other remedy afforded by the Condominium Documents or Florida law. If a tenant fails to abide by the Condominium Documents, the unit owner(s) shall be responsible for the conduct of the tenant and shall be subject to all remedies set forth in the Condominium Documents and Florida law, without waiver of any remedy available to the Association as to the tenant. The unit owner shall have the duty to bring his tenant's conduct into compliance with the Condominium Documents by whatever action is necessary, including without limitation the institution of eviction proceedings without notice to cure, where legally permissible. If the unit owner fails to bring the conduct of the tenant into compliance with the Condominium Documents, the Association shall have the authority to act as agent of the unit owner to undertake whatever action is necessary to abate the tenants' noncompliance with the Condominium Documents, including without limitation the right to institute an action for eviction against the tenant in the name of the Association, or as agent of the unit owner. The Association shall have the right to recover any costs or fees, including attorney's fees, incurred in connection with such actions from the unit owner which shall be secured by a continuing lien in the same manner as assessment charges.

16.3 Approval Process, Disapproval. Any unit owner intending to lease his unit for a term equal to or exceeding six (6) months shall submit an application and any other requested information and fees at least thirty (30) days in advance of the commencement of the lease or renewal or extension term. Upon receipt of all information and fees required by Association, the Association shall have the duty to approve or disapprove all proposed leases within thirty (30) days of receipt of such information for approval and the completion of the tenant interview (if required), by sending written notification to the unit owner within such time frame. All requests for approval not acted upon within thirty (30) days shall be deemed approved. Applications for renewals or extensions of lease agreements shall be submitted at least thirty (30) days in advance of the

expiration of the lease agreement. If the Association disapproves a proposed lease or renewal or extension, the unit owner shall receive a short statement indicating same, and the lease shall not be made, renewed or extended. The Association shall neither have a duty to provide an alternate lessee nor shall it assume any responsibility for the denial of a lease application.

16.4 Liability. The liability of the unit owner under the Condominium Documents shall continue notwithstanding the fact that he may have leased or rented his interest in the unit as provided herein.

16.5 Association Fee. The unit owner or lessee seeking approval of a lease of a unit parcel shall pay a transfer fee for each applicant in an amount determined by the Board but not exceeding the maximum permitted by law per transaction. No charge shall be made in connection with an extension or renewal of a lease.

17. METHOD OF AMENDMENT OF DECLARATION. Except as elsewhere provided otherwise, this Declaration of Condominium may be amended in the following manner:

17.1 Proposal of Amendments. An amendment may be proposed by either a majority of the Directors or by twenty-five percent (25%) of the entire voting interests.

17.2 Proposed Amendment Format. Proposals to amend the existing Declaration of Condominium shall contain the full text of the article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF DECLARATION OF CONDOMINIUM. SEE ARTICLE NUMBER FOR PRESENT TEXT."

17.3 Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

17.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of a majority of the voting interests of the entire Association at a duly noticed meeting at which a quorum is present, or by the written agreement of a majority of the entire voting interests. Amendments correcting errors, omissions or scrivener's errors may be executed by the officers of the Association, upon Board approval, without need for Association membership vote.

17.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Charlotte County Public Records according to law.

17.6 Automatic Amendment. Whenever Chapter 718, Florida Statutes (2000) Chapter 617, Florida Statutes (2000) or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in this Declaration of Condominium, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors, without a vote of the owners, may adopt by majority vote, amendments to this Declaration of Condominium as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and 718 of the Florida Statutes (2000), or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

17.7 Proviso. Provided, however, that no amendment shall change the configuration of any unit or the share in the common elements appurtenant to it, or increase the owner's share of the common expenses, unless the record owner of the unit concerned and all record owners of the mortgages on such apartment shall join in the execution of the amendment, and all other unit owners approve the amendment.

18. TERMINATION. The Condominium shall be terminated in the following manner:

18.1 Owner Approval. By the agreement of 100% of the owners and the holders of liens, or such other percentage as may be specified in the Act, which agreement shall be evidenced by an instrument or instruments executed in the manner required for conveyance of land. This condominium also may be terminated in accordance with Article 13 hereof. The termination shall become effective when such agreement or notice has been recorded in the public records.

18.2 Shares of Unit Owners After Termination. After termination of the Condominium, the owners shall own the property as tenants-in-common in undivided shares, and the holders of mortgages and liens against the unit or units formerly owned by such owners shall have mortgages and liens upon the respective undivided shares of the owners. Such undivided shares of the owners shall be as set forth in Article 6 hereof. All funds of the Condominium held by the Association, except for the reasonably necessary expenses of winding up, shall be disbursed to the unit owners and mortgagees as their interests may appear in the shares set forth in Article 6. The costs incurred by the Association in connection with a termination shall be a common expense.

18.3 Following Termination. The property may be partitioned and sold upon the application of any owner. Provided, however, that if the Board of Directors following a termination determines to accept an offer for the sale of the condominium property, each owner shall, by his acceptance of a deed to his unit, be deemed to have granted power of attorney to the Board of Directors to execute such deeds and other documents required to effect sale. In such event, any action for partition shall be held in abeyance pending sale, and upon the consummation thereof shall be discontinued by all parties thereto.

19. CONDEMNATION.

19.1 Awards. The taking of all or any part of the condominium property by the condemnation or eminent domain shall be deemed to be a casualty to the portion taken, and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty. Even though the awards may be payable to unit owners, the unit owners shall deposit the awards with the Association, and if any fail to do so, a special assessment shall be made against a defaulting unit owner in the amount of this award, or the amount of the award shall be set off against any sums payable to that owner.

19.2 Determination Whether to Continue Condominium. Whether the condominium will be continued after condemnation will be decided in the same manner as repair after casualty as set forth in Paragraph 13 hereof.

19.3 Distribution of Funds. If the Association is terminated after condemnation, the proceeds of all awards and special assessments will be deemed to be Association property and shall be owned and distributed in the manner provided for insurance proceeds when the condominium is terminated after a casualty. If the Association is not terminated after

condemnation, the size of the Association may be reduced. The owners of condemned units, if any, will share in awards and special assessments as provided below.

19.4 Association as Agent. The Association is hereby irrevocably appointed as each unit owner's attorney-in-fact for purposes of negotiating or litigating with the condemning authority for the purpose of realizing just compensation for the taking.

19.5 Units Reduced but Tenantable. If the taking reduces the size of a unit and the remaining portion of the unit can be made tenantable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the condominium.

19.5.1 Restoration of Unit. The unit shall be made tenantable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be assessed against the owner of the unit.

19.5.2 Distribution of Surplus. The balance of the award, if any, shall be distributed to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagees.

19.5.3 Adjustment of Shares in Common Elements. If the floor area of a unit is reduced by the taking, the number representing the share in the common elements appurtenant to the unit shall be reduced in the proportion by which the floor area of the unit is reduced by the taking, and then the shares of all unit owners in the common elements shall be restated as percentages of the total of the numbers representing their original shares as reduced by the taking.

19.6 Units not Tenantable. If the taking is of any entire unit or so reduces the size of a unit that it cannot be made tenantable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the condominium:

19.6.1 Payment of Award. The condemnation award immediately prior to the taking shall be paid to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagee(s).

19.6.2 Addition to Common Elements. If possible and practical, the remaining portion of the unit shall become a part of the common elements and shall be placed in condition for use by all unit owners in the manner approved by the Board of Directors.

19.6.3 Assessments. If the amount of the award for the taking is not sufficient to pay the fair market value of the condemned unit to the unit owner and to recondition the remaining portion of the unit, the amount required for those purposes shall be raised by special assessment against all of the unit owners who will continue as owners of any unit after the changes in the condominium effected by the taking. The assessments shall be made in proportion to the shares of those owners in the Common Expenses after the changes effected by the taking.

19.7 Taking of Common Elements. Awards for the taking of common elements shall be used to make the remaining portion of the common elements usable in the manner approved by the Board of Directors. The balance of such awards, if any, shall be distributed to the unit owners in the shares in which they own Common Expenses after adjustment of these shares on account of

the condemnation. If a unit is mortgaged, the remittance shall be paid jointly to the owner and mortgagee(s) of the unit.

19.8 Amendment of Declaration. The changes in units, in the common elements and in the ownership of the common elements that are necessitated by condemnation shall be evidenced by an amendment of the Declaration of Condominium that need be approved only by a majority of all Directors of the Board.

20. COMPLIANCE AND DEFAULT.

20.1 Duty to Comply; Right to Sue. Each unit owner, his tenants and guests, and the Association shall be governed by and shall comply with the provisions of the Condominium Act, this Declaration, the documents creating the Association, the Bylaws and the Rules and Regulations. Action for damages or for injunctive relief, or both, for failure to comply may be brought by the Association or by a unit owner against:

20.1.1 The Association;

20.1.2 A unit owner; or

20.1.3 Anyone who occupies a unit as a tenant or is a guest in a unit.

20.2 Waiver of Rights. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by the condominium documents shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future. A provision of the Condominium Act may not be waived if the waiver would adversely affect the rights of the owner or defeat the purpose of the provision, except that unit owners or Directors may waive notice of specific meetings as provided in the Bylaws.

20.3 Attorney's Fees. In any legal proceeding arising out of an alleged failure of a unit owner, tenant, guest, or invitee or the Association to comply with the requirements of the Condominium Act or the Condominium Documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs and expenses of the proceeding and a reasonable attorney's fee before trial, at trial and on appeal. The Association may also recover attorney's fees it incurs because of noncompliance with the condominium documents in cases where no court action is filed including, but not limited to, arbitration and pre-litigation fees incurred in the collection of delinquent assessments, and fees reasonably incurred by the Association in obtaining compliance with the Condominium Documents. Said costs and fees shall be secured by a lien for charges, as provided in Article 10.8 hereof..

20.4 No Election of Remedies. All rights, remedies and privileges granted to the Association or unit owners under any terms, provisions, covenants, or conditions of the condominium documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising such other additional rights, remedies, or privileges as may be granted by the condominium documents, or at law or in equity.

20.5 Notice of Lien or Suit.

20.5.1 Notice of Lien. A unit owner shall give to the Association written notice of every lien upon his unit other than for permitted first mortgages, taxes and special assessments, within five (5) days after the unit owner receives actual notice of the attachment thereof.

20.5.2 Notice of Suit. A unit owner shall give notice, in writing, to the Association of every suit or other proceeding which may affect the title to his unit, such notice to be given five (5) days after the unit owner receives actual knowledge thereof.

20.5.3 Failure to Comply. Failure of an owner to comply with this Section 21.5 will not affect the validity of any judicial suit; however, the failure may render the owner liable to any party injured by such failure.

21. MISCELLANEOUS PROVISIONS.

21.1 The covenants and restrictions as herein contained, or forming a part of the Condominium Documents, shall be deemed to run with the land.

21.2 If any provision of the Condominium Documents hereto, as the same now exist or as may be later amended or any portion thereof, shall be held invalid by any Court, the validity of the remainder of said condominium documents shall remain in full force and effect.

21.3 These Condominium Documents shall be binding upon the heirs, nominees, successors, administrators, executors and assigns of all unit owners.

21.4 All notices shall be given as provided in the Bylaws.

21.5 There shall be no limitation upon sale, lease or occupancy of any unit based upon race, creed, color, sex, religion, national origin, or handicap. The Association may make reasonable accommodations, including reasonable waiver of the covenants and restrictions of the Condominium Documents, when necessary to afford handicapped individuals the opportunity to enjoy the condominium premises.

21.6 In the event of a conflict between any provision of this Declaration and the Condominium Act, the Condominium Act, Section 718, Florida Statutes, shall control. In the event of a conflict between this Declaration and the other Condominium Documents, same shall be governed as provided in the Bylaws.

21.7 The Board of Directors of the Association shall be responsible for interpreting the provisions of this Declaration and of any exhibits attached hereto.

21.8 The headings and captions used in the Condominium Documents are solely for convenience sake and shall not be considered a limitation of any nature, in interpreting the Condominium Documents.

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