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**DECLARATION OF CONDOMINIUM  
FOR  
GRANDE ISLE TOWERS I & II, A CONDOMINIUM**

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WCI Communities, Inc., a Delaware corporation, hereby declares as follows:

### **Section 1: Introduction And Submission**

1.1 **The Land.** The Developer owns the fee title to certain land located in Lee County, Florida, as more particularly described in Exhibit No. 1 hereto (the "Land").

1.2 **Submission Statement.** The Developer hereby submits (a) that portion of the Land legally described as Phase I together with all improvements from time to time erected or to be installed thereon, (b) those easements existing on the land as created in the Declaration and Grant of Easements recorded in Official Records Book 2772, Page 2889, public records of the County, as amended by that certain Amendment to Declaration and Grant of Easements recorded in Official Records Book 3231, Page 1682, public records of the County, and that certain Second Amendment to Declaration and Grant of Easements recorded in Official Records Book 4291, Page 4778, public records of the County (collectively, "Declaration and Grant of Easements"), (c) those easements contained in that certain Reservation of Easement in Marina South Shore, Platinum Point and Marina North Shore recorded in Official Records Book 1537, Page 226, public records of the County, as amended by that certain Amended Reservation of Easement recorded in Official Records Book 1683, Page 204, public records of the County (collectively, "Reservation of Easement"), (d) those easements and duties and obligations pertaining to the Condominium Property as contained in that certain Declaration of Easements Pertaining to Irrigation recorded in Official Records Book 4291, Page 4785, public records of the County ("Declaration of Easements Pertaining to Irrigation"), and (e) those easements and duties and obligations pertaining to the Condominium Property as contained in that certain Declaration of Easements Pertaining to Electricity recorded in Official Records Book 4291, Page 4812, public records of the County ("Declaration of Easements Pertaining to Electricity"), to the condominium form of ownership and use in the manner provided for in the Florida Condominium Act as it exists on the date hereof, subject to the reservations, easements and restrictions of record.

1.3 **Property Subject to Certain Restrictions and Easements.** The Condominium Property (as defined hereinafter) is subject to the covenants, conditions, restrictions, easements and reserved rights of the Developer contained in this Declaration. The Condominium Property is also subject to: (a) the covenants, conditions, restrictions, easements and reserved rights contained in that certain Declaration of Restrictions for Punta Gorda Isles Section 22 as recorded in Official Records Book 1432, Page 249, public records of the County, as has been and may be amended from time to time ("Section 22 Declaration"); (b) the covenants, conditions, restrictions, easements and reserved rights contained in that certain Declaration of Covenants, Conditions and Restrictions for Prosperity Point as recorded in Official Records Book 2772, Page 2934, public records of the County, as may have been and may be amended from time to time ("Master Declaration"); (c) the easements declared and/or granted by the Declaration and Grant of Easements; (d) the easements created and reserved under the Reservation of Easement; (e) the easements granted pursuant to that certain Grant of Easement with Limited Warranty recorded in Official Records Book 2034, Page 1966, public records of the County; (f) the easements granted pursuant to that certain Right-of-Way Easement recorded in Official Records Book 2008, Page 2591, public records of the County; (g) the easements granted pursuant to that certain Easement recorded in Official Records Book 3361, Page 4707, public records of the County; (h) the easements, duties and obligations pertaining to the Condominium Property as contained in that certain Declaration of Easements Pertaining to Irrigation; (i) the easements, duties and obligations pertaining to the Condominium Property as contained in that certain Declaration of Easements Pertaining to Electricity; and (j) such other easements and restrictions as shown on the Condominium Drawings, as contained in any future amendments to this Declaration, or as declared by the Developer pursuant to reserved rights contained herein, or as otherwise recorded in the public records of the County.

1.4 **Name.** The name by which this condominium is to be identified is GRANDE ISLE TOWERS I & II, A CONDOMINIUM (the "Condominium").

### **Section 2: Definitions**

For purposes of this Declaration and the exhibits attached hereto, the following terms shall have the respective meanings ascribed to them in this Section, except where the context clearly indicates a different meaning or a specific limited meaning is detailed:

2.1 "Act" or "Condominium Act" or "Florida Condominium Act" means the Florida Condominium Act (Chapter 718, Florida Statutes) as it exists on the date hereof.

2.2 "Articles" or "Articles of Incorporation" means the Articles of Incorporation of the Association, as may be amended from time to time. A copy of a certified copy of the original Articles of Incorporation is attached hereto as Exhibit No. 2.

2.3 "Assessment," means a share of the funds required for the payment of Common Expenses as provided in this Declaration and which from time to time is assessed against the Unit Owner.

2.4 "Association" or "Condominium Association" means GRANDE ISLE TOWERS I & II CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, the sole entity responsible for the operation of the Condominium. Where utilized herein or in the exhibits attached hereto, the term "Corporation" shall be deemed to be synonymous with the term "Association."

2.5 "Association Property" means the property, real and personal, in which title or ownership is vested in, or which is dedicated on a recorded plat or leased to, the Association for the use and benefit of its members.

2.6 "Board of Directors" or "Board" means the board of directors of the Association.

2.7 "Building" means a structure containing Units and certain of the Common Elements.

2.8 "Burnt Store Marina Development" means the master planned community development project known as Burnt Store Marina.

2.9 "By-Laws" mean the By-Laws of the Association, as may be amended from time to time. A copy of the original By-Laws are attached hereto as Exhibit No. 3.

2.10 "Condominium Drawings" means the condominium drawings required by Section 718.104 of the Act and contained in Exhibit No. 1 attached hereto and made a part hereof. Further information pertaining to the Condominium Plat is contained in Section 3 hereof.

2.11 "Common Elements" mean and include (a) the portions of the Condominium Property which are not included within the Units; (b) easements over, under, across, and through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to the Units and the Common Elements; (c) an easement of support in every portion of a Unit which contributes to the support of any other Unit, or the Common Elements; (d) the property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements; (e) any hallways, foyers, doors, elevators, stairwells, alarm systems, access systems, or security systems not contained within a specific Unit; (f) all portions of the surface water management system for the Condominium as described more fully in the Development Order; and (g) any other parts of the Condominium Property designated as Common Elements pursuant to this Declaration or the Act.

2.12 "Common Expenses" mean all expenses incurred by the Association to accomplish its duties as contemplated by this Declaration and the Act which shall be assessed or imposed against Units in the Condominium by the Association as authorized by the Act. If approved by the Board of Directors, "Common Expenses" shall include the cost of mangrove trimming, the cost of a master television antenna system or duly franchised cable television service obtained pursuant to a bulk contract, and all costs and expenses associated with the performance of the Association's duties and obligations under the Declaration of Easements Pertaining to Irrigation and the Declaration of Easements Pertaining to Electricity. For all purposes of this Declaration, "Common Expenses" shall also include all reserves required by the Act or otherwise established by the Association, regardless of when reserve funds are expended.

2.13 "Common Surplus" means the excess of all receipts of the Association collected on behalf of the Association, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, over and above the amount of Common Expenses.

2.14 "Condominium Parcel" means a Unit together with the undivided share in the Common Elements and the Common Surplus which is appurtenant to said Unit.

2.15 "Condominium Property" means those portions of the Land and improvements constructed thereon which have been submitted to condominium ownership under this Declaration, subject to the limitations thereof and exclusions therefrom.

2.16 "County" means Lee County, State of Florida.

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

2.18 "Developer" means WCI Communities, Inc., a Delaware corporation, and its successors and such of its assigns as to which its rights hereunder are assigned by written instrument recorded in the public records of the County. Such assignment may be made on an exclusive or non-exclusive basis and may be an assignment of all or only portions of its rights of Developer hereunder; provided, however, that no such assignment shall make any assignee the "Developer" for purposes hereof unless such assignment is an assignment of all of Developer's rights hereunder and is exclusive, except as to any previously assigned rights.

2.19 "Development Order" means collectively any development agreement(s) issued or to be issued by the County or any other applicable governmental entity for and pertaining to the Condominium Property.

2.20 "Institutional First Mortgagee" means a bank, savings and loan association, insurance company, credit union, real estate or mortgage investment trust, pension fund, an agency of the United States Government, mortgage banker, the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or any other lender generally recognized as an institutional lender, or the Developer, holding a first mortgage on a Unit or Units. A "Majority of Institutional First Mortgagees" shall mean and refer to Institutional First Mortgagee(s) of Units with regard to at least 51% of the voting interests which are appurtenant to Units subject to mortgages held by Institutional First Mortgagees.

2.21 "Limited Common Elements" mean those Common Elements, the use of which is reserved to a certain Unit or Units to the exclusion of other Units and as shown on the Condominium Drawings or otherwise specified in this Declaration. References herein to Common Elements also shall include all Limited Common Elements unless the context would prohibit or it is otherwise expressly provided.

2.22 "Management Agreement" means and refers to any agreement which provides for the operation and administration of the Condominium and the management of the Condominium Property.

2.23 "Management Firm" means and refers to any person or entity contracted by the Association to perform management functions for and on behalf of the Association. The Management Firm shall be responsible for the management services as provided in any Management Agreement.

2.24 "Master Association" means and refers to the Prosperity Point Master Association, Inc., a Florida not-for-profit corporation, and its successors and assigns. The Master Association is the operational entity responsible for certain obligations and duties prescribed in the Master Declaration and the exhibits attached thereto, as well as any rules and regulations duly promulgated by the Master Association.

2.25 "Primary Institutional First Mortgagee" means the Institutional First Mortgagee which owns, at the relevant time, Unit mortgages securing a greater aggregate indebtedness than is owed to any other Institutional First Mortgagee.

2.26 "Prosperity Point Development" means the specific development area within which the Condominium Property is located and which is described in the Master Declaration.



2.27 "Rules and Regulations" means the initial rules and regulations for the Condominium as contained in Exhibit No. 4 hereto, together with any other rules and regulations duly promulgated by the Association from time to time

2.28 "Section 22 Association" means and refers to the Punta Gorda Isles Section 22 Homeowners Association, Inc., a Florida not-for-profit corporation, and its successors and assigns. The Section 22 Association is the operational entity responsible for certain obligations and duties prescribed in the Section 22 Declaration, in the articles of incorporation and by-laws of the Section 22 Association, and any rules and regulations duly promulgated by the Section 22 Association.

2.29 "Unit" or "Condominium Unit" means and refers to that portion of the Condominium Property which is subject to exclusive ownership and is located within the Condominium Property. The term "Unit" is often used synonymously herein with "Condominium Parcel" when meaning the sum total of an Owner's ownership interest in the Condominium.

2.30 "Unit Owner" or "Owner of a Unit" or "Owner" means the record owner of legal title to a Condominium Parcel.

### **Section 3: Description Of Condominium, Present and Future Phases**

#### **3.1 Identification of Units; Phasing Provisions.**

(a) Identification of Units. Each Unit in the Condominium shall be identified as shown on the Condominium Drawings, which exists as Exhibit No. 1 hereto and consists of a survey of the Land, a legal description of the Condominium Property, a graphic description of the improvements located thereon (including the Units and the Building in which the Units are located), and a plot plan thereof. Units shall be identified by unit number (representative of floor and floor plan type) and phase (for example, Unit 302, Phase I, Grande Isle Towers I & II, A Condominium). The Condominium Drawings, together with this Declaration, is sufficient in detail to identify the Common Elements and each Unit and their relative locations and dimensions. There shall pass with a Unit as appurtenances thereto: (a) an undivided share in the Common Elements and Common Surplus; (b) the exclusive right to use such portion of the Common Elements as may be the Limited Common Elements for such Unit; (c) an exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time, provided that an easement in air space which is vacated shall be terminated automatically; (d) membership in the Association with the full voting rights appurtenant thereto; and (e) other appurtenances as may be provided by this Declaration or the Act. Time-share estates or interests will not be created with respect to any of the Units in the Condominium.

#### **(b) Phasing Plan.**

(i) Phase I. Phase I shall contain 49 Units. Subject to unforeseen delays beyond the control of the Developer, the estimated latest date of completion of constructing, finishing and equipping Phase I is December 31, 2006. The date of completion of Phase I is an estimate only and subject to sales performance or building delays.

(ii) Proposed Phase II. The Developer, pursuant to the provisions of Section 718.403, Florida Statutes, hereby retains the right at any time prior to 7 years after the recording date of this Declaration to submit to the condominium form of ownership, by amendment to this Declaration, proposed Phase II as depicted on Exhibit No. 1 hereto.

As contemplated by the Developer as of the date hereof, proposed Phase II, if added to the Condominium, is presently intended to contain 63 Units (however, pursuant to Section 718.403(2)(b), Florida Statutes, proposed Phase II may contain a maximum of 57 Units and a minimum of 69 Units). The total square feet of a Unit will depend upon the floor plan selected; however, Developer may alter the size of such Units, provided that such floor plans shall contain no more than 6,000 square feet of total area (which includes certain common element and limited common element areas) and no less than 1,600 square feet of total area (which includes certain common element and limited common element areas). The original Condominium Drawings contain a legal description and graphic depiction for the areas to be

encompassed by proposed Phase II. The location of the Building and Units contained therein shown on the original Condominium Drawings are approximate and will be established in the final Condominium Drawings for proposed Phase II. The Developer is under no obligation to add proposed Phase II to the Condominium. Upon the submission of proposed Phase II containing Units to condominium ownership, there will be a change in a Unit Owner's undivided share of the Common Elements as provided in Section 5 hereof. Proposed Phase II, if added to the Condominium, will be constructed, finished and equipped on or before 7 years after the date of the recording of the Declaration. The date of completion of proposed Phase II, or any portion thereof, if added to the Condominium, is an estimate only and subject to sales performance or building delays.

(iii) Amendment of Declaration Adding Proposed Phase II. Notwithstanding anything to the contrary contained herein or the provisions of Section 718.110, Florida Statutes, the Developer, pursuant to this subsection and Section 718.403(6), Florida Statutes, expressly reserves the right to amend this Declaration so as to submit to condominium ownership proposed Phase II together with improvements thereon constructed or to be constructed as part and parcel of this Condominium without consent thereof by the Association, Unit Owners (other than the Developer) or their mortgagees.

In order to submit proposed Phase II to condominium ownership, the Developer shall amend this Declaration as afordescribed by filing an Amendment to Declaration among the public records of the County, which amendment shall describe and submit to condominium ownership proposed Phase II, and which amendment shall have attached thereto such certificates, surveys, plans and sketches as are required by the Act. Such amendment need be executed and acknowledged only by the Developer and need not be approved by the Association, Unit Owners, or lienors or mortgagees of Units whether or not elsewhere required for amendments, save and except that so long as any recognized lending institution has any interim and permanent financing on any of the properties of the Developer which have been submitted to condominium ownership, then only in that event shall it be mandatory for the Developer to obtain a joinder from said recognized lending institution to the amendment as provided for herein.

NOTHING CONTAINED HEREIN SHALL REQUIRE THE DEVELOPER TO SUBMIT PROPOSED PHASE II TO CONDOMINIUM OWNERSHIP.

3.2 Unit Boundaries. Each Unit shall include that part of a Building that lies within the following boundaries:

(a) Upper and Lower Boundaries. The upper and lower boundaries of each Unit shall be the following boundaries extended to their planar intersections with the perimetrical boundaries:

(i) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling (which will be deemed to be the ceiling of the second story if the Unit is a two-story unit; provided that in a two-story Unit where the lower boundary extends beyond the upper boundary, the upper boundary shall include that portion of the ceiling of the lower floor for which there is no corresponding ceiling on the upper floor directly above such bottom floor ceiling).

(ii) Lower Boundaries. The horizontal plane of the unfinished upper surface of the floor of the Unit (which will be deemed to be the floor of the first story if the Unit is a two story Unit; provided-that in a two-story Unit where the upper boundary extends beyond the lower boundary, the lower boundary shall include that portion of the floor of the upper floor for which there is no corresponding floor on the bottom floor directly below the floor of such top floor).

(iii) Interior Divisions. Except as provided in subsections (i) and (ii) above, no part of the floor of the top floor, ceiling of the bottom floor, stairwell adjoining the two-floors or nonstructural interior walls shall be considered a boundary of the Unit.

(b) Perimetrical Boundaries. The perimetrical boundaries of the Unit shall be the vertical planes of the unfinished interior surfaces of the walls bounding the Unit extended to their planar intersections with each other and with the upper and lower boundaries.

(c) Apertures. Where there are apertures in any boundary, including, but not limited to, windows, bay windows, doors and skylights, such boundaries shall be extended to include the windows, bay windows, doors, skylights and other fixtures located in such apertures, including all frameworks thereof; provided, however, that exterior surfaces made of glass or other transparent material and the exteriors of doors shall not be included in the boundaries of the Unit and shall therefore be Common Elements.

In the event that the actual physical location of any Unit at any time does not precisely coincide with the area depicted on the Condominium Drawings, the actual physical location of the Unit shall control over locations, dimensions and descriptions reflected on the Condominium Drawings.

Notwithstanding the fact that no Unit may be divided or partitioned for purposes of sale or lease, a Unit may be combined with either the Unit directly above the subject Unit and/or the Unit directly below the subject Unit and/or the laterally-adjacent Unit in order to permit occupancy of such areas as one residential living space. Such a combination of Units shall be for purposes of occupancy and use only and shall not be deemed an amendment to this Declaration. Further, any such combination shall not materially alter or modify the configuration or size of a Unit.

3.3 Limited Common Elements. To the extent applicable and subject to the provisions of this Declaration, each Unit may have as Limited Common Elements appurtenant thereto such portions of the Common Elements as are defined herein and/or shown on the Condominium Drawings including, but not limited to: (a) any portion(s) of the Common Elements, including, but not limited to, conduits, ducts, plumbing, wiring and other facilities, for the furnishing of utility and other services to a particular Unit shall be a Limited Common Element appurtenant to that Unit; (b) all air-conditioning equipment pertaining to the cooling and heating of the Unit, including, but not necessarily limited to, air conditioners and heat pumps (although designated as Limited Common Elements, the Association shall be the sole entity charged with the maintenance and repair of all Unit Owner air-conditioning equipment, and all costs pertaining to repair or replacement of such air conditioning equipment shall be Common Expenses); (c) not less than one parking space assigned to a particular Unit by Developer, at Developer's sole discretion, in conjunction with the sale of that Unit to a Unit Owner (as more specifically described hereinafter); (d) any mailbox assigned to a particular Unit; (e) any balcony, lanai, terrace, porch or patio (and all improvements thereto) as to which direct and exclusive access shall be afforded to any particular Unit or Units, to the exclusion of others; (f) light and electrical fixtures outside the Unit or attached to the exterior walls of the Unit and which solely serve such Unit; and (g) with regard to certain Units, a golf cart parking space contained within one or more areas designated for such parking within the Building (there are only a limited number of golf cart parking spaces, and not all Unit Owners will be assigned such a space), as assigned to a particular Unit by Developer, at Developer's sole discretion, in conjunction with the sale of that Unit to a Unit Owner (as more specifically described hereinafter).

All maintenance, repairs, replacements and reconstructions of, in or to any Limited Common Elements, whether structural or nonstructural, ordinary or extraordinary (including, without limitation, maintenance, repair, replacement and reconstruction of any balcony or terrace shall be performed by the Owner of such Unit at such Unit Owner's cost and expense, except as otherwise expressly provided to the contrary herein. Each Unit Owner shall be responsible for the day-to-day cleaning and care of the walls, floor and ceiling boundary of any balcony or terrace and all fixed glass and sliding glass doors in portions of the entranceway to such balcony or terrace. Each Unit Owner also shall be responsible for the maintenance, repair, replacement and reconstruction of any wiring or electrical outlets or, where applicable, light fixture(s) affixed to the exterior walls of a Unit, which serve a Unit and for replacing the necessary light bulbs for the foregoing light fixture(s) with the same color and bulb wattage.

Each Unit Owner shall be solely responsible for insuring any and all portions of the Limited Common Elements appurtenant to a Unit, and the Association shall not have any duty or obligation to do so.

Should any maintenance, repair or replacement of a portion of the Limited Common Elements which is the responsibility of the Association be caused by the lessees, servants, guests, invitees or licensees of a Unit Owner, then such Unit Owner shall be responsible therefor and the Association shall have the right to levy a fine against the Owner of such Unit.

3.4 Easements. The following easements are hereby created (in addition to any easements created under the Act and any other provisions of this Declaration):

(a) Support. Each Unit shall have an easement of support and of necessity and shall be subject to an easement of support and necessity in favor of all other Units and the Common Elements.

(b) Utility and Other Services; Drainage. Non-exclusive easements are hereby reserved unto the Developer and also granted to the respective utility providers under, through and over the Condominium Property as may be required from time to time for the construction, use and maintenance of all utilities (whether public or private), cable television, communications and security systems, and other services which may serve the Condominium; provided, however, that these easements shall not permanently interfere with the residential use of the Units. A non-exclusive easement is also reserved unto the Developer and granted to the County over and across the Common Elements for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities; provided, however, that the Association shall be responsible for the continuous maintenance of the easements and rights-of-way of the drainage system located on any and all portions of the Condominium Property. This obligation shall run with the land as do other provisions of the Declaration, and any Unit Owner may enforce this covenant and will be entitled to costs and fees, pursuant to Section 20.3 of the Declaration, which result from such enforcement.

(c) Encroachments. If: (a) any portion of the Common Elements encroaches upon any Unit; (b) any Unit encroaches upon any other Unit or upon any portion of the Common Elements; or (c) any encroachment shall hereafter occur as a result of (i) construction of the improvements; (ii) settling or shifting of the improvements; (iii) any alteration or repair to the Common Elements made by or with the consent of the Association or the Developer, as appropriate, or (iv) any repair or restoration of the improvements (or any portion thereof) or any Unit after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Unit or the Common Elements; then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the improvements shall stand.

(d) Ingress and Egress. A non-exclusive easement in favor of each Unit Owner and resident, their guests and invitees, shall exist for pedestrian traffic over, through and across sidewalks, streets, paths, walks, and other portions 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 portions of the Common Elements as from time to time may be paved and intended for such purposes. None of the easements specified in this subsection shall be encumbered by any leasehold or lien other than those on the Condominium Parcels. Any such lien encumbering such easements (other than those on Condominium Parcels) automatically shall be subordinate to the rights of Unit Owners and the Association with respect to such easements.

(e) Construction; Maintenance. The Developer (including its designees, contractors, successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the Condominium Property and take all other action necessary or convenient for the purpose of completing the construction thereof, or any part thereof, or any improvements or Units located or to be located thereon, and for repair, replacement and maintenance purposes or where the Developer, in its sole discretion, determines that it is required or desires to do so.

(f) Sales Activity. For as long as there are any unsold Units, the Developer, its designees, successors and assigns, shall have the right to use any such Units and parts of the Common Elements for model units and sales, management and construction offices, to show model Units and the Common Elements to prospective purchasers and tenants of Units and residential Units within the Condominium and to erect on the Condominium Property signs and other promotional material to advertise Units (or the other aforesaid residential Units) for sale or lease. Neither the Unit Owners nor the Association, nor their use of the Condominium Property, shall interfere in any way with the Developer's completion and sale of Units or other lands located within the Burnt Store Marina Development.

(g) Facilities and Services. Easements over, under, across and through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to the Units and the Common Elements.

(h) Duties; Responsibilities. Easements are hereby created over, under, across, in and through the Condominium Property as part of the Burnt Store Marina Development for the purposes of the Developer, the Association and other appropriate entities to enable each respective entity to act upon and carry out its rights and duties, expressed or implied, pursuant to this Declaration and its exhibits, and to facilitate such other actions by appropriate parties as may be reasonably necessary to further the advancement of the Condominium and the Burnt Store Marina Development.

(i) Condominium Drawings. All easements described or shown on the Condominium Drawings.

(j) Phases. Until such time as the Developer (i) completes and sells all of the Units in Phase I and (ii) either (A) completes and sells all of the improvements in proposed Phase II, or (B) notifies the Unit Owners in Phase I of its intention not to add proposed Phase II to the Condominium, the Developer reserves the right to prohibit access to any portion of the Common Elements or uncompleted Units to any of the occupants of the Condominium, and to utilize various portions of the Common Elements or the Units in connection with such construction and development. No Unit Owner or such Owner's guests or invitees shall in any way interfere or hamper the Developer, its employees, successors or assigns, in connection with such construction. Thereafter, during such time as the Developer, its successors or assigns, own any Units and is carrying on any business in connection therewith, including the selling, renting or leasing of such Units, the Unit Owners, their guests and invitees shall in no way interfere with such activities or prevent access to such Units by the Developer, its employees or its successors or assigns.

A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair, the provision of such utility, cable television, communications and security systems, or other service or drainage facilities or the use of these easements. The Association shall have the irrevocable right of access to each Unit during reasonable hours, when necessary, to maintain, repair or replace those items and areas, as detailed in Section 7.1 herein or as otherwise contemplated herein, for which the Association is responsible, and to remove, any improvements interfering with or impairing such facilities or easements herein reserved, pursuant to the Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units.

Wherever in this Section or elsewhere in this Declaration an easement is granted or reserved to any party, such easement shall also benefit such party's successors, grantees, assigns, agents, employees, licensees, invitees and guests. All easements referred to herein shall be non-exclusive easements.

### 3.5 Special Easements and Rights to Grant Easements.

(a) Developer hereby reserves unto itself and its successors and its assigns, and grants to the Association with the power to assign, non-exclusive easements over, under and through the Condominium Property for the construction, maintenance and operation of electric, gas or other utility, cable television, security systems, communications, service or other easements pertaining to the construction, maintenance and operation of other equipment, conduits, pipes, lines and similar installations servicing the Condominium Property or other property with the power to relocate any such existing easements in any portion of the Condominium Property and/or Association Property, provided that such easements or the relocation of easements will not prevent or unreasonably interfere with the reasonable use of the Units for residential purposes.

(b) Developer hereby reserves unto itself and its successors and its assigns, and grants to the Association with the power to assign, non-exclusive easements over, under, upon and through the Condominium Property for the purposes of access to, constructing or maintaining improvements upon, providing utility services to or across, or providing drainage to or from the Condominium Property, any other property which may become part of the Condominium Property

pursuant to this Declaration, or any other property adjacent to the Condominium Property, provided that any such easement shall not interfere with the reasonable use of the Units for residential purposes.

(c) Developer hereby reserves unto itself and its successors and its assigns non-exclusive easements over, upon, and through the Condominium Property for vehicular and/or pedestrian traffic by the Developer, its designees, successors, assigns, licensees, lessees, invitees, and guests within the Condominium Property, provided that any such easement shall not interfere with the reasonable use of the Units for residential purposes.

3.6 Easement for Pedestrian Use. Each Unit Owner, by virtue of taking title to a Unit, acknowledges, agrees and understands, and shall be deemed to acknowledge, agree and understand, that a portion of the Condominium Property is subject to certain pedestrian use easements, as created pursuant to the Reservation Easement. Such easement area is graphically depicted on the Condominium Drawings. Pursuant to the Reservation of Easement, the owners in the Burnt Store Marina Development and their respective invitees, guests, boat owners and passengers have a right to traverse a 24 foot strip of land which exists along and around the perimeter of the Prosperity Point Development, among other lands. Neither the Association nor any Unit Owner shall be permitted to interfere, impede or otherwise impair such easement rights.

3.7 Incidental Damage. Any damage to any Unit caused by, or as a result of, the carrying out of the maintenance responsibilities of the Association or another Unit Owner, or the negligence thereof, shall be repaired promptly by the Association as a Common Expense, or the Unit Owner, as the case may be. Any damage to any part of the Common Elements caused by or the result of any intentional act of a Unit Owner, the Unit Owner's family, agents, contractors, invitees, licensees or tenants, or by such Unit Owner in carrying out his maintenance responsibilities, if any, shall be repaired promptly at the expense of such Unit Owner.

#### **Section 4: Restraint Upon Separation And Partition Of Common Elements**

The undivided share in the Common Elements and Common Surplus which is appurtenant to a Unit, and the exclusive right to use all appropriate appurtenant Limited Common Elements, shall not be separated from such Unit and shall pass with the title to the Unit, whether or not separately described. The appurtenant share in the Common Elements and Common Surplus, and the exclusive right to use all Limited Common Elements appurtenant to a Unit, cannot be conveyed or encumbered, except together with such Unit. The respective shares in the Common Elements appurtenant to Units shall remain undivided, and no action for partition of the Common Elements, the Condominium Property, or any part thereof, shall lie, except as provided herein with respect to termination of the Condominium.

#### **Section 5: Ownership Of Common Elements And Common Surplus And Share Of Common Expenses; Voting Rights**

5.1 Ownership Shares. The undivided share in the Common Elements and Common Surplus appurtenant to each Unit, as well as the undivided share of the Common Expenses to be paid with respect to each Unit, shall be computed on the following basis:

(a) The allocation of percentage shares in the Common Elements and Common Surplus, and the percentage share of the Common Expenses, appurtenant to each Unit is set forth in Exhibit No. 5 as attached hereto and made a part hereof by this reference. The allocation of percentage shares has been established by the Developer in the following manner:

(i) The approximate area of each Unit has been measured in square feet based upon the interior surface of the walls bounding the Unit, but excluding balconies, terraces, patios and porches. Such area for each such Unit is hereafter referred to as its "Unit Area."

(ii) The total of the Unit Area of all Units has been computed and is hereinafter referred to as the "Total Unit Area."

(iii) The Total Unit Area has been divided into the Unit Area of each Unit to determine the allocation of percentage shares for each Unit as set forth on Exhibit No. 5 to this Declaration.

(b) The foregoing methods of calculation were undertaken in order to establish a fair and equitable method of allocating sales values and assessment percentages to Units within the Condominium and every purchaser of a Unit, whether from the Developer or otherwise, hereby agrees to be bound by such calculations and hereby irrevocably waives the right to assert that the formula used or the measurements made were unfair, inequitable, or otherwise in error.

5.2 Limited Common Expense Exception. Certain Limited Common Expenses by their nature are more appropriately allocated on a per Unit basis as opposed to a percentage basis. The Board of Directors shall determine which expenses are to be allocated on a per Unit basis and budget and assess such expenses accordingly.

5.3 Voting. Each Unit Owner shall be a member of the Association. Each Unit shall be entitled to one vote to be cast by its Owner in accordance with the provisions of the By-Laws and the Articles of Incorporation. The total number of votes shall at all times be equal to the number of Units submitted to the condominium form of ownership under this Declaration. Membership in the Association shall automatically terminate upon the termination of ownership of a Condominium Parcel in this Condominium, and the subsequent owner(s) taking title shall automatically become entitled to membership.

## **Section 6: Amendments**

6.1 Amendment by Unit Owners. Except as otherwise provided in this Section 6 hereinbelow or elsewhere in this Declaration or the exhibits attached hereto, this Declaration (including the Condominium Drawings) may be amended by affirmative vote of the Owners of 75% of the total voting interests in the Association, such votes to be cast at an Association meeting duly called for such purpose pursuant to the By-Laws and at which a quorum is present; provided, however, that (1) no amendment to this Declaration shall be made which affects any of the rights and privileges provided to the Developer as defined herein without the written consent of such Developer, and (2) no amendment may change the configuration or size of a Unit without the written consent of the affected Unit Owner(s) and the lienholder(s) on such affected Unit(s). All amendments under this Section 6.1 shall be recorded and certified as required by the Act.

### **6.2 Amendment by Developer.**

(a) Amendment to Condominium Plans and Declaration. The Developer reserves the right to make whatever changes it may deem necessary in the Condominium Drawings, and this Declaration until such time as transfer of control of the Association occurs pursuant to applicable Florida law. The amendment reflecting such changes need only be executed by the Developer; provided, however, that no such amendment unilaterally approved by the Developer shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to any Unit, or change the proportion or percentage by which a Unit Owner shares the Common Expenses and owns the Common Surplus, unless such amendment is also approved by the record Owner of the affected Unit, all record owners of liens on such affected Unit, and at least a majority of the total voting interests of the Association.

(b) Special Amendment. Developer reserves the right and power to record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends the Declaration and any provision therein to comply with requirements of the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities; (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Units; and (iii) to bring this Declaration into compliance with applicable laws, ordinances or governmental regulations. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Developer to make or consent to a Special Amendment on behalf of each Unit Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof shall be deemed to

be a grant and acknowledgement of, and a consent to the reservation of, the power of the Developer to make, execute and record Special Amendments. The right and power to make Special Amendments hereunder shall terminate on December 31, 2010.

(c) This Declaration and all exhibits hereto, where applicable, may be amended unilaterally by the Developer for the purposes set forth and pursuant to Section 718.110(5), Florida Statutes, to correct scrivener's errors, and Section 718.403(1), Florida Statutes, to add proposed Phase II as provided for herein.

6.3 Amendment Pertaining to Surface Water Management System. Notwithstanding any provisions to the contrary contained in this Section 6, any amendment which will affect the surface water management system, including the management portion of the Common Elements, serving the Condominium must have the prior written approval of the South Florida Water Management District in order to be effective and binding.

6.4 Execution and Recording. An amendment, other than amendments made by the Developer alone pursuant to the Act or this Declaration, shall be evidenced by a certificate of the Association which shall include recording data identifying the Declaration and shall be executed with the same formalities required for the execution of a deed. Amendments by the Developer must be evidenced by a similar certificate executed by the Developer alone. Any amendment to the Declaration is effective when the applicable certificate is properly recorded in the public records of the County.

6.5 Limitation. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer without the consent of said Developer in each instance. The provisions of this paragraph may not be amended in any manner.

6.6 Procedure. No provision of this Declaration shall be revised or amended by reference to its title or number only. Proposals to amend existing provisions of this Declaration shall contain the full text of the provision to be amended, new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, rather, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Declaration. See provision \_\_\_\_\_ for present text." Nonmaterial errors or omissions in the amendment process shall not invalidate an otherwise properly promulgated amendment.

## **Section 7: Maintenance And Repairs**

7.1 Responsibility for the maintenance, repair and replacement of the Condominium Property is as follows:

(a) Common Elements. The Association shall manage, maintain, repair and replace, as part of the Common Expenses, all of the items as defined herein, including, but not limited to, the following:

- (i) electrical wiring up to the circuit breaker panel within or serving each Unit;
- (ii) water pipes up to the individual Unit cut-off valve within or serving the Unit;
- (iii) cable television lines up to the wall outlets in the Unit;
- (iv) air-conditioning condenser units located on the roof of the Building, together with all condensation drain lines up to the point where they enter the Unit;
- (v) sewer lines, up to the point where they enter the Unit;



(vi) all installations, fixtures and equipment located within one Unit but serving another Unit, or located outside the Unit, for the furnishing of utilities to more than one Unit or the Common Elements;

(vii) the exterior surface of the main entrance doors to the Units;

(viii) all exterior building walls, including painting, waterproofing, and caulking;

(ix) all landscaping, lawn and grass areas and sprinkler systems within the Condominium Property;

(x) any and all gates, walls and fencing located on the Condominium Property;

(xi) any parking areas, golf cart parking areas, and all trash receptacle areas located on the Condominium Property);

(xii) all buffer zones as described in the Development Order; and

(xiii) any and all limited access systems which serve more than one Unit.

However, the Association shall not perform such maintenance required of a Unit Owner who utilizes portions of the Limited Common Elements in accordance with Section 3.3 herein, as otherwise contemplated herein, or to the extent such maintenance arises from or is necessitated by the negligence, misuse or neglect of specific Unit Owners, in which case such cost and expense shall be paid solely by such Unit Owners. All buffer zones shall be maintained by the Association pursuant to the Development Order.

(b) Units. The responsibility for maintenance, repair and replacement within the Units shall be shared by the Association and the Unit Owners as follows:

(i) By the Association. The Association shall be responsible for maintaining, repairing and replacing all load-bearing walls contained within the Unit except for the finished surfaces thereof. The cost of such maintenance shall constitute a Common Expense.

(ii) By the Unit Owner. Each Unit Owner shall maintain, repair and replace everything within the confines of the Owner's Unit, which is not to be maintained by the Association pursuant to subsection (b)(i) of this section, including, but not limited to:

(1) All exterior doors, windows and screens of any permitted improvement; provided, however, that the painting of all exterior doors shall be a Common Expense, which surfaces shall be maintained in such manner as to preserve a uniform appearance among the Units of the Condominium;

(2) Paint finish, covering, wallpaper and decoration of all interior walls, floors and ceilings;

(3) All built-in shelves, cabinets, counters, storage areas and closets;

(4) Any and all appliances and mechanical, ventilating, heating and air conditioning equipment contained within and serving the Unit, except as otherwise maintained by the Association as provided herein;

(5) All bathroom fixtures, equipment and apparatuses;

(6) All electrical, plumbing, telephone and television fixtures, apparatuses, equipment, outlets, switches, wires, pipes and conduits above the concrete slab serving only the respective Unit, and all electric lines between the Unit and its individual service panel or meter;

(7) All interior doors, non-load-bearing walls, partitions, and room dividers;

(8) All furniture, furnishings and personal property contained within the respective Unit; and

(9) All other maintenance or repair of or replacements involving a Unit as contemplated and authorized hereunder.

7.2 Notwithstanding the provisions of Section 7.1 herein, all modifications to the exterior of the Unit must be approved in writing by the Board, or a committee designated by the Board and headed by an officer of the Association, prior to commencement of such work so as to maintain the character and to preserve the aesthetic and architectural quality of the Condominium. The Association shall promulgate Rules and Regulations in accordance with the foregoing.

#### **Section 8: Additions, Alterations Or Improvements By The Association**

Whenever, in the judgment of the Board of Directors, the Common Elements, or any part thereof, shall require capital additions, alterations or improvements (as distinguished from maintenance, repairs and replacements) costing in excess of \$5,000.00 in the aggregate in any calendar year, the Association may proceed with such additions, alterations or improvements only if the making of such additions, alterations or improvements shall have been approved by the Owners of a majority of the Units represented at a meeting at which a quorum is attained. Any such additions, alterations or improvements to such Common Elements, or any part thereof, costing in the aggregate \$5,000.00 or less in a calendar year may be made by the Board of Directors without approval of the Unit Owners. The cost and expense of any such additions, alterations or improvements to such Common Elements shall be as a "Capital Improvement Assessment" of the Unit Owners as provided in Section 13.2 hereof. For purposes of this Section 8, "aggregate in any calendar year" shall include the total debt incurred in that year, if such debt is incurred to perform the above-stated purposes, regardless of whether the repayment of any part of that debt is made beyond that year.

#### **Section 9: Additions, Alterations Or Improvements By Unit Owner**

9.1 To the Common Elements. After the completion of the improvements included in the Common Elements which are set forth in this Declaration, or which are contemplated by the Developer in the completion of the development as set forth herein, there shall be no alterations or additions to Limited Common Elements of this Condominium, other than those contemplated under Section 3.1 herein, except as authorized by the Board of Directors and approved by not less than 75% of the total voting interests of the Association, provided that no alterations or additions may be made involuntarily to the Limited Common Elements of any particular Unit if such alteration or addition will adversely affect or prejudice the rights of such Unit Owner unless such Unit Owner's consent first has been obtained. The cost of the foregoing shall be assessed as Common Expenses unless otherwise provided herein.

All open space areas contained within the Common Elements shall be preserved and developed solely as open space areas by the Developer, the Association or the Unit Owners in a manner solely detailed or contemplated herein or on the Condominium Drawings. Neither the Association nor the Developer nor the Unit Owners, without an appropriate amendment to the Development Order by the County, may utilize such areas for purposes other than as landscaped open spaces.

9.2 To the Units. Except as otherwise reserved by the Developer or Section 18 herein, no Unit Owner shall make any alteration or improvement to such Owner's Unit except in accordance with this Section 9.2. A Unit Owner may make alterations and improvements to the interior of the Unit so long as such alterations or improvements are not visible from the outside of the Unit or the Building, do not impair the structural integrity of the Unit or the Building, do not otherwise violate the terms of this Declaration, and

are in compliance with all applicable building codes and laws. A Unit Owner may not expand, enlarge or relocate the boundaries of such Owner's Unit. Other alterations or improvements to a Unit which are not discussed in this Declaration may be made only if prior approval in writing is obtained from the Board or a committee designated by the Board and headed by an officer of the Association.

9.3 Indemnification by Unit Owner. A Unit Owner making or causing to be made any such additions, alterations or improvements to the Unit or the Limited Common Elements as contemplated herein agrees, and shall be deemed to have agreed, for such Owner, and such Owner's heirs, personal representatives, successors and assigns, as appropriate, to hold the Association and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after that date of installation or construction thereof as may be required by the Association.

#### **Section 10: Additions, Alterations Or Improvements By Developer**

The foregoing restrictions of Section 9 shall not apply to Developer-owned Units. The Developer shall have the additional right, without the consent or approval of the Board of Directors or other Unit Owners, to make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to and upon any Unit owned by it, to the proposed or already constructed Unit located or to be located thereon, and Limited Common Elements appurtenant thereto. Such modifications shall include, without limitation: (i) the removal of walls, floors, ceilings and other structural portions of the Unit; (ii) changes to the layout or number of rooms in any Developer-owned Units; and (iii) changes to the size and/or number of Developer-owned Units by combining separate Developer-owned Units or otherwise. Any amendments to this Declaration or the Condominium Drawings required by actions taken pursuant to this Section 10 may be effected by the Developer alone without the consent of any other person; provided, however, if any such amendment shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to the Unit, or change the proportion or percentage by which the Unit Owner shares the Common Expenses and owns the Common Surplus, the execution of the amendment to the Declaration effecting such change must be joined in by the record Owners of the Unit, all record owners of liens on the affected Unit, and at least 75% of the total voting interests in the Association. Without limiting the generality of Section 6.5 hereof, the provisions of this Section may not be added to, amended or deleted unless by, or with the prior written consent of, the Developer.

#### **Section 11: Operation Of The Condominium By The Association; Powers And Duties**

11.1 Powers and Duties. The Association shall be the entity responsible for the operation of the Condominium. The powers and duties of the Association shall include those set forth in the By-Laws and Articles of Incorporation as amended from time to time. In addition, the Association shall have all the powers and duties set forth in the Act, as well as all powers and duties granted to or imposed upon it by this Declaration, including, without limitation:

(a) The irrevocable right to have access to any portion of each Unit and the Limited Common Elements appurtenant thereto from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of such portions thereof as required by this Declaration or the Act, for performing extermination services, or at any time and by force, if necessary, for making emergency repairs necessary to prevent damage to the Building, the Common Elements, the Unit or any other Unit or Units.

(b) The power to make and collect Assessments and other related expenses authorized under the Act against Unit Owners, to lease, maintain, repair and replace the Common Elements, and to grant, modify or cancel easements pertaining to the Common Elements.

(c) 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 upon prior request.

(d) The power to contract for the management and maintenance of the Condominium Property and to authorize a duly licensed management agent (who may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of Rules and Regulations, and perform the maintenance, repair and replacement required of the Association with such funds as shall be made available by the Association for such purposes. The Association also shall have the power to join with other condominium associations and entities in contracting for the maintenance and repair of the Condominium Property and the properties of such other condominiums and other type properties, and may contract for or may join with other condominium associations in contracting for the management of the Condominium Property and the properties of such other condominiums and other type properties, as may be more specifically provided for by the Articles of Incorporation and By-Laws of the Association.

(e) The power to borrow money, execute promissory notes and other evidences of indebtedness and to give as security therefor mortgages and security interests in property owned by the Association, if any. Such actions must be approved by a majority of the entire Board of Directors and the Owners of all the Units or by such greater percentage of the Board or Unit Owners as may be specified in the By-Laws with respect to certain borrowing, and no such action shall be permitted while the Developer owns any Unit without the prior written consent of the Developer.

(f) The power to adopt and amend Rules and Regulations concerning the details of the operation and use of the Condominium Property.

(g) The power to acquire, lease, mortgage and convey real and personal property and to grant, modify and cancel easements regarding such property, provided that such action may be done only (i) upon the approval of a majority of the Board of Directors and (ii) a finding by the Board that such action is for the benefit of the members of the Association. The requirements of Section 8 pertaining to the Unit Owners' approval of costs in excess of the threshold amount stated therein (including the proviso as to the debt incurred) shall also apply to this acquisition and dealing with Association-owned property; provided, however, that the acquisition of a Unit as a result of a foreclosure of the lien for Assessments shall be exempt from these requirements.

(h) The power to acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities for recreational purposes as long as such arrangements are also approved by the Owners of a majority of the Units.

(i) All of the powers which a corporation not-for-profit in the State of Florida may exercise pursuant to this Declaration, the Articles of Incorporation and By-Laws, Chapter 617, Florida Statutes, and the Act, in all cases except as expressly limited or restricted in the Act or the documents of the Condominium.

(j) The duties and obligations imposed on the Association under the Declaration of Easements Pertaining to Irrigation and the Declaration of Easements Pertaining to Electricity.

11.2 Conflict. In the event of conflict among the powers and duties of the Association or the terms and provisions of this Declaration or the exhibits attached hereto, this Declaration shall take precedence over the Articles of Incorporation, By-Laws and applicable Rules and Regulations; the Articles of Incorporation shall take precedence over the By-Laws and applicable Rules and Regulations; and the By-Laws shall take precedence over applicable Rules and Regulations, all as amended from time to time. Notwithstanding anything in this Declaration or its exhibits to the contrary, the Association shall at all times be the entity having ultimate authority over the Condominium, consistent with the Act.

11.3 Limitation of Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be 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 additions, alterations

or improvements done by or on behalf of any Unit Owners, regardless if whether or not same shall have been approved by the Association pursuant to the provisions hereof.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BY-LAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), 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:

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE CONDOMINIUM PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE CONDOMINIUM PROPERTY AND THE VALUE THEREOF;

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, LEE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

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

EACH UNIT OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS UNIT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION. AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DEVELOPER AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

11.4 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 such Owner's Unit.

11.5 Approval or Disapproval of Matters. Whenever the decision of a Unit Owner is required upon any matter, whether or not the subject of an Association meeting, that decision shall be expressed by the same person who would cast the vote for that Unit if at an Association meeting, unless the joinder of all record Owners of the Unit is specifically required by this Declaration or by law.

11.6 Acts of the Association. Unless the approval or action of Unit Owners and/or a certain specific percentage of the Board of Directors is specifically required in this Declaration, the Articles of Incorporation, the By-Laws, applicable Rules and Regulations or applicable law, all approvals or actions required or permitted to be given or taken by the Association shall be given or taken by the Board of Directors without the consent of Unit Owners, and the Board may so approve and act through the proper officers of the Association without a specific resolution. When an approval or action of the Association is permitted to be given or taken hereunder or thereunder, such action or approval may be conditioned in any manner the Association deems appropriate or the Association may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal.

11.7 Amendment of By-Laws. No modification of or amendment to the By-Laws shall be valid unless set forth in or annexed to a duly recorded amendment to this Declaration. The By-Laws may be amended in the manner provided for therein, but no amendment to the By-Laws shall be adopted which would affect or impair the validity or priority of any mortgage covering any Condominium Parcel(s), or which would change the provisions of the By-Laws with respect to institutional mortgages without the written approval of all Institutional First Mortgagees of record. No amendment shall change the rights and privileges of the Developer and Management Firm without their respective written consent. Any amendment to the By-Laws, as provided herein, shall be executed by the parties as required in this Section 11 and in Section 6 above, and said amendment shall be recorded in the public records of the County.

11.8 Binding Effect of Condominium Documents. Every Owner of a Condominium Parcel, whether having acquired ownership by gift, conveyance or transfer by operation of law, or otherwise, shall be bound by the Articles of Incorporation, the By-Laws of the Association, the provisions of this Declaration and the Management Agreement. Membership in the Association shall automatically terminate upon the termination of ownership of a Condominium Parcel in this Condominium, and the subsequent Owner(s) taking title shall automatically become entitled to membership.

11.9 Eligibility of Directors. No person shall be entitled to serve on the Board of Directors if they have not met the eligibility requirements contained in the Act or as are provided in the By-Laws.

## **Section 12: Professional Management of the Condominium**

The Association may enter into a Management Agreement for the management and maintenance of the Condominium Property. Pursuant to such Management Agreement, the Association may authorize a Management Firm to assist the Association in carrying out the Association's powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds as shall be made available by the Association for such purposes. The Association and its directors and its officers shall, however, retain at all times the powers and duties granted by the Condominium documents and the Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association. Each Unit Owner, such Owner's heirs, successors and assigns shall be bound by any such Management Agreement for the purposes therein expressed, and, by virtue of said party's taking title to a Condominium Parcel, said Owner hereby covenants and promises to perform each and every of the covenants, promises and undertakings to be performed by Unit Owners in the cases provided therefor in any such Management Agreement.

It is specifically recognized that some or all of the persons comprising the original Board of Directors and officers of the Association are or may be stockholders, officers and directors of any entity which contracts to provide management services for the Condominium, and that such circumstance shall not and cannot be construed or considered as a breach of their duties and obligations to the Association, nor as possible grounds to invalidate any such management agreement, in whole or in part.

## **Section 13: Determination Of Assessments**

13.1 General Assessment. The Board of Directors shall from time to time, and at least annually, prepare and adopt a budget for the Condominium ("Budget for Common Expenses"), determine the amount payable by the Unit Owners to meet the Common Expenses of the Condominium, and

allocate and assess such expenses among the Unit Owners in accordance with the provisions of this Declaration and the By-Laws ("General Assessment"). The Board of Directors shall advise all Unit Owners promptly in writing of the amount of the General Assessment payable by each of them as determined by the Board of Directors as aforesaid. The Budget for Common Expenses shall include the reserves required by law or determined appropriate by the Board, the costs of carrying out the powers and duties of the Association and any other expenses designated as Common Expenses by the Act, this Declaration, the Articles of Incorporation, the By-Laws or applicable Rules and Regulations or by the Association. Incidental income to the Association, if any, may be used to pay regular or extraordinary Association expenses and liabilities, to fund reserve accounts, or otherwise as the Board shall determine from time to time, and need not be restricted or accumulated. Any Budget for Common Expenses adopted shall be subject to change by the Board of Directors, and the amount of the General Assessment shall be changed in accordance with such revised Budget for Common Expenses to cover actual expenses at any time.

13.2 Special and Capital Improvement Assessments. In addition to General Assessments, the Board of Directors may levy "Special Assessments" and "Capital Improvement Assessments" upon the following terms and conditions:

(a) "Special Assessments" shall mean or refer to amounts levied against each Owner and such Owner's Unit, representing a portion of the costs incurred by the Association for specific purposes of a nonrecurring nature which are not in the nature of capital improvements.

(b) "Capital Improvement Assessments" shall mean and refer to amounts levied against each Owner and such Owner's Unit, representing a portion of the costs incurred by the Association for the acquisition, installation, construction or replacement (as distinguished from maintenance, repairs and replacement) of any capital improvements located or to be located within the Common Elements.

(c) Special Assessments and Capital Improvement Assessments may be levied by the Board of Directors and shall be payable in lump sums or installments, in the discretion of the Board; provided that, if such Special Assessments and Capital Improvement Assessments, in the aggregate in any year, exceed \$5,000.00 or cause the total Assessments levied to exceed 115% of Assessments for the preceding calendar year, the Board must obtain approval of a majority of the Owners of Units represented at a meeting duly called, noticed and held in accordance with the By-Laws and the Act.

#### **Section 14: Collection Of Assessments; Developer's Guarantee with Optional Activation**

The General Assessments, Special Assessments and Capital Improvement Assessments (collectively, the "Assessments") shall be collected as follows:

14.1 Liability for Assessments. A Unit Owner, regardless of how title is acquired, including by purchase at a judicial sale or by deed in lieu of foreclosure, shall be liable for all Assessments coming due while such person (as defined by Section 1.01 (3), Florida Statutes) is the Owner of the Unit. Additionally, a Unit Owner shall be jointly and severally liable with the previous owner for all unpaid Assessments that came due up to the time of the conveyance, without prejudice to any right such Unit Owner may have to recover from the previous owner the amounts paid by such Unit Owner. 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 or otherwise.

14.2 Default in Payment of Assessments. Assessments and installments thereof not paid within 10 days from the date when they are due shall bear interest at the rate established from time to time by the Board of Directors from the due date until paid (provided, however, that no such rate shall exceed the maximum allowed by law). In the event the Board has not established such rate, the interest rate shall be 15%. Each delinquent payment shall be subject to an administrative late fee in an amount not to exceed the greater of \$25.00 or 5% of each delinquent installment. The Association has a lien on each Condominium Parcel for any unpaid Assessments on such Condominium Parcel, with interest thereon 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 shall be effective on the earliest date allowed by law, which shall be no later than as of the recording of the claim of lien. Such lien shall be evidenced by the

recording of a claim of lien in the public records of the County, stating the description of the Condominium Parcel, the name of the record Owner, the name and address of the Association and the amounts due and the due dates. The claim of lien shall not be released until all sums secured by it (or such other amount as to which the Association shall agree by way of settlement) have been fully paid or until such claim of lien is barred by law. The claim of lien shall secure (whether or not stated therein) all unpaid Assessments, interest thereon, the administrative late fee (if permitted under applicable law), and costs and attorneys' fees which are due and which may accrue subsequent to the recording of the claim of lien and prior to the entry of a final judgment of foreclosure thereof. A claim of lien shall be signed and acknowledged by an officer or authorized agent of the Association. Upon payment, the person making the payment is entitled to a satisfaction of the lien in recordable form. The Association or its assignee may bring an action to foreclose a lien for unpaid Assessments in the manner a mortgage of real property is foreclosed in Florida and may also bring an action at law to recover a money judgment for the unpaid Assessments and other amounts due without waiving any claim of lien. The Association is entitled to recover its costs and reasonable attorneys' fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid Assessments.

As an additional right and remedy of the Association, upon default in the payment of Assessments as aforesaid and after 30 days' prior written notice to the applicable Unit Owner and the recording of a claim of lien, the Association may declare the balance of General Assessment installments due for the remainder of the fiscal year and payments of other known Assessments to be accelerated and shall thereupon be immediately due and payable. In the event that the amount of such accelerated installments or payments changes, the Unit Owner or the Association, as appropriate, shall be obligated to pay or reimburse to the other the amount of increase or decrease within 10 days of same taking effect.

Any payments received by the Association from a delinquent Unit Owner shall be applied first to any interest accrued as provided above, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection as aforesaid and then to the delinquent and any accelerated Assessments. The foregoing application of funds received shall be applicable despite any restrictive endorsement, designation or instruction placed on or accompanying a payment.

**14.3 Notice of Intention to Foreclose Lien.** Unless otherwise required by the Act or other applicable law, no foreclosure judgment may be entered until at least 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 30 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 of foreclosure, the Association shall not recover attorneys' fees or costs. The notice must be given by delivery of a copy of it to the Unit Owner or by certified or registered mail, return receipt requested, addressed to the Unit Owner at the last known address, and upon such mailing, the notice shall be deemed to have been given. 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 attorneys' fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the Unit Owner records a Notice of Contest of Lien as provided in the Act.

**14.4 Appointment of Receiver to Collect Rental.** If the Unit Owner remains in possession of the Unit after a foreclosure judgment has been entered, the court in its discretion may require the Unit Owner to pay a reasonable rental for the Unit. If the Unit is rented or leased during the pendency of the foreclosure action, the Association is entitled to the appointment of a receiver to collect the rent, the expenses of such receiver to be paid by the party which does not prevail in the foreclosure action.

**14.5 Institutional First Mortgagee.** In the event an Institutional First Mortgagee or other purchaser shall obtain title to a Unit by foreclosure, or by deed in lieu of foreclosure, such Institutional First Mortgagee or other purchaser, its successors and assigns, shall be liable for Assessments or other related expenses authorized under the Act secured by the claim of lien only to the extent provided by the Act. If, due to the applicable provisions of the Act, any unpaid share of the Assessments or other related expenses authorized under the Act are not required to be paid, then such unpaid share or other related expenses authorized under the Act shall be deemed to be a Common Expense collectible from all of the Unit Owners, including such acquirer and such acquirer's successors and assigns.



14.6 Certificate of Unpaid Assessments. Within 15 days after request by a Unit Owner or mortgagee of a Unit, the Association shall provide a certificate stating all Assessments and other monies owed to the Association by the Unit Owner with respect to such Owner's Unit. Any person other than the Unit Owner who relies upon such certificate shall be protected thereby.

14.7 Installments. General Assessments shall be collected monthly or quarterly, in advance, as determined from time to time by the Board of Directors. Initially, General Assessments will be collected quarterly.

14.8 Developer's Guarantee with Optional Activation. At the time of recording of this Declaration, the Developer has the option of either activating the below guarantee of assessments by checking the box contained on the signature page, or leaving such box empty, in which event the Developer will pay Assessments on Developer-owned Units.

If Developer elects not to guarantee assessments, Developer shall be required to pay assessments on units it owns. If Developer elects to guarantee assessments, pursuant to Section 718.116(9)(a)2., Florida Statutes, then the assessment for common expenses imposed upon the unit owners will not increase over the following dollar amounts for the unit types noted below, and Developer will pay any amounts of common expenses incurred during the below period(s) not produced by the assessments at the guaranteed level receivable from other unit owners for a period of time as described hereinafter. The following are the terms of the guarantee if activated:

Commencing with the recording of the Declaration and continuing until the earlier of (a) last day of the sixth full calendar month following the month of recording of the Declaration, or (b) such time as proposed Phase II is submitted to condominium ownership, the following is the level of guarantee of assessments for each unit type and unit in the Condominium:

| <u>Unit Type and Unit</u>                                                                                            | <u>Annually</u> | <u>Quarterly</u> | <u>Monthly</u> |
|----------------------------------------------------------------------------------------------------------------------|-----------------|------------------|----------------|
| Residence 01/07<br>(101,201,207,301,307,401,407,501,507,<br>601,607,701,707)                                         | \$12,284.00     | \$3,071.00       | \$1,023.67     |
| Residence 02/03/04<br>(102,103,104,202,202,203,302,303,304,<br>402, 403,404,502,503,504,602,603,604,<br>702,703,704) | \$8,926.00      | \$2,231.50       | \$743.83       |
| Residence 05/06<br>(105,106,205,206,305,306,405,406,505,<br>506,605,606,705,706)                                     | \$10,466.00     | \$2,616.50       | \$872.17       |
| Unit 107                                                                                                             | \$9,513.00      | \$2,382.75       | \$794.25       |

Commencing with the recording of an amendment to the Declaration submitting proposed Phase II to condominium ownership and continuing until the last day of the sixth full calendar month following the month of recording of such amendment to the Declaration, the following is the level of guarantee of assessments for each unit type and unit in the Condominium:

| <u>Unit Type and Unit</u>                                                                                                                                                                          | <u>Annually</u> | <u>Quarterly</u> | <u>Monthly</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------|----------------|
| Residence 01/07, Ph. I, 01/09, Ph. II<br>(Phase I - 101,201,207,301,307,401,407,<br>501,507,601,607,701,707)<br>(Phase II - 109,201,209,301,309,401,409,<br>501,509,601,609,701,709)               | \$8,712.00      | \$2,178.00       | \$726.00       |
| Residence 02/03/04, Ph. I, 02/05/08, Ph. II<br>(Phase I - 102,103,104,202,202,203,302,<br>303,304,402,403,404,502,503,504,602,<br>603,604,702,703,704)<br>(Phase II - 102,105,108,202,205,208,302, | \$6,330.00      | \$1,582.50       | \$527.50       |

|                                                                                                                                                                                                                                                                    |            |            |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|----------|
| 305,308,402,405,408,502,505,508,602,<br>605,608,702,705,708)                                                                                                                                                                                                       |            |            |          |
| Residence 05/06, Ph. I, 03/04/06/07, Ph. II<br>(Phase I - 105,106,205,206,305,306,<br>405,406,505,506,605,606,705,706)<br>(Phase II - 103,104,106,107,203,204,<br>206,207,303,304,306,307,403,404,406,<br>407,503,504,506,507,603,604,606,607,<br>703,704,706,707) | \$7,422.00 | \$1,855.50 | \$618.50 |
| Unit 107, Phase I, and Unit 101, Phase II                                                                                                                                                                                                                          | \$6,747.00 | \$1,686.75 | \$562.25 |

Thereafter, the Developer shall have the option to extend the guarantee of assessments for nine (9) additional periods of two (2) months each. Notwithstanding any provision to the contrary, the guarantee of assessments shall automatically terminate on the date of the meeting of unit owners at which transfer of control of the Association to unit owners other than the Developer occurs. In exchange for this guarantee, the Developer shall be excused from the payment of its pro-rata share of the assessments for all units it owns, and the Developer will pay any amounts of common expenses incurred during the below period(s) not produced by the assessments at the guaranteed level receivable from other unit owners for the applicable period of time.

#### **Section 15: Insurance**

Insurance covering the Condominium Property and the Association Property shall be governed by the following provisions:

15.1 "Insurance Trustee". The Board of Directors shall have the option in its discretion of appointing an Insurance Trustee hereunder. If the Association fails or elects not to appoint such Insurance Trustee, the Board of Directors will perform directly all obligations imposed upon such Insurance Trustee by this Declaration. Fees and expenses of any Insurance Trustee are Common Expenses.

#### 15.2 Purchase, Custody and Payment.

(a) Purchase. All insurance policies purchased by the Association shall be issued by an insurance company authorized to do business in Florida meeting all criteria established by the Board or the Act and any rules promulgated thereunder.

(b) Named Insured. Under all insurance policies purchased by the Association, the named insured shall be the Association, individually, and as agent for Owners of Units covered by the policy, without naming them, and as agent for their mortgagees, without naming them. The Unit Owners and their mortgagees shall be deemed additional insureds.

(c) Custody of Policies and Payment of Proceeds. All insurance policies purchased by the Association shall provide that payments for losses made by the insurer shall be paid to the Insurance Trustee, and such policies and endorsements thereto shall be deposited with the Insurance Trustee.

(d) Copies to Mortgagees. One copy of each insurance policy, or a certificate evidencing such policy, and all endorsements thereto, shall be furnished by the Association upon request to each Institutional First Mortgagee who holds a mortgage upon a Unit covered by the policy. Copies or certificates shall be furnished not less than 10 days prior to the beginning of the term of the policy, or not less than 10 days prior to the expiration of each preceding policy that is being renewed or replaced, as appropriate.

(e) Exceptions from Association Responsibility; Unit Owner's Personal Coverage. Except as specifically provided herein or by the Act, the Association shall not be responsible to Unit Owners to obtain insurance coverage upon any and all property lying within the boundaries of their Unit,

including, but not limited to, their personal property, and for their personal liability and living expense and for any other risks not otherwise insured in accordance herewith.

Unit Owners may be required to purchase flood insurance for their respective Unit(s) if such insurance is required by their mortgagee(s). In the event flood insurance is required, such insurance shall not be for the lesser of 100% of the current replacement cost of the Unit, or the maximum amount of flood insurance available with regard to such property.

The Association shall have no obligation to purchase flood insurance or fire and casualty insurance on the Units.

In accordance with Section 3.3 herein, the Unit Owner shall be solely responsible for insuring any and all equipment, machinery, fixtures, furniture or the like installed and/or placed upon or within the Limited Common Elements appurtenant to such Owner's Unit, as well as any other improvements located within such Limited Common Elements.

Unless the Association elects otherwise, the insurance purchased by the Association shall not cover claims against a Unit Owner due to accidents occurring within such Owner's Unit. It shall be the obligation of the individual Unit Owner, if such Unit Owner so desires, to purchase and pay for insurance as to all such and other risks not covered by insurance carried by the Association.

15.3 Coverage Responsibilities of Association. The Association shall use its best efforts to obtain and maintain adequate insurance covering the following:

(a) Casualty. Insurance covering loss or damage to the Common Elements and all other portions of the Condominium Property which the Association is responsible to maintain under the terms of this Declaration, and all items for which the Association is required under applicable provisions of the Act to insure against loss or damage by fire and against loss or damage by risks now or hereafter embraced by standard extended coverage and vandalism and malicious mischief endorsements (collectively, the "Insured Property"). Such policies may contain reasonable deductible provisions as determined by the Board of Directors. Such coverage shall afford protection against such other risks as from time to time are customarily covered with respect to buildings and improvements similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief.

(b) Liability. Comprehensive general public liability and automobile liability insurance covering loss or damage resulting from accidents or occurrences on or about or in connection with the Insured Property or adjoining driveways and walkways, or any work, matters or things related to the Insured Property, with such coverage as shall be required by the Board of Directors, but with combined single limit liability of not less than \$1,000,000.00 per occurrence, and with a cross liability endorsement to cover liabilities of the Unit Owners as a group to any Unit Owner, and vice versa.

(c) Worker's Compensation and other mandatory insurance, when applicable.

(d) Fidelity Insurance, if required by the Act or FNMA/FHLMC, covering all persons who control or disburse Association funds, such insurance to be in the amount required by law.

(e) Association Property. Appropriate additional policy provisions, policies or endorsements extending the applicable portions of the coverage described above to all Association Property, where such coverage is available.

(f) Such Other Insurance as the Board of Directors shall determine from time to time to be desirable.

When appropriate and obtainable, each of the foregoing policies shall waive the insurer's right to: (i) subrogation against the Association, its officers, members of the Board, the Developer, the Management Firm and its respective employees and agents, and against the Unit Owners individually and as a group; (ii) to pay only a fraction of any loss in the event of coinsurance or if other insurance carriers

have issued coverage upon the same risk; and (iii) avoid liability for a loss that is caused by an act of the Board of Directors, a member of the Board of Directors, any Management Firm and its respective employees and agents, one or more Unit Owners or as a result of contractual undertakings. Additionally, each policy shall provide that any insurance trust agreement will be recognized, that the insurance provided shall not be prejudiced by any act or omissions of any Management Firm or the individual Unit Owners that are not under the control of the Association, and that the policy shall be primary, even if a Unit Owner has other insurance that covers the same loss.

Every casualty insurance policy obtained by the Association shall have the agreed amount and inflation guard endorsement unless the Board finds such endorsement is unobtainable or economically infeasible.

15.4 Additional Provisions. All policies of insurance shall provide that such policies may not be canceled or substantially modified without at least 30 days' prior written notice to all of the named insureds, including all mortgagees of Units. Prior to obtaining any policy of casualty insurance or any renewal thereof, the Board of Directors may wish to obtain an appraisal from a fire insurance company, or other competent appraiser, of the full insurable replacement value of the Insured Property (exclusive of foundations), without deduction for depreciation, for the purpose of determining the amount of insurance to be effected pursuant to this Section.

15.5 Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense, except that the costs of fidelity bonding for any Management Firm employees may be paid by such Management Firm pursuant to the Management Agreement. Premiums may be financed in such manner as the Board of Directors deems appropriate.

15.6 Insurance Trustee; Share of Proceeds. All insurance policies obtained by or on behalf of the Association shall be for the benefit of the Association, any Management Firm, the Unit Owners and their mortgagees, as their respective interests may appear, and shall provide that all proceeds covering losses to the Insured Property shall be paid to the Insurance Trustee, which may be designated by the Board of Directors and which, if so appointed, shall be a bank or trust company in Florida with trust powers, with its principal place of business in the State of Florida. The Insurance Trustee shall not be liable for payment (if premiums, nor for the renewal or the sufficiency of policies, nor for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold the same in trust for the purposes elsewhere stated herein, and for the benefit of the Unit Owners and their respective mortgagees in the following shares, but shares need not be set forth on the records of the Insurance Trustee:

(a) Insured Property. Proceeds on account of damage to the Insured Property shall be held by the Association for each Unit Owner as tenants in common on the basis of the fair market value of each Unit, relative to the other Units in the Condominium, immediately prior to the event of casualty (such fair market value shall be determined by an MAI-certified appraiser selected by the Board of Directors in its sole discretion); provided, however, that prior to any distributions to the Unit Owners, such proceeds shall first be distributed in accordance with the provisions of Section 15.7 herein.

(b) Mortgagees. 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 for actual distributions thereof made to the Unit Owner and mortgagee pursuant to the provisions of this Declaration.

15.7 Distribution of Proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners thereof in the following manner:

(a) Expenses of the Trust. All expenses of the Insurance Trustee shall be first paid or provision shall be made therefor.

(b) Reconstruction or Repair. If the damaged property for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as

elsewhere provided herein. Any proceeds remaining after defraying such costs shall be distributed to each Unit Owner, by check made payable jointly to such Unit Owner and its respective mortgagee(s), in accordance with the provisions of Section 15.6(a) herein.

(c) Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided that the damaged property for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be allocated among the beneficial owners as provided in Section 15.6(a) herein, and distributed to each Unit Owner by check made payable jointly to such Unit Owner and its respective mortgagee(s). If there is no mortgage on the Unit, all distributions shall be made directly to the Unit Owner.

(d) Certificate. In making distributions to Unit Owners and their mortgagees, the Insurance Trustee (if appointed) may rely upon a certificate of the Association made by its President and Secretary as to the names of the Unit Owners and their mortgagees and their respective shares of the distribution.

15.8 Association as Agent. The Association is hereby irrevocably appointed as agent and attorney-in-fact for each Unit Owner and for each owner of a mortgage or other lien upon a Unit and for each owner of any other interest in the Condominium Property to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

15.9 Presumption as to Damaged Property. In the event of a dispute or lack of certainty as to whether damaged property constitutes a Unit(s) or Common Elements, such property shall be presumed to be Common Elements.

#### **Section 16: Reconstruction Or Repair After Fire Or Other Casualty**

16.1 Determination to Reconstruct or Repair. Subject to the immediately following subsection, in the event of damage to or destruction of the Insured Property as a result of fire or other casualty, the Board of Directors shall arrange for the prompt repair and restoration of the Insured Property, and the Insurance Trustee shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments.

If 75% or more of the Insured Property is substantially damaged or destroyed and if Unit Owners owning 80% of the applicable interests in the Common Elements duly and promptly resolve not to proceed with the repair or restoration thereof and a Majority of Institutional First Mortgagees approve such resolution, the Condominium Property shall not be repaired and the net proceeds of insurance resulting from such damage or destruction shall be distributed to each Unit Owner, by check made payable to such Unit Owner and its respective mortgagee(s), in accordance with the provisions of Section 15.6(a) herein.

Whenever in this Section the words "promptly repair" are used, it shall mean that repairs are to begin not more than 60 days from the date the Insurance Trustee (if appointed) notifies the Board of Directors and Unit Owners that it holds proceeds of insurance on account of such damage or destruction sufficient to pay the estimated cost of such work, or not more than 90 days after the Insurance Trustee (if appointed) notifies the Board of Directors and the Unit Owners that such proceeds of insurance are insufficient to pay the estimated costs of such work. The Insurance Trustee (if appointed) may rely upon a certificate of the Association made by its President and Secretary to determine whether or not the damaged property is to be reconstructed or repaired.

16.2 Plans and Specifications. Any reconstruction or repair must be made substantially in accordance with the plans and specifications for the original improvements and the then-applicable building and other codes; or if not, then in accordance with the plans and specifications approved by the Board of Directors and the then-applicable building and other codes.

16.3 Disbursement. The proceeds of insurance collected on account of a casualty, and the sums collected from Unit Owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order:

(a) Association - Lesser Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is less than \$100,000.00, then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Directors; provided, however, that upon request to the Insurance Trustee (if appointed) by an Institutional First Mortgagee which is a beneficiary of an insurance policy, the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner provided below for the reconstruction and repair of major damage.

(b) Association - Major Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is more than \$100,000.00, then the construction fund shall be disbursed in payment of such costs in the manner contemplated by subsection (i) above, but then only upon the further approval of an architect or engineer qualified to practice in Florida and employed by the Association to supervise the work.

(c) Unit Owners. If there is a balance of insurance proceeds after payment of all costs of reconstruction and repair that are the responsibility of the Association, this balance shall be distributed to each Unit Owner, by check made payable jointly to such Unit Owner and its respective mortgagee(s), in accordance with the provisions of Section 15.6(a) herein.

(d) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by Unit Owners upon Assessments shall be deposited by the Association with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be made upon the order of the Association alone or upon the additional approval of an architect, engineer or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine whether surplus funds to be distributed are less than the Assessments paid by Unit Owners, nor to determine the payees nor the amounts to be paid. The Insurance Trustee may rely upon a certificate of the Association, made by its President and Secretary, as to any or all of such matters and stating that the sums to be paid are due and properly payable, and stating the names of the payees and the amounts to be paid.

16.4 Assessments. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be effected by the Association, 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 levied against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Assessments on account of damage to the Insured Property shall be in proportion to all of the Owners' respective shares in the Common Elements, as determined by the Association.

16.5 Responsibilities of Unit Owners. If damage occurs to the Units, the maintenance and responsibility of which lies solely upon the respective Unit Owners, then each Unit Owner shall be solely responsible for all necessary reconstruction and repair to its respective Unit which reconstruction and repair shall be effected promptly and in accordance with guidelines established by the Board of Directors. Each Unit Owner shall have the absolute responsibility of applying insurance proceeds, arising as a result of flood, fire or other casualty damage to the Unit to the repair and/or reconstruction of such Unit; provided, however, that no Unit Owner shall have the responsibility of applying insurance proceeds to the repair and/or reconstruction of the respective Units if the Condominium is terminated in accordance with the provisions of Section 21 herein.

16.6 Benefit of Mortgages. Certain provisions in this Section are for the benefit of mortgagees of Units and may be enforced by any of them.

#### **Section 17: Condemnation**

Any condemnation of any portion(s) of the Condominium Property shall be governed by the following provisions:

17.1 Deposit of Certain Condemnation Awards with Insurance Trustee. Condemnation awards pertaining to the taking of Common Elements shall be paid over by each Unit Owner to the Insurance

Trustee for use as noted hereinafter in this Section. In the event the Unit Owner fails to turn over such award as required, the defaulting Unit Owner shall be charged the maximum interest which does not constitute usury under Florida law until such amount is fully paid.

Condemnation awards pertaining to the condemnation of Units shall not be the property of the Association.

17.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after condemnation will be determined in the manner provided for in Section 16 herein for determining whether damaged property will be reconstructed and repaired after casualty. For this purpose, the taking by eminent domain also shall be deemed to be a casualty.

17.3 Disbursement of Funds. If the Condominium is terminated following a condemnation, the proceeds of the awards pertaining to the condemnation of Common Elements will be deemed to be insurance proceeds and shall be owned and distributed in the manner provided with respect to the ownership and distribution of insurance proceeds if the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced and the property damaged by the taking will be made usable in the manner provided below. The proceeds of any such awards shall be used for these purposes and shall be disbursed in the manner provided for, disbursement of funds by the Insurance Trustee after a casualty, or as elsewhere in this Section specifically provided.

17.4 Condemnation of Common Elements. Awards for the taking of portions of the Common Elements shall be used to render the remaining portion of the Common Elements usable in the manner approved by the Board of Directors of the Association; provided, however, that if the cost of such work shall exceed the balance of the funds from the awards for the taking, the work shall be approved in the manner elsewhere required for capital improvements to the Common Elements. The balance of the awards for the taking of Common Elements, if any, shall be distributed, after adjustments to these shares effected pursuant hereto by reason of the taking, to each Unit Owner by check made payable jointly to such Unit Owner and its respective mortgagee(s), in accordance with the provisions of Section 15.6(a) herein.

17.5 Condemnation of a Unit. If there is a taking of a Unit, the respective Unit Owner shall not be required to utilize any portion of the condemnation award with regard to reconstruction of the Unit. Following such taking of a Unit and the recording of a deed to the condemning authority, (1) the affected Unit Owner shall no longer have an ownership interest in the Unit or an undivided ownership interest in the Common Elements, and (2) such Unit Owner shall no longer be responsible for the payment of Common Expenses.

The following changes shall be made in the Condominium following a taking as described in this Section:

(a) Addition to Common Elements. The remaining portion of the Unit, if any, shall become part of the Common Elements and shall be placed in a condition allowing, to the extent possible, for use by all of the Unit Owners in the manner approved by the Board of Directors.

(b) Adjustment of Shares. The shares in the Common Elements, Common Expenses and Common Surplus appurtenant to the Units that continue as part of the Condominium shall be adjusted to distribute the shares in the Common Elements, Common Expenses and Common Surplus among the reduced number of Unit Owners (and among reduced Units). This distribution shall be determined by taking the fractional share of each Unit Owner in proportion to the number of Units remaining in the Condominium.

(c) Assessments. In the event the Association does not have the funds necessary to alter the remaining portion of the condemned Unit for use as a part of the Common Elements, the additional funds for such purposes shall be raised by Assessments against all of the Unit Owners who will continue as Owners of Units after the changes in the Condominium effected by the taking. The

Assessments shall be made in proportion to the applicable percentage shares of those Owners after all adjustments to such shares effected pursuant hereto by reason of the taking.

17.6 Amendment of Declaration. The changes in Units, in the Common Elements and in the ownership of the Common Elements and share in the Common Expenses and Common Surplus that are effected by the taking shall be evidenced by an amendment to this Declaration that is only required to be approved by, and executed upon the direction of, a majority of all members of the Board of Directors.

#### **Section 18: Occupancy And Use Restrictions**

In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

18.1 Occupancy. Each Unit shall be used as a single-family residence only, except as may be otherwise herein expressly provided. Notwithstanding the foregoing, the Developer shall be permitted to utilize a Unit which the Developer owns or leases as model units, as sales or other offices or management services, or for overnight accommodations by its designees.

18.2 Specific Prohibited Uses. No commercial signs, advertisement, notice or other lettering of any kind, including "For Rent" or "For Sale signs" may be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Unit, Limited Common Elements or Condominium Property without the prior written approval of the Association or as may be required by legal proceedings, it being understood that the Association will not grant permission for any signs larger than 6 square feet unless their erection is necessary to avert serious hardship to Owners. In addition, until Developer has sold and closed on all Units in the Condominium, all signs must have the prior written approval of the Developer. The provisions of this Section shall not be applicable to the Developer during the time it owns one or more Units in the Condominium. In the event of a conflict between the provisions of this Section and the Master Declaration or the Section 22 Declaration as pertaining to signs, the Master Declaration or the Section 22 Declaration, as the case may be, shall control.

No person shall use the Common Elements or any part thereof, or a Unit, or the Condominium Property, or any part thereof, in any manner contrary to or not in accordance with the rules and regulations set forth in the By-Laws or properly pertaining thereto and promulgated from time to time by the Association.

The Unit Owner shall not permit or suffer anything to be done or kept in such Owner's Unit which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Unit Owners, or annoy them by unreasonable noises, or otherwise, nor shall the Unit Owners commit or permit any nuisance, immoral or illegal acts in or about the Condominium Property.

18.3 Nuisances. No nuisances (as reasonably determined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its residents or occupants. No activity specifically permitted by this Declaration shall be deemed a nuisance.

18.4 No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Condominium Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any portion of the Condominium Property, shall be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Condominium Property, as elsewhere herein set forth. Notwithstanding the foregoing and any provisions of this Declaration, the Articles of Incorporation or By-Laws, the Association shall not be liable to any person(s) for its failure to enforce the provisions of this Section. No activity specifically permitted by this Declaration shall be deemed a violation of this Section.



18.5 Pets. Dogs and cats not exceeding a total of 2 in number, and no more than 2 birds, tropical fish and other customary non-exotic (snakes are prohibited), quiet and inoffensive household pets not being kept or raised for commercial purposes shall be permitted to be contained in a Unit. Pets shall not be permitted upon the Common Elements except pursuant to Rules and Regulations adopted by the Board of Directors or as contained in this Declaration or in the By-Laws. The Unit Owner shall indemnify the Association and the Developer and hold them harmless from and against any loss or liability of any kind or character whatsoever arising from such Unit Owner's having any pet upon the Condominium Property. All Unit Owners are required to clean up all pet droppings deposited on the Common Elements. No pets shall be permitted in the pool area, whether leashed or unleashed. On all other portions of the Condominium Property or anywhere within the Burnt Store Marina Development, all pets shall be under hand-held leash or carried at all times. Messes made by pets must be removed by the owner or handler immediately. The Board shall designate the portions of the Condominium Property which shall be used to accommodate the reasonable requirements of owners or other occupants of Units who keep pets. Pets that are vicious, noisy or otherwise unpleasant will not be permitted on the Condominium Property. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board, written notice shall be given to the owner or other person responsible for the pet, and the pet must be removed from the Condominium Property within four (4) days. The Board has the authority and discretion to make exceptions to the limitations in this Section in individual cases and to impose conditions concerning the exceptions.

18.6 Window Coverings. The covering and appearance of the windows and doors, whether by draperies, shades, reflective film or other items or materials, whether installed within or outside of the Unit, which are visible from the exterior of the Unit shall be subject to the applicable Rules and Regulations of the Association.

18.7 Flooring for Both Units and Limited Common Element Balconies and Terraces. All Units shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms, or laundry rooms. A Unit Owner who desires to install in place of carpeting any hard-surface floor covering (e.g., marble, slate, ceramic tile, parquet) shall also install a sound absorbent underlayment of such kind and quality equivalent or superior to 1/4 inch of cork and perimeter sound isolation material, all installed in accordance with the rules and regulations promulgated by the Association and manufacturer specifications, as amended from time to time, so as to reduce the transmission of noise to adjoining Units. The Unit Owner shall obtain written approval of the Board prior to any such installation. If the installation is made without such prior written approval, the Board may, in addition to exercising all the other remedies provided in this Declaration, require the offending Unit Owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending Unit Owner.

The structural integrity of Limited Common Element balconies and terraces constructed of steel reinforced concrete is adversely affected by water intrusion and rusting aggravated by the water retention qualities of indoor-outdoor carpet, river rock and unglazed ceramic tile and its grout. For this reason, no indoor-outdoor carpet or river rock may be used on such balconies or terraces, and all tile and its bedding and grout must be of such materials and so applied to be waterproof. Any flooring installed on such balconies or terraces shall be installed so as to insure proper drainage.

Each Unit Owner, by acceptance of a deed or other conveyance of their Unit, hereby acknowledges and agrees that sound and impact noise transmission in a building such as within the Condominium is very difficult to control, and that noises from adjoining or nearby Units and/or mechanical equipment can be heard in another Unit. The Developer does not make any representation or warranty as to the level of sound or impact noise transmission between and among Units and the other portion of the Condominium Property, and each Unit Owner hereby waives and expressly releases, to the extent not prohibited by applicable law as of the date of this Declaration, any such warranty and claims for loss or damages resulting from sound or impact noise transmission.

#### **Section 19: Selling, Leasing And Mortgaging Of Units**

Units may be made subject to mortgages without restrictions, but sales and leases thereof shall be subject to the provisions of this Section 19:

19.1 Sales. In connection with the conveyance of each Unit, other than conveyance by the Developer or Institutional Mortgagees, an officer of the Association shall execute and acknowledge a certificate stating that all Assessments levied against such Unit have been paid in full, or if not paid in full, the amounts due and owing. The Board of Directors shall furnish such certificate upon receipt from the Unit Owner of a request form (which will be prepared by the Association) setting forth the proposed purchaser's name, notice address and date of closing. Payment of outstanding Assessments shall be in accordance with the Act. Each new Unit Owner receiving a conveyance from any party except the Developer shall notify the Association and the Management Firm promptly after becoming a new Owner by delivering a copy of the deed to the Unit to the Association and the Management Firm.

19.2 Leases. Except as otherwise permitted by the Developer with regard to Units still owned by the Developer, no lease or rental of a Unit may be for a period of less than 30 consecutive days. No Unit Owner may lease or rent his Unit if delinquent in the payment of any Assessments. If all Assessments are paid up to date, a Unit Owner may rent or lease such Owner's Unit without further approval. However, the Unit Owner renting or leasing such Owner's Unit shall promptly notify the Association of each renter and the term of such rental or lease. The sub-leasing or sub-renting of a Unit Owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. The Association shall have the right to require upon notice to all Unit Owners that a substantially uniform form of lease or sub-lease be used by all Unit Owners (including the Developer) intending to rent or lease after said notice and to provide such form as a Common Expense. Entire Units only may be rented, provided the occupancy is only by the lessee and his family and guests; no individual rooms may be rented and no transient tenants may be accommodated. The provisions of this paragraph pertaining to transient tenants shall not be applicable to the Developer.

A tenant of a Unit shall have all of the use rights in the Association Property and Common Elements otherwise readily available for use generally by Unit Owners and the Owner of the leased Unit shall not have such rights, except as a guest. This shall not, however, interfere with access rights of an Owner as landlord pursuant to applicable law.

19.3 Continuing Liability. The liability of the Unit Owner under this Declaration shall continue, notwithstanding the fact that he may have leased, rented or sub-let said interest as provided herein. Every purchaser, tenant or lessee shall take subject to this Declaration, the Articles of Incorporation, the By-Laws, and any Management Agreement, as well as the provisions of the Act.

19.4 No Severance of Ownership. No part of the Common Elements may be sold, conveyed or otherwise disposed of, except as an appurtenance to the Unit in connection with a sale, conveyance or other disposition of the Unit to which such interest is appurtenant, and any sale, conveyance or other disposition of a Unit shall be deemed to include that Unit's appurtenant interest in the Common Elements.

19.5 Gifts and Devises, etc. Any Unit Owner shall be free to convey or transfer such Owner's Unit by gift, to devise such Owner's Unit by will, or to have such Owner's Unit pass by intestacy, without restriction; provided, however, that each succeeding Unit Owner shall be bound by, and such Owner's Unit subject to, the provisions of this Section.

## **Section 20: Compliance And Default**

Each Unit Owner and every occupant of a Unit and the Association shall be governed by and shall comply with the terms of this Declaration of Condominium and all exhibits annexed hereto, and the Rules and Regulations adopted pursuant to those documents, as the same may be amended from time to time. The Association (and Unit Owners, if appropriate) shall be entitled to the following, relief in addition to the remedies provided by the Act:

20.1 Negligence. A Unit Owner shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligence or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent such expense is not met by the proceeds of insurance actually collected in respect of such negligence by the Association.

20.2 Compliance. In the event a Unit Owner or occupant fails to maintain a Unit or fails to cause such Unit to be maintained, or fails to observe and perform all of the provisions of the Declaration, the By-Laws, the Articles of Incorporation, applicable Rules and Regulations, or any other agreement, document or instrument affecting the Condominium Property or administered by the Association, in the manner required, the Association shall have the right to proceed in a court of equity to require performance and/or compliance, to impose any applicable fines in accordance with the provisions of the Act, or to sue in a court of law for damages.

20.3 Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a Unit Owner or the Association to comply with the requirements of the Act, this Declaration, the Articles of Incorporation, the By-Laws or the Rules and Regulations adopted pursuant to said documents, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (including appellate attorneys' fees).

20.4 No Waiver of Rights. The failure of the Association or any Unit Owner to enforce any covenant, restriction or other provision of the Act, this Declaration, the Articles of Incorporation, the By-Laws or the Rules and Regulations adopted pursuant to said documents, as the same may be amended from time to time, shall not constitute a waiver of their right to do so thereafter.

### **Section 21: Termination Of Condominium**

The Condominium shall continue until (i) terminated by casualty loss, condemnation or eminent domain, as more particularly provided elsewhere in this Declaration, or (ii) such time as termination of the condominium form of ownership is authorized by a vote of Owners owning 100% of the Units and by the Primary Institutional First Mortgagee. Upon such termination, the former Condominium Property shall be subject to an action for partition by any Owner, and the net proceeds of sale shall be divided among all Owners in proportion to their respective interests in the Common Elements; provided, however, that no payment shall be made to an Owner until all mortgages and liens on such Owner's Unit, in the order of their priority, have been satisfied out of such Owner's share of such net proceeds. Upon such termination, all funds of the Association, including, but not limited to, reserves, insurance proceeds, and condemnation awards, shall be divided among all Owners in proportion to their respective interests in the Common Elements; provided, however, that no payment shall be made to an Owner until all mortgages and liens on such Owner's Unit, in the order of their priority, have been satisfied out of such Owner's share of such net proceeds. The termination of the Condominium shall be effective upon a certificate of the Association, executed by its President and Secretary, certifying the basis of the termination being recorded among the public records of the County.

### **Section 22: Additional Rights Of Mortgagees And Others**

The following provisions are intended for the benefit of each holder of a first mortgage upon a Unit, and, to the extent that any other provisions of this Declaration conflicts with the following provisions, if at all, the following provisions shall control:

22.1 Upon request in writing, the Association shall furnish to each Institutional First Mortgagee of a Unit and any holder, insurer or guarantor of a first mortgage a written notice of any default by the Unit Owner of such Unit in the performance of such Unit Owner's obligations under this Declaration that has not been cured within 30 days.

22.2 Upon request in writing, each Institutional First Mortgagee of a Unit and any holder, insurer or guarantor of a first mortgage on a Unit shall have the right:

(a) to examine current copies of this Declaration, the By-Laws, Rules and Regulations and the books, records and financial statements of the Association during normal business hours;

(b) to receive, without any charge and within a reasonable time after such request, the annual audited financial statement which is prepared and distributed by the Association to the Unit Owners at the end of its fiscal year; provided, however that in the event an audited financial statement is

not available, the holders of 51% or more of the first mortgages in the Units shall be entitled to have such an audited statement prepared at their expense;

(c) to receive written notices of all meetings of the Association and to designate a representative to attend all such meetings;

(d) to receive written notice of any decision by the Unit Owners to make a material amendment to the Declaration, the By-Laws or the Articles of Incorporation;

(e) to receive written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(f) to receive written notice of any action which would require the consent of a specified number of Institutional First Mortgagees.

22.3 No provision of this Declaration or the Articles of Incorporation or any similar instrument pertaining to the Condominium Property or the Units therein shall be deemed to give a Unit Owner or any other party priority over any rights of the Institutional First Mortgagees of Units pursuant to their mortgages in the case of distribution to Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of the Units, and/or the Common Elements, or any portion thereof or interest therein. In such event, the holder of any first mortgage on a Unit shall be entitled, upon specific written request, to timely written notice of any such loss.

22.4 Upon specific written request to the Association, each Institutional First Mortgagee of a Unit or holder, insurer or guarantor of a mortgage on a Unit shall be furnished notice in writing by the Association of any damage to or destruction or taking of the Common Elements if such damage or destruction or taking exceeds \$ 10,000.00 or if damage shall occur to a Unit in excess of \$1,000,00.

22.5 If any Unit or portion thereof or the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then the holder, insurer or guarantor of any first mortgage on a Unit will be entitled to timely written notice, upon specific written request, of any such proceeding or proposed acquisition and no provisions of any document will entitle a Unit Owner or other party to priority over such holder with respect to the distribution to such Unit of the proceeds of any award or settlement.

22.6 Any holder of a first mortgage on a Unit who receives a written request to approve additions or amendments and fails to deliver or mail to the requesting party a negative response within thirty (30) days shall be deemed to have approved such request.

22.7 In the event professional management has been previously required by any holder, insurer or guarantor of a first mortgage on a Unit, any decision to establish self management by the Association shall require the prior consent of Unit Owners in accordance with Section 718.302(1), Florida Statutes.

22.8 As required by Section 718.110, Florida Statutes, any mortgagee consent required under this Section shall not be unreasonably withheld and shall otherwise be deemed to apply to the extent applicable.

#### **Section 23: Disclaimer of Warranties**

**DEVELOPER HEREBY DISCLAIMS ANY AND ALL EXPRESS OR IMPLIED WARRANTIES AS TO DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF THE CONDOMINIUM PROPERTY, EXCEPT ONLY THOSE SET FORTH IN SECTION 718.203 OF THE ACT. AS TO SUCH WARRANTIES WHICH CANNOT BE DISCLAIMED, AND TO OTHER CLAIMS, IF ANY, WHICH CAN BE MADE AS TO THE AFORESAID MATTERS, ALL INCIDENTAL AND CONSEQUENTIAL DAMAGES ARISING THEREFROM ARE HEREBY DISCLAIMED.**

ALL UNIT OWNERS, BY VIRTUE OF THEIR ACCEPTANCE OF TITLE TO THEIR RESPECTIVE UNITS (WHETHER FROM THE DEVELOPER OR ANOTHER PARTY), SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ALL OF THE AFORESAID DISCLAIMED WARRANTIES AND INCIDENTAL AND CONSEQUENTIAL DAMAGES.

#### **Section 24: Mediation And Arbitration**

All issues or disputes which are recognized by the Act or by administrative rules promulgated under the Act as being appropriate or required for mediation or arbitration shall be submitted to such alternative resolution procedures prior to institution of civil litigation proceedings.

#### **Section 25: Additional Provisions**

25.1 Notices. All notices to the Association required or desired hereunder or under the By-Laws shall be sent by first class mail to the Association in care of its office at the Condominium, or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the address of such Unit Owner appearing in the Association's records at the time the notice is transmitted. Where a Unit is owned by more than one person, the Association shall provide notice, for meetings and all other purposes, to that one address which the Developer initially identifies for that purpose and thereafter as one or more of the Owners of the Unit shall so advise the Association in writing, or if no address is given or the Owners of the Unit do not agree, to the address provided in the deed of record.

All notices to mortgagees of Units shall be sent by first class mail to their respective addresses, or such other address as may be designated by them from time to time, in writing to the Association.

All notices shall be deemed to have been given when mailed in a postage prepaid sealed wrapper, except notices of a change of address, which shall be deemed to have been given when received, or 5 business days after proper mailing, whichever shall first occur.

25.2 Interpretation. The Board of Directors shall be responsible for interpreting the provisions hereof and of any of the exhibits attached hereto. Such interpretation shall be binding upon all parties unless wholly unreasonable. An opinion of legal counsel to the Association, or the legal counsel having drafted this Declaration, that any interpretation adopted by the Association is not unreasonable shall conclusively establish the validity of such interpretation.

25.3 Binding Effect of Section 718.303, Florida Statutes. The provisions of Section 718.303, Florida Statutes, shall be in full force and effect and are incorporated herein. The Management Firm, for as long as the Management Agreement remains in effect, shall assist the Association in the prosecution of any action pursuant to the statute aforescribed.

25.4 Right of Developer to Add Recreational Facilities and Common Elements. If the Developer elects to add or expand any recreational facilities or any other portion of the Common Elements, the Developer shall pay all the expenses relating to the construction or the providing of such addition or expansion and shall record an amendment to this Declaration describing such property. The amendment shall be executed with the formalities of a deed and recorded in the public records of the County. No approval or action of the Association, Unit Owners or mortgagees shall be necessary for adding such additional Common Elements to condominium ownership. All costs of maintenance, repair and replacement relating to the addition or expansion of the recreational facilities or any other portion of the Common Elements shall be a Common Expense.

25.5 Right of Developer to Convey Property to the Association. The Developer hereby reserves the right to convey to the Association any portion(s) of the real property constituting all or part of proposed Phase II or other areas contiguous to the Condominium Property free and clear of liens and encumbrances, including, but not limited to, wetlands or other parcels more suitable to become Association Property rather than Common Elements. All costs and expenses associated with such

Association Property shall be Common Expenses. The Association shall be required to accept any such conveyance from the Developer.

25.6 Limited Common Element Parking Spaces. Each Unit shall have one allocated parking space in the garage. The Developer shall be permitted to assign one or more additional parking spaces to a Unit (which spaces may be contained in the garage or which may be open-air spaces), and such allocations shall be permitted to be made by the Developer in its sole discretion for so long as the Developer holds one or more Units in the Condominium for sale in the ordinary course of business. Allocations will initially be assigned by the Developer by an unrecorded written instrument given to the purchaser at closing. Later, in the event that 2 or more Unit Owners wish to exchange a space or spaces, they may do so by surrendering their allocation instruments to the Association, which shall re-issue allocation instruments reflecting the exchange; provided, however, that each Unit shall at all times have at least one parking space in the garage. Allocations may only be changed with the written consent of the holder; provided, however, the Association shall have the absolute right to make allocations or re-allocations of parking spaces in the garage to accommodate the needs of the handicapped persons. Allocated spaces while allocated shall constitute Limited Common Elements appurtenant to Units, subject to severance as contemplated herein. No non-Unit Owner shall hold a parking space allocation on the Condominium Property, and allocated Limited Common Element parking spaces shall pass with the title to the Unit. The Developer reserves the right, but shall not be required, to charge a fee at the time of closing for assignment of any Limited Common Element parking space to a Unit.

25.7 Limited Common Element Golf Cart Parking Spaces. There shall be contained in one or more rooms or spaces in the Building certain golf cart parking spaces. The Developer shall be permitted to assign one or more golf cart parking spaces to a Unit, and such allocations shall be permitted to be made by the Developer in its sole discretion for so long as the Developer holds one or more Units in the Condominium for sale in the ordinary course of business. Allocations will initially be assigned by the Developer by an unrecorded written instrument given to the purchaser at closing. Later, in the event that 2 or more Unit Owners wish to exchange a golf cart parking space or spaces, they may do so by surrendering their allocation instruments to the Association, which shall re-issue allocation instruments reflecting the exchange. Allocations may only be changed with the written consent of the holder; provided, however, the Association shall have the absolute right to make allocations or re-allocations of golf cart parking spaces in the garage to accommodate the needs of the handicapped persons. Allocated golf cart parking spaces while allocated shall constitute Limited Common Elements appurtenant to Units, subject to severance as contemplated herein. No non-Unit Owner shall hold a golf cart parking space allocation on the Condominium Property, and allocated Limited Common Element golf cart parking spaces shall pass with the title to the Unit. The Developer reserves the right, but shall not be required, to charge a fee at the time of closing for assignment of any Limited Common Element golf cart parking space to a Unit.

25.8 Exhibits. There are hereby incorporated in this Declaration all materials contained in the exhibits annexed hereto, except that as to such exhibits, any conflicting provisions set forth specifically therein as to their amendment, modification or enforcement and other matters shall control over those hereof.

25.9 Signature of President and Secretary. Wherever the signature of the President of the Association is required hereunder, the signature of a Vice-President may be substituted therefor, and, wherever the signature of the Secretary of the Association is required hereunder, the signature of an Assistant Secretary may be substituted therefor, provided that the same person may not execute any single instrument on behalf of the Association in 2 separate capacities.

25.10 Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provision of this Declaration, the exhibits annexed hereto, or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.

25.11 Waiver. No provisions contained in this Declaration shall be deemed to have been waived by reason of any failure to enforce the same, without regard to the number of violations or breaches which may occur.

25.12 Ratification. Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each occupant of a Unit, by reason of his occupancy, shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the Articles of Incorporation, the By-Laws and applicable Rules and Regulations.

25.13 Gender; Plurality. For convenience and ease of reference, the third person singular impersonal form of pronoun "it" has been used herein without regard to the proper grammatical person or gender of the party being referred to. All such references shall be deemed to include the singular or plural person and the masculine, feminine or neuter gender, as required by the context.

25.14 Captions. The captions herein and in the exhibits annexed hereto are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of the particular document or any provision thereof.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed and its corporate seal to be hereunto affixed this 5<sup>th</sup> day of May, 2004.

WITNESSES:

WCI Communities, Inc., a Delaware corporation

Name: [Signature]  
Print Name: Nicole Peterson

By: [Signature]  
Christopher J. Hanlon  
Vice President

Name: [Signature]  
Print Name: POMELA KRUGER

(Corporate Seal)

Developer hereby activates the guarantee in Section 14.8 above. ☒

STATE OF FLORIDA  
COUNTY OF LEE

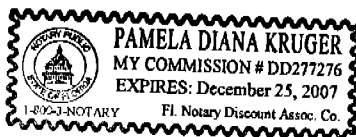
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2004, by Christopher J. Hanlon, as Vice President of WCI COMMUNITIES, INC., a Delaware corporation, on behalf of the corporation, as Developer of Grande Isle Towers I & II, A Condominium. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

[Signature]  
(Signature)  
Name: POMELA DIANA KRUGER  
(Legibly Printed)  
Notary Public, State of Florida

\_\_\_\_\_  
(Commission Number, if any)





**CONSENT OF MORTGAGEE REGARDING RECORDATION OF  
DECLARATION OF CONDOMINIUM FOR GRANDE ISLE TOWERS I & II, A CONDOMINIUM**

**Fleet National Bank**, a national banking association, as Agent for the Banks (the "Mortgagee"), the holder of that certain Consolidated, Amended and Restated Mortgage and Security Agreement dated as of March 30, 2004, and recorded in Official Records Book 4243, at Page 1611 of the Public Records of Lee County, Florida (the "Mortgage"), which Mortgage constitutes a lien upon the real property described in the Declaration of Condominium for Grande Isle Towers I & II, A Condominium executed on May 5, 2004 (the "Declaration"), hereby consents to WCI Communities, Inc., a Delaware corporation (the "Developer"), recording the Declaration and subjecting the real property described in the Declaration to the terms and provisions of such Declaration.

Notwithstanding the execution of this consent, nothing herein shall be construed to render the Mortgagee responsible or liable for the performance of any of the covenants or undertakings of the Developer under the Declaration nor shall this consent affect the priority of the Mortgage lien and interest of the Mortgagee.

Dated this 7<sup>th</sup> day of May, 2004.

**WITNESSES:**

*Olivia A. Nare*  
Name: OLIVIA A. NARE

*Angela M. Wolinsky*  
Name: Angela M. Wolinsky

**Fleet National Bank, a national banking  
association, as Agent**

By: *[Signature]*  
**JD GILBREATH**  
**Group Manager**  
(SEAL)

STATE OF GEORGIA

COUNTY OF DEKALB

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May, 2004, by JD GILBREATH, as GR MGR of Fleet National Bank, a national banking association, who either ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)

**CHERYL GEOFFRION**  
Notary Public, State of Georgia  
County of Gwinnett  
My Commission Expires April 30, 2008

*[Signature]*  
(Signature)

Name: \_\_\_\_\_

(Legibly Printed)

Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
(Commission Number, if any)

**EXHIBIT NO. 1 TO DECLARATION OF CONDOMINIUM**







CONDOMINIUM PLAT BOOK \_\_\_\_ PAGE  
SHEET 4 OF 17

SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 154684

**SITE PLAN &  
CONDOMINIUM SURVEY  
PROPOSED PHASE II**

[illegible]

● SET 5/8" ARJAN ROD OR NAIL & DISK #LB7136

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ANY ABSTRACT OF TITLE AND ALL MATTERS  
HEREIN ARE NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF  
ACCESS TO PUBLIC PLACES OR SERVICES.

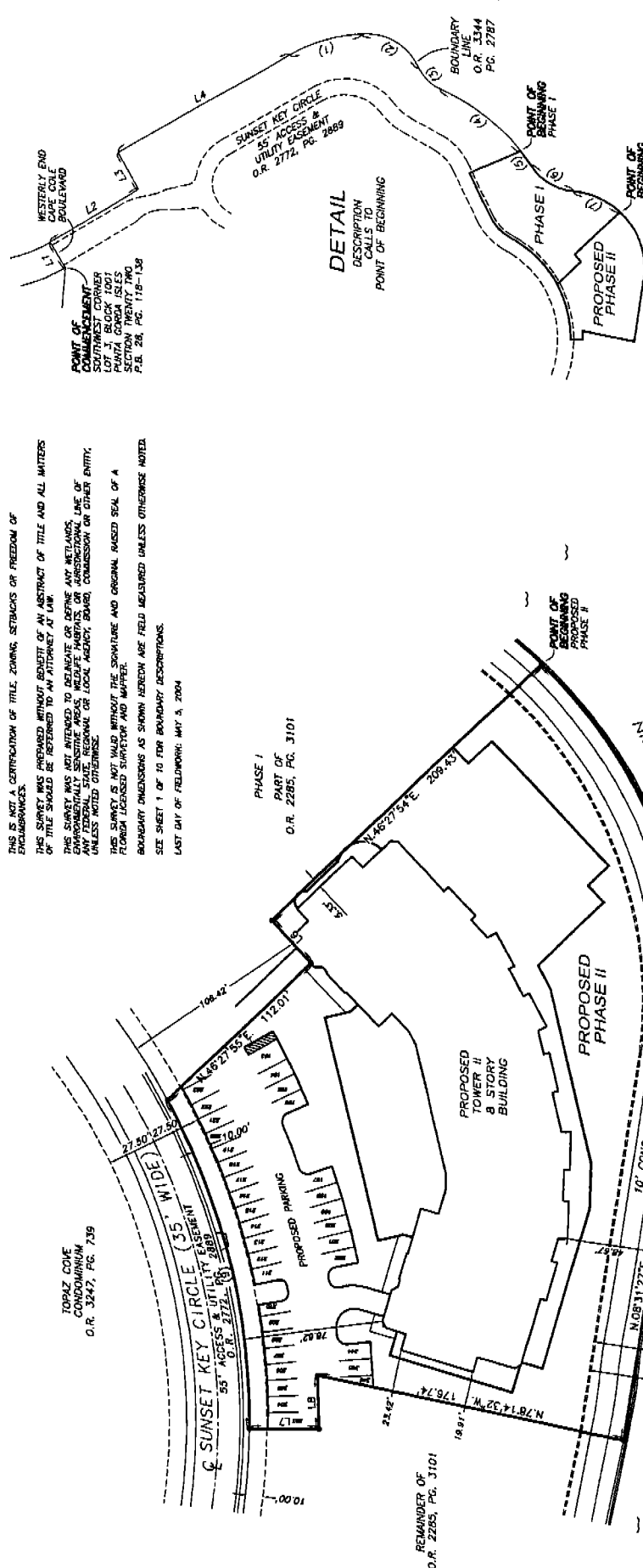
THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY BOUNDARIES, AND THE USE OF  
THIS SURVEY FOR ANY FEDERAL STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY,  
UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY DIMENSIONS AS SHOWN HEREON ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

SEE SHEET 1 OF 10 FOR BOUNDARY DESCRIPTIONS.

LAST DAY OF FIELDWORK: MAY 5, 2004



| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L1   | S.30°59'43"E | 100.00'  |
| L2   | N.59°00'17"E | 148.68'  |
| L3   | S.09°36'42"E | 342.83'  |
| L4   | S.60°23'18"W | 670.00'  |
| L5   | OMITTED      |          |
| L6   | N.43°32'06"W | 32.90'   |
| L7   | N.89°47'14"W | 40.00'   |
| L8   | S.01°50'11"E | 30.00'   |

| NO. | RADIUS | DELTA    | APC    | CHORD         | BEARING |
|-----|--------|----------|--------|---------------|---------|
| 1   | 567.29 | 25.4743  | 255.99 | 5.3717703 W.  |         |
| 2   | 201.65 | 48.1543  | 240.26 | N.59.51.41 W. |         |
| 3   | 150.33 | 40.3420  | 166.31 | S.45.50.25 E. |         |
| 4   | 705.31 | 27.5321  | 343.31 | N.35.10.40 W. |         |
| 5   | 705.31 | 64.54.31 | 60.41  | N.35.46.14 W. |         |
| 6   | 133.65 | 51.50.51 | 170.42 | S.59.14.54 E. |         |
| 7   | 261.77 | 36.18.12 | 175.07 | N.65.00.43 W. |         |
| 8   | 379.57 | 30.01.36 | 191.13 | N.29.16.50 W. |         |
| 9   | 379.57 | 30.01.36 | 191.13 | N.29.16.50 W. |         |

TRASK ASSOCIATES, INC.

S U R V E Y O R S  
FLORIDA LICENSED BUSINESS NO. LB7138  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239) 694-2335 PHONE

239-694-2335 PHONE

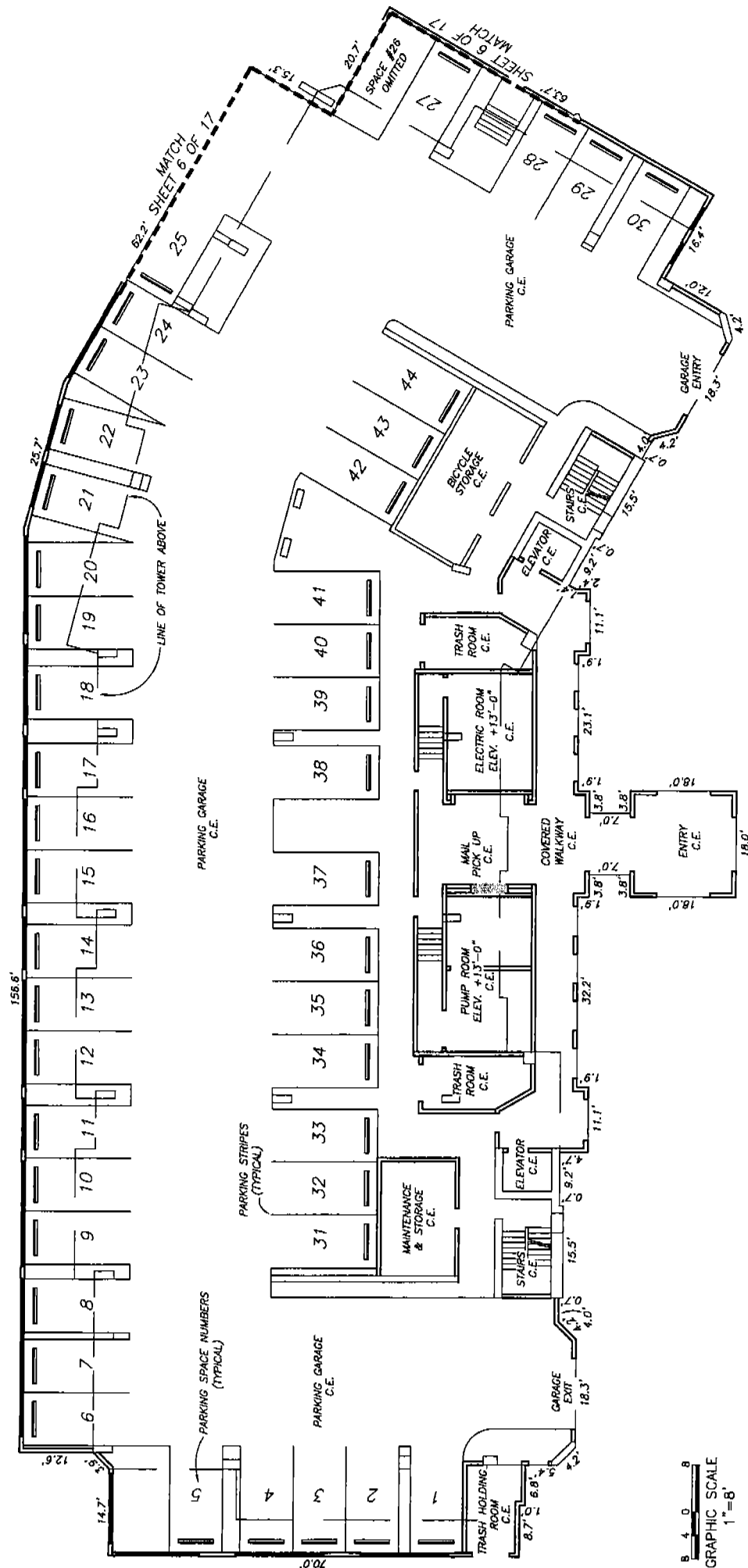
DATE:

# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA  
PHASE I - TOWER I  
GROUND FLOOR PLAN

CONDOMINIUM PLAT BOOK PAGE  
SHEET 5 OF 17

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684



GRAPHIC SCALE  
1" = 8'

TRASK ASSOCIATES, INC.  
SURVEYORS  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239)694-2335 PHONE

DATE: 5-5-04 JOB NO. 01-0076





# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

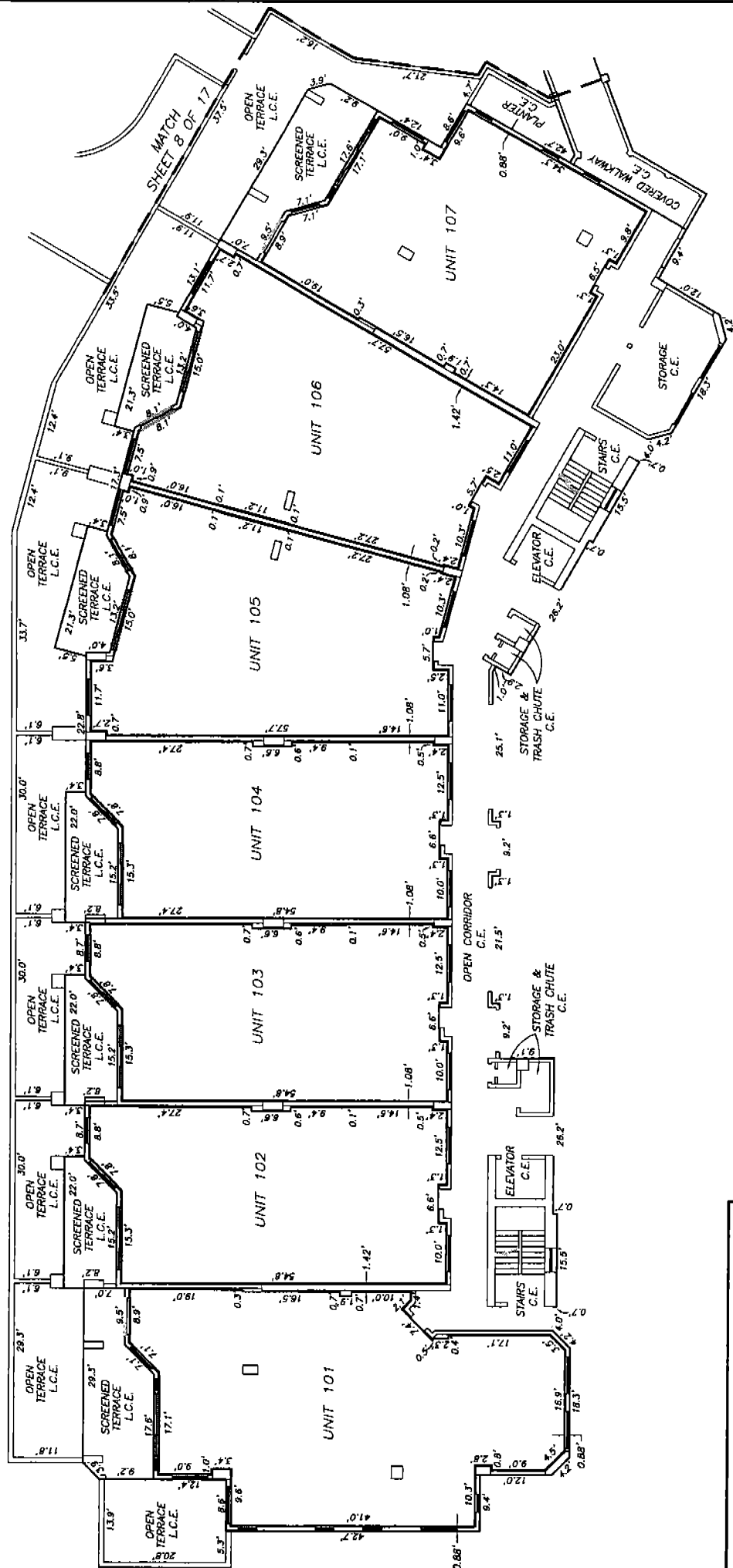
LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

## PHASE I - TOWER I FLOOR PLANS FIRST RESIDENTIAL FLOOR

CONDOMINIUM PLAT BOOK PAGE  
SHEET 7 OF 17

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684

GRAPHIC SCALE  
1"=8'  
0 4 8



TRASK ASSOCIATES, INC.

SURVEYORS  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
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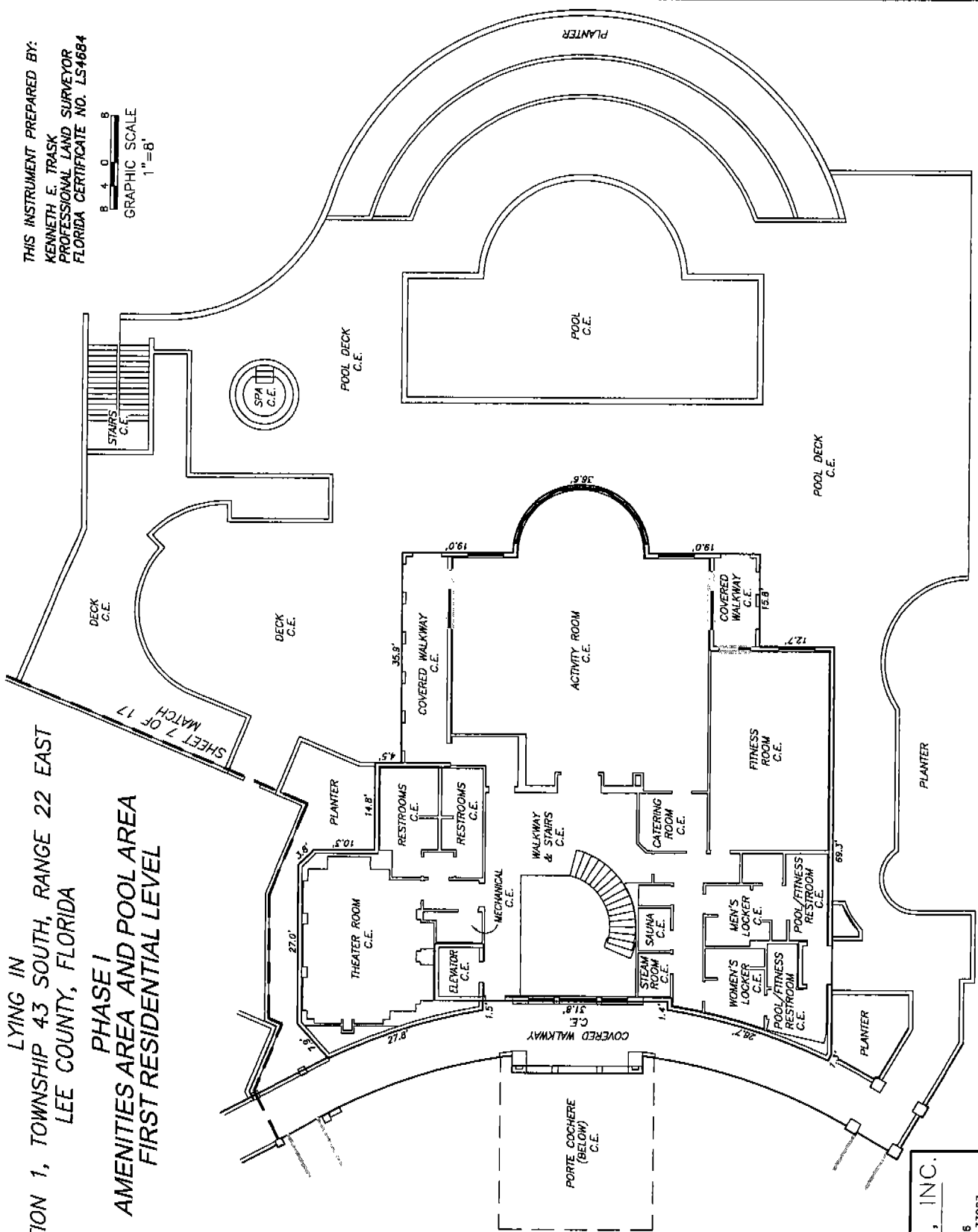
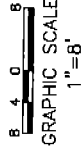
DATE: 5-5-04 JOB NO. 01-0078

# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PHASE I  
AMENITIES AREA AND POOL AREA  
FIRST RESIDENTIAL LEVEL

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684



TRASK ASSOCIATES, INC.  
SURVEYORS  
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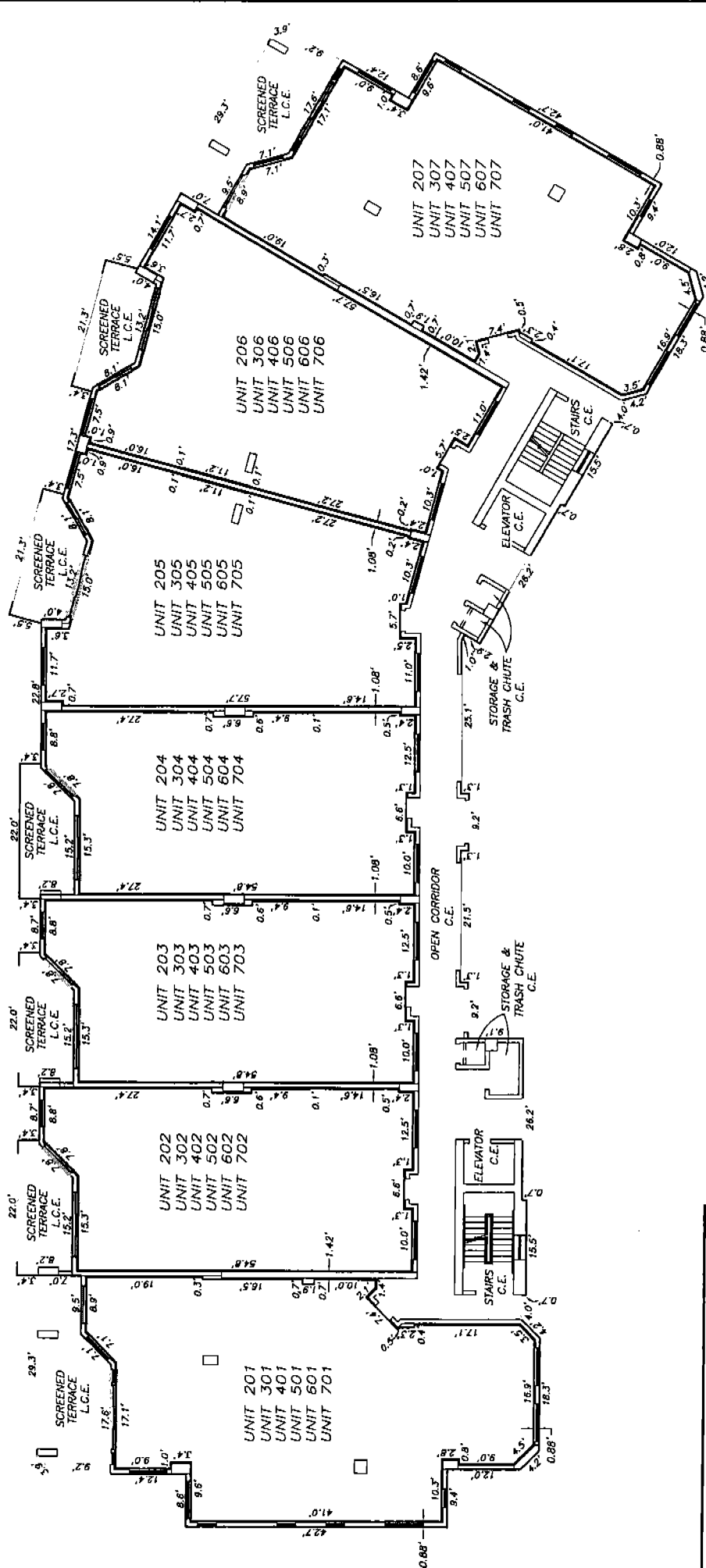
# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PHASE I - TOWER I FLOOR PLANS  
RESIDENTIAL FLOORS 2, 3, 4, 5, 6, & 7

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684

GRAPHIC SCALE  
1"=8'



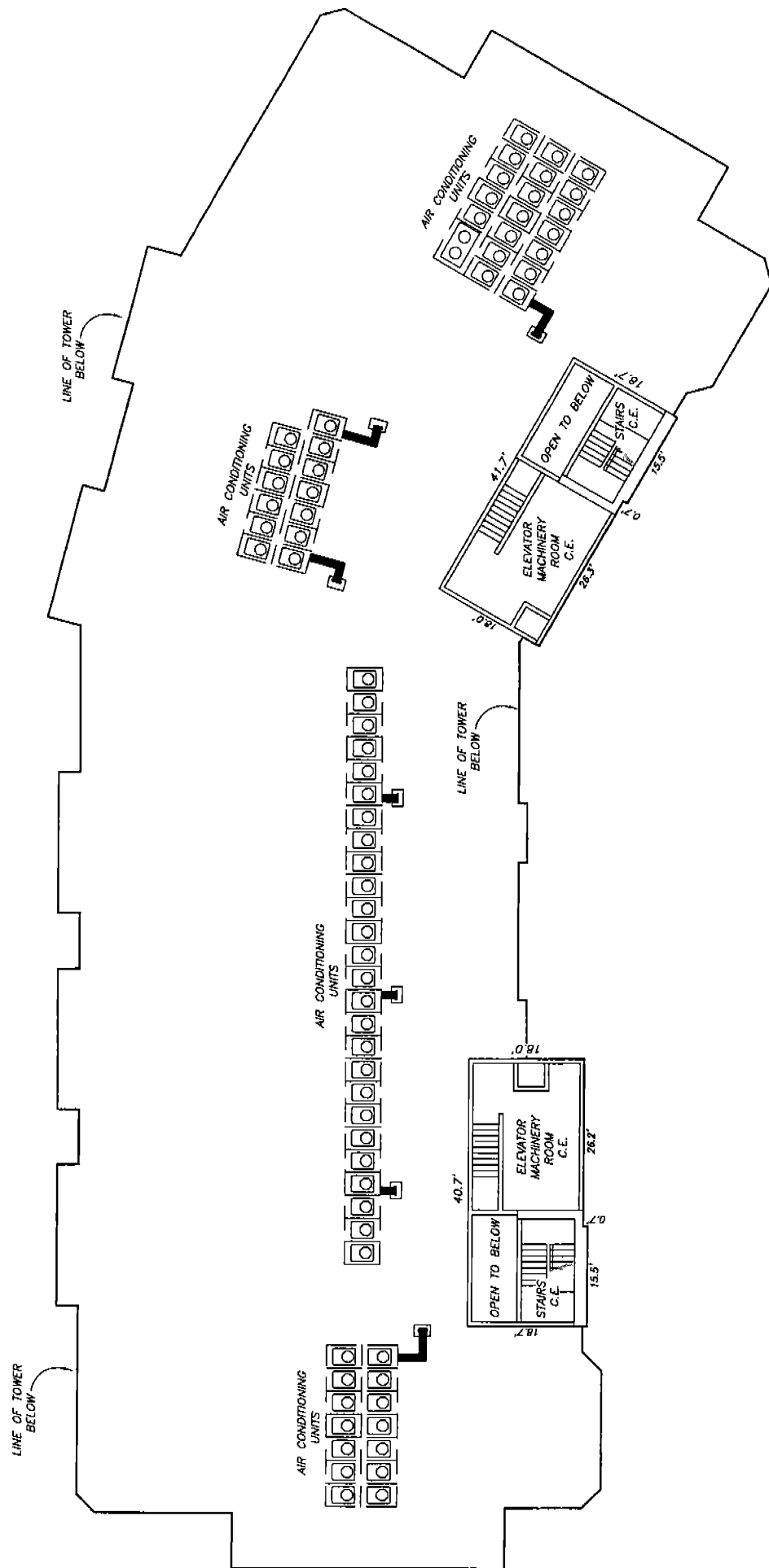
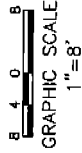
TRASK ASSOCIATES, INC.

SURVEYORS  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239)694-2335 PHONE

SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PHASE I - TOWER /  
ROOF PLAN

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684



**TRASK ASSOCIATES, INC.**

**s u r v e y o r s**  
FLORIDA LICENSED BUSINESS NO. LB7136  
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(239)694-2335 PHONE

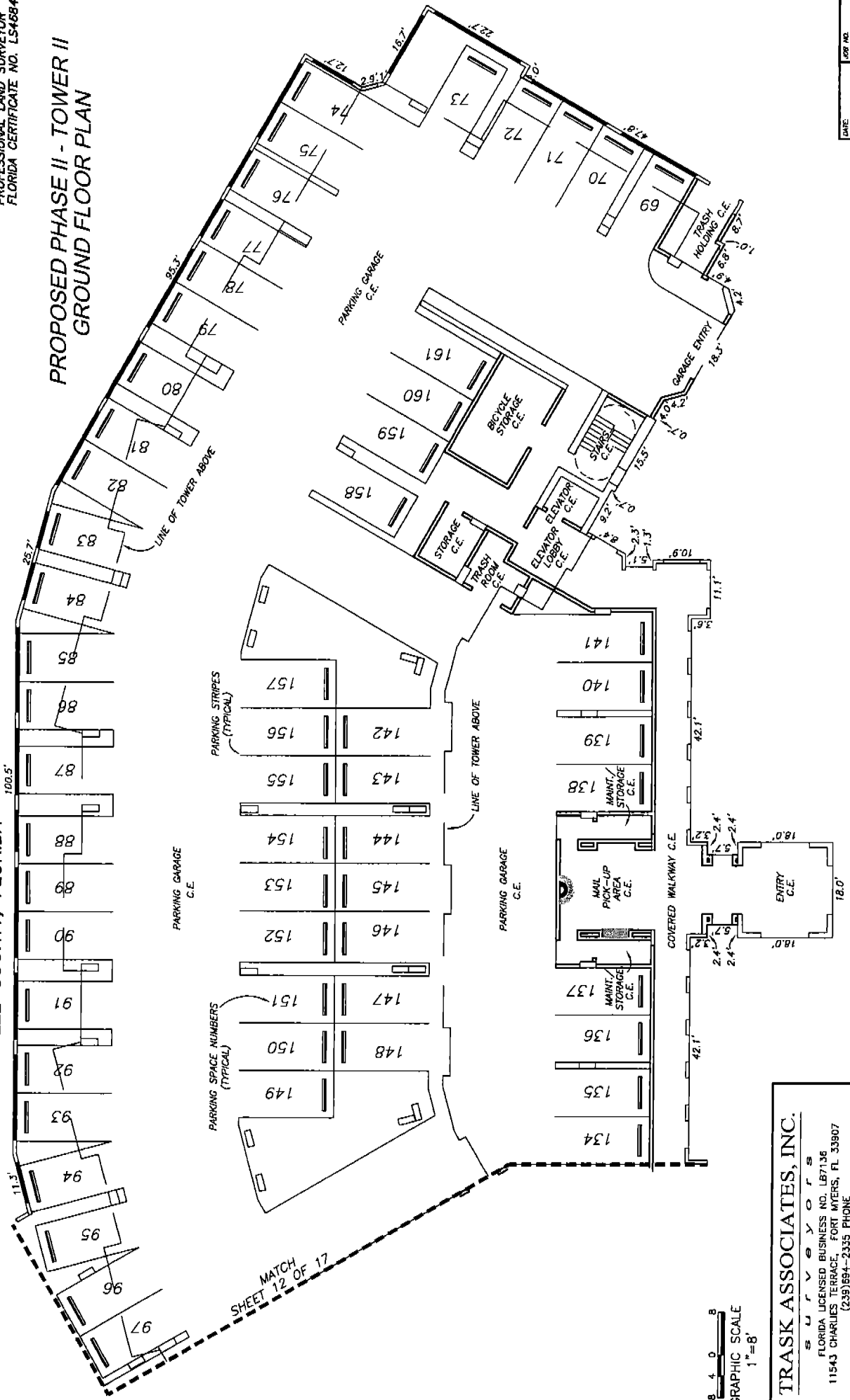
# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE  
SHEET 11 OF 17

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4584

## PROPOSED PHASE II - TOWER II GROUND FLOOR PLAN



TRASK ASSOCIATES, INC.  
SURVEYORS  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239) 694-2335 PHONE

DATE: 5-5-04 JOB NO. 01-0075

# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

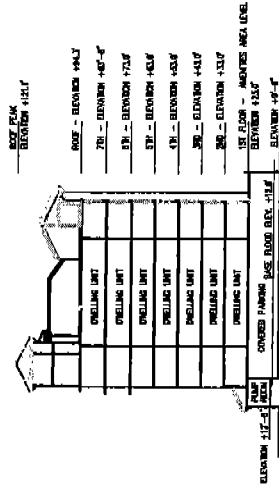
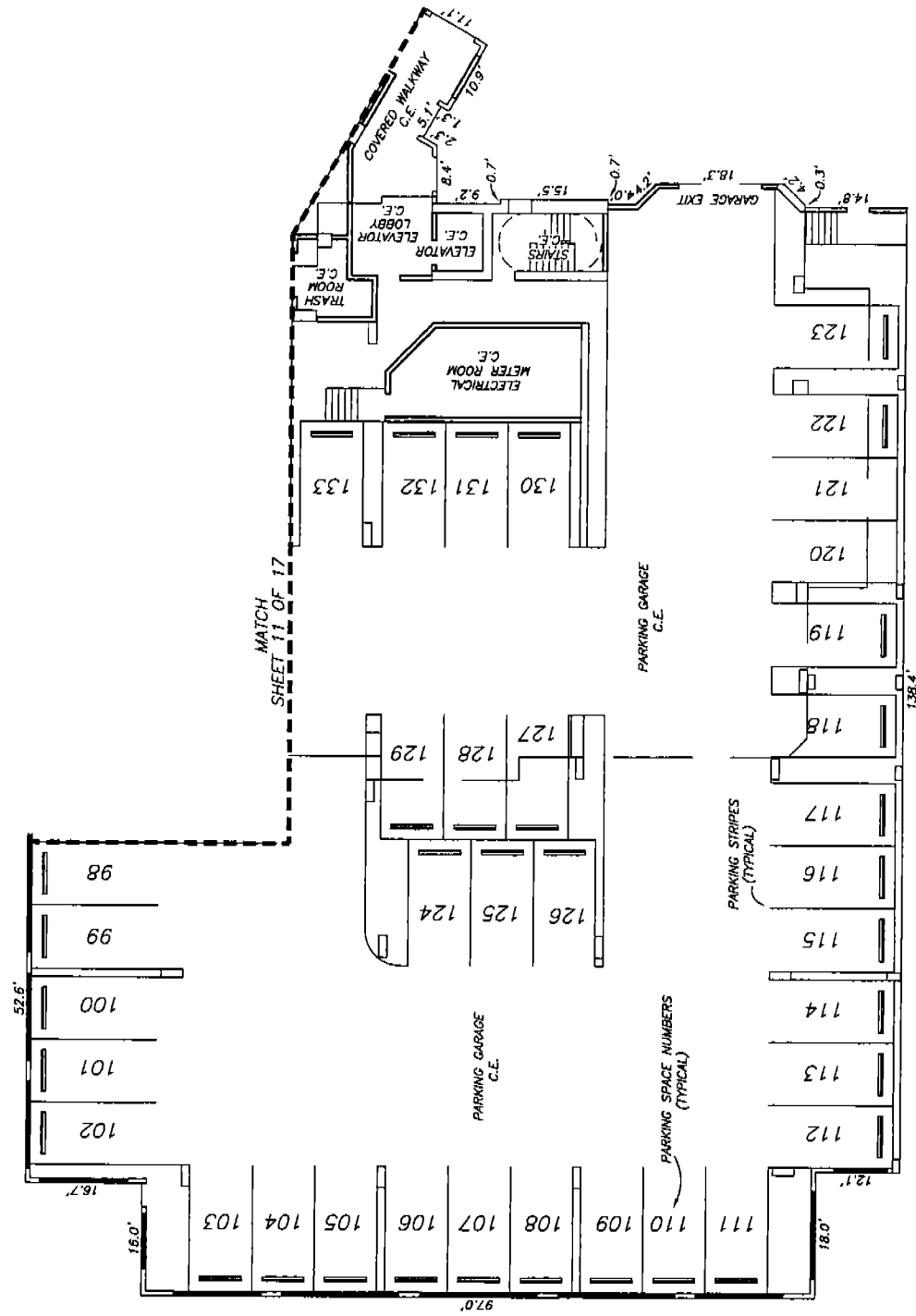
LYING IN

SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PROPOSED PHASE II - TOWER II  
GROUND FLOOR PLAN

CONDOMINIUM PLAT BOOK PAGE  
SHEET 12 OF 17

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 154684



BUILDING FLOOR ELEVATIONS

GRAPHIC SCALE  
1"=8'

TRASK ASSOCIATES, INC.  
SURVEYORS  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239)694-2335 PHONE

DATE: 5-5-04  
JOB NO. 01-0076

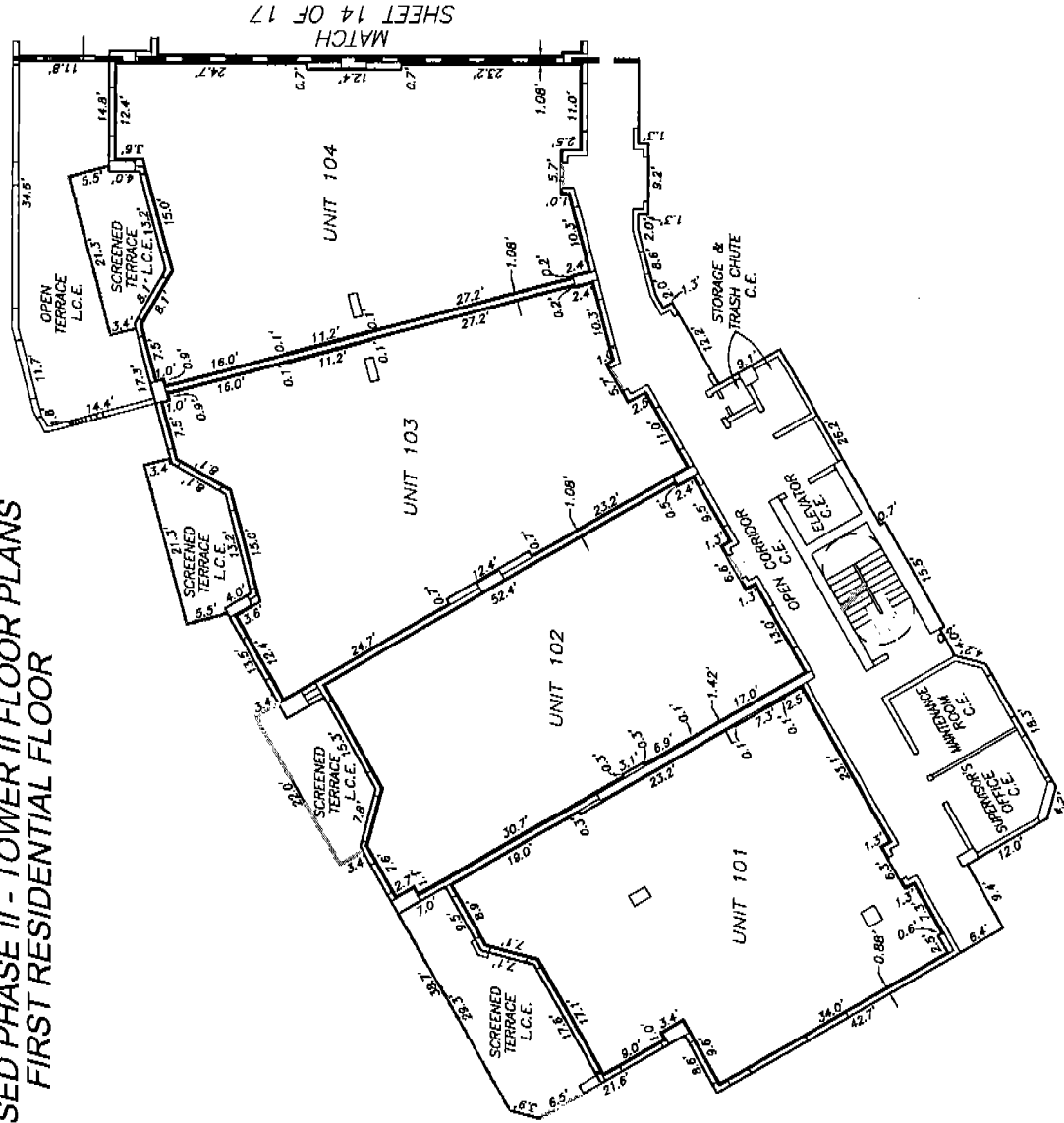
# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA  
PROPOSED PHASE II - TOWER II FLOOR PLANS  
FIRST RESIDENTIAL FLOOR

CONDOMINIUM PLAT BOOK PAGE  
SHEET 13 OF 17

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684

GRAPHIC SCALE  
1"=8'



TRASK ASSOCIATES, INC.  
SURV E Y O R S  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239)894-2335 PHONE

DATE: 5-5-04 JOB NO. 01-0076

# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

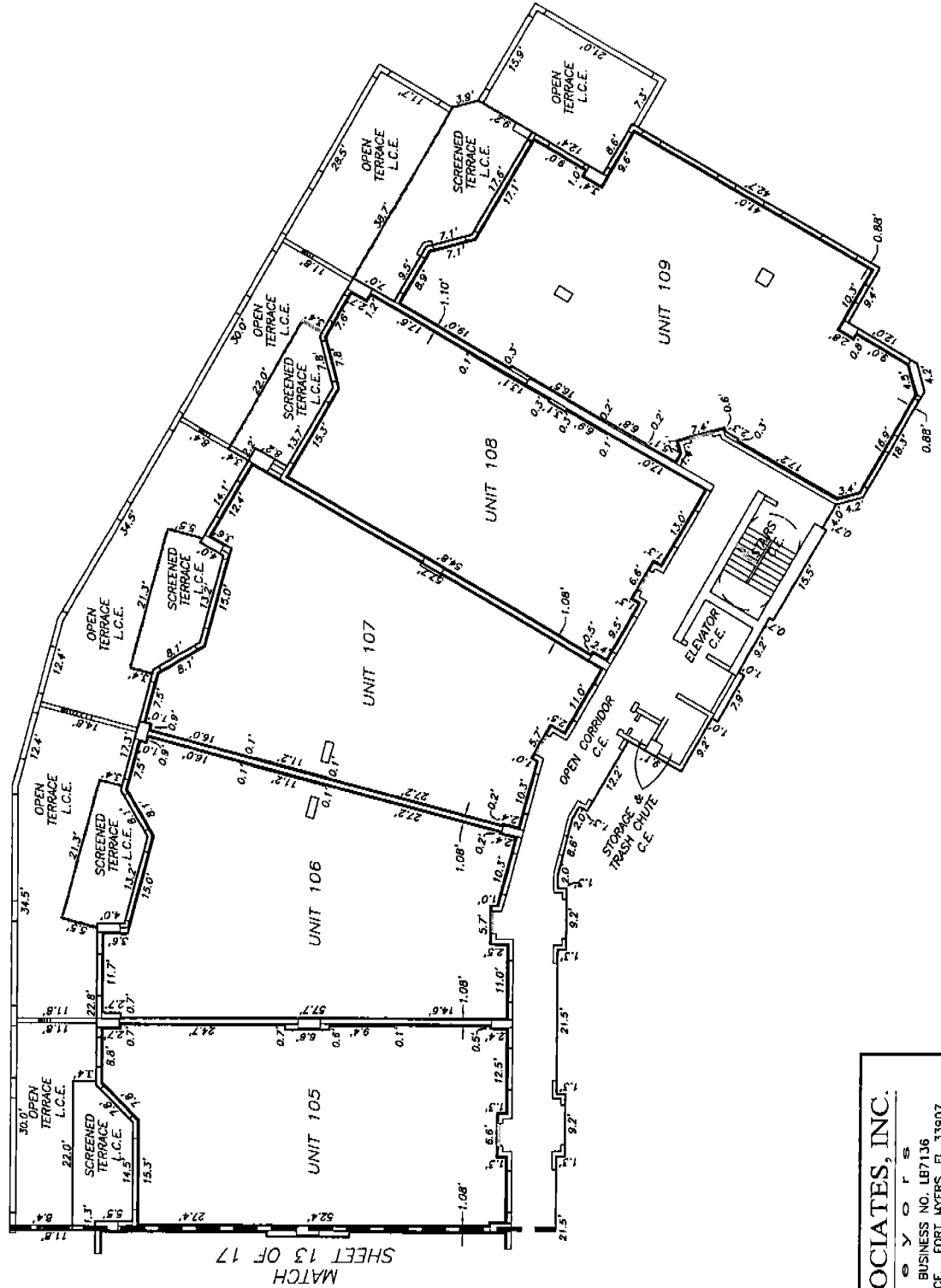
LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PROPOSED PHASE II - TOWER II FLOOR PLANS  
FIRST RESIDENTIAL FLOOR

CONDOMINIUM PLAT BOOK — PAGE —  
SHEET 14 OF 17

THIS INSTRUMENT PREPARED BY:  
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PROFESSIONAL LAND SURVEYOR  
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8 4 0 8  
GRAPHIC SCALE  
1"=8'



TRASK ASSOCIATES, INC.  
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DATE: 5-5-04 JOB NO. 01-0076



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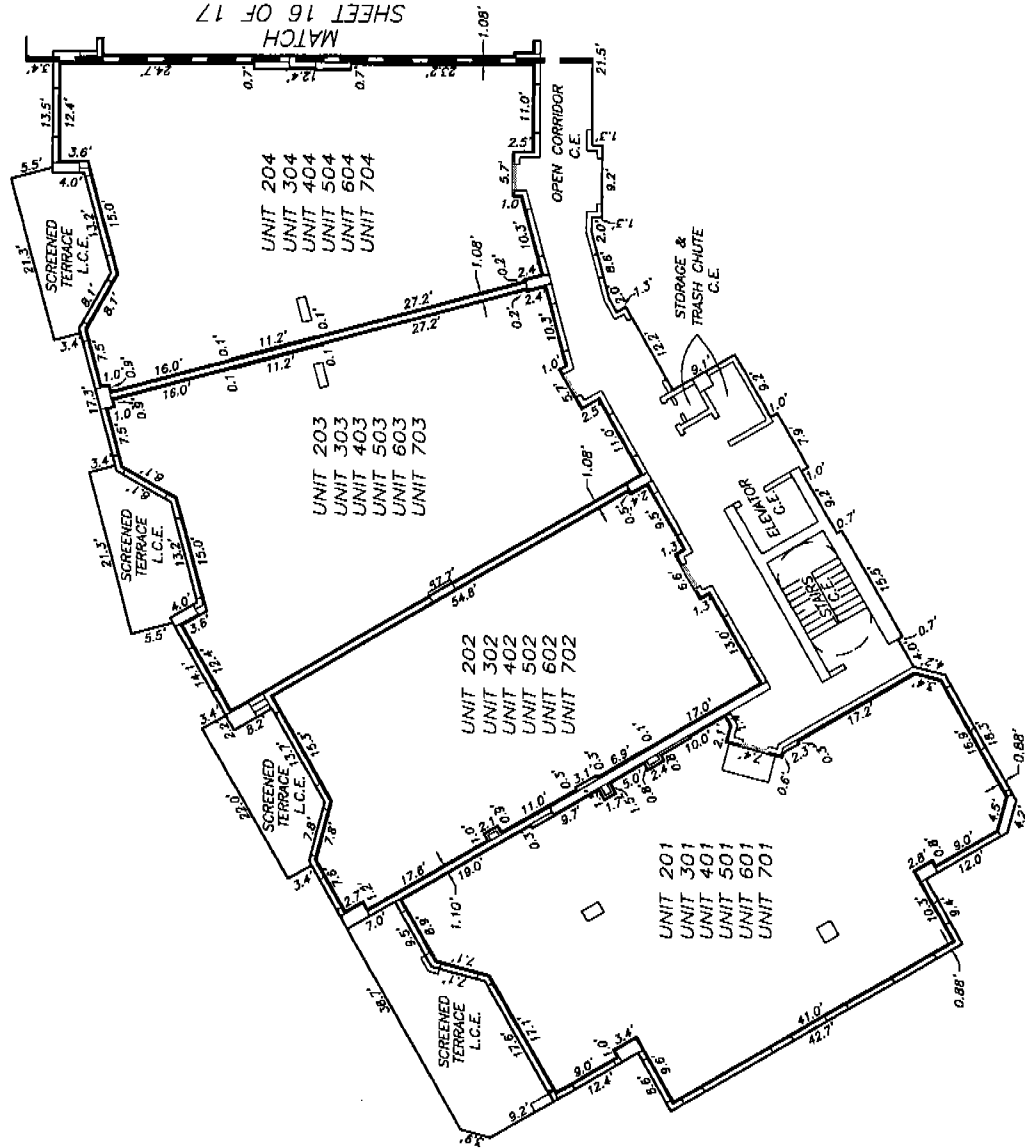
LYING IN

SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PROPOSED PHASE II - TOWER II FLOOR PLANS  
RESIDENTIAL FLOORS 2, 3, 4, 5, 6, & 7

THIS INSTRUMENT PREPARED BY:  
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PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 154684

GRAPHIC SCALE  
1" = 8'

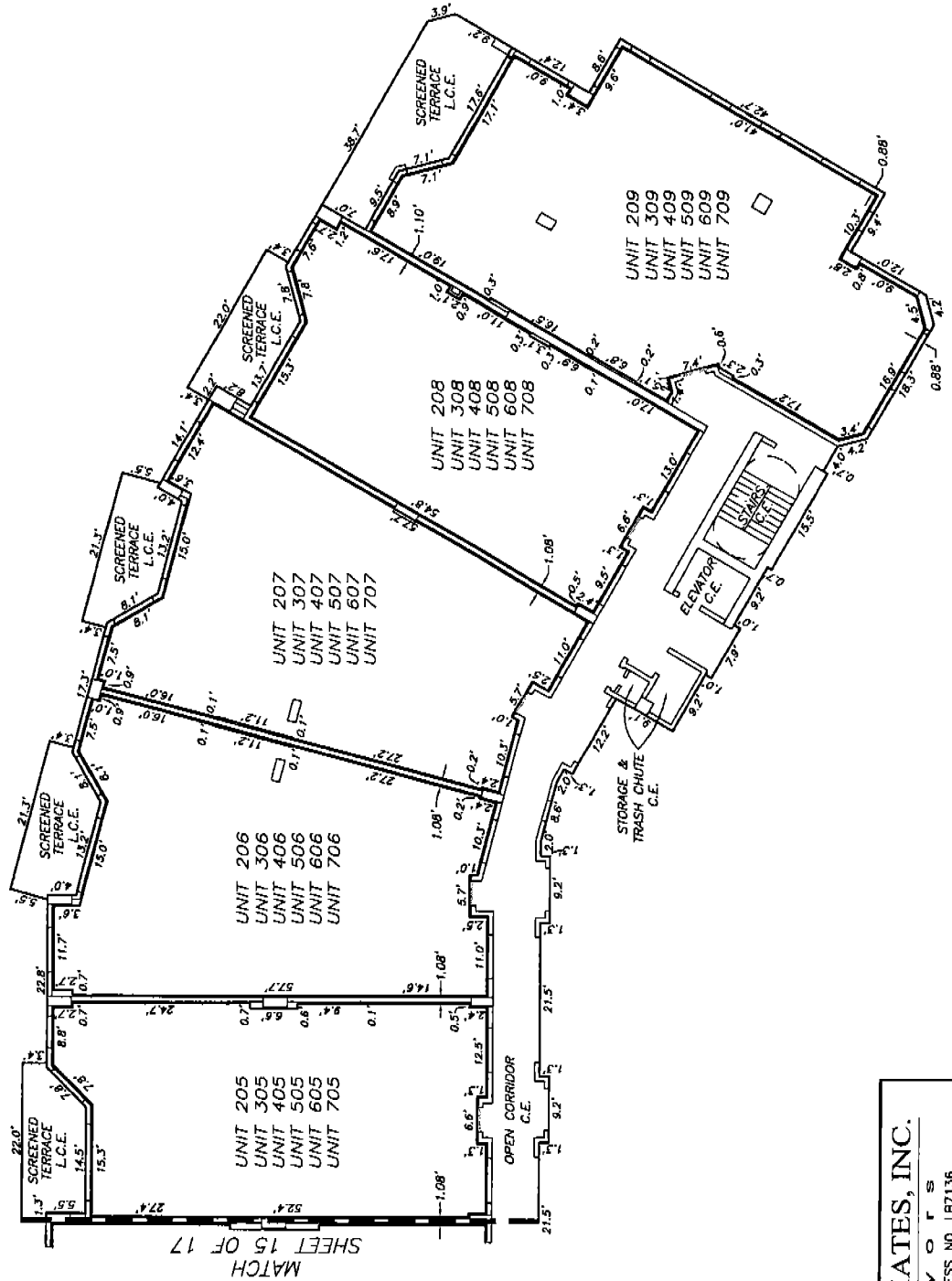


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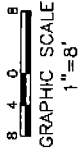
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LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

PROPOSED PHASE II - TOWER II FLOOR PLANS  
RESIDENTIAL FLOORS 2, 3, 4, 5, 6, & 7



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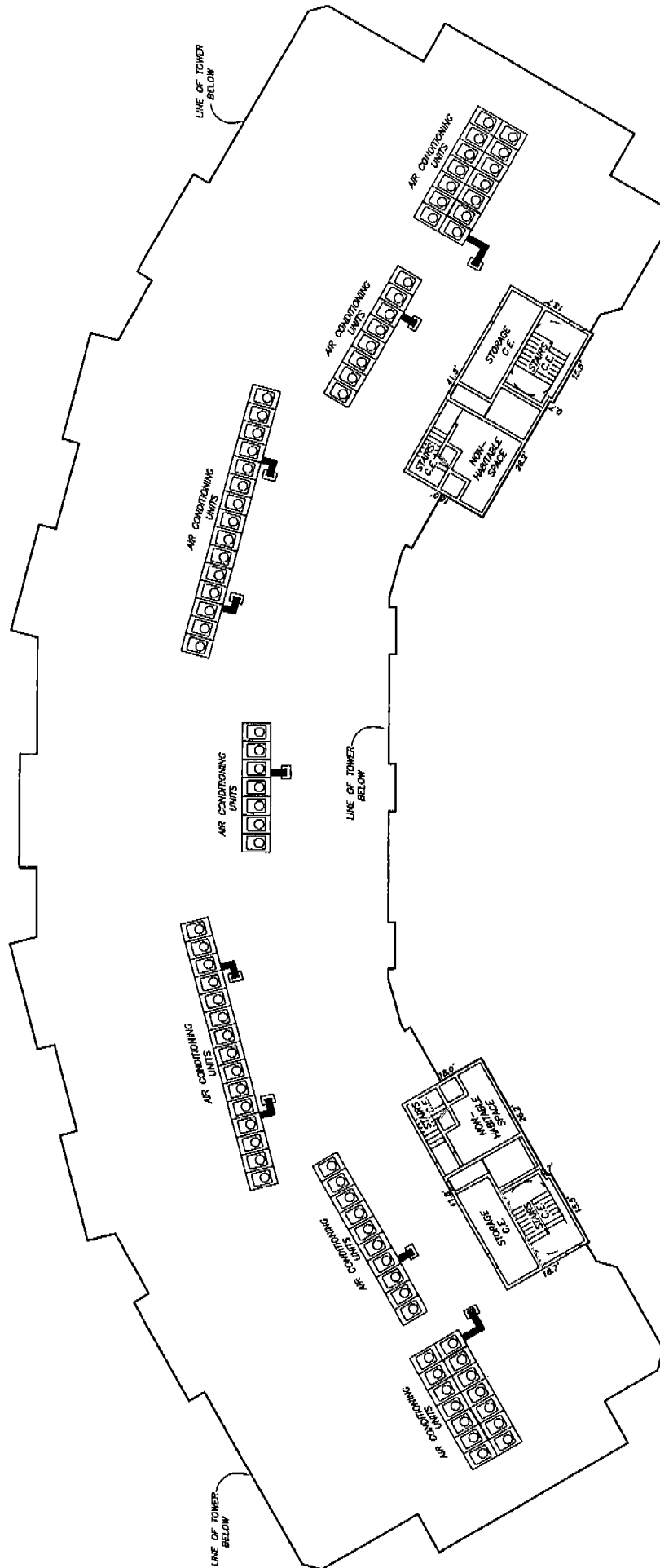
# GRANDE ISLE TOWERS I & II, A CONDOMINIUM

LYING IN  
SECTION 1, TOWNSHIP 43 SOUTH, RANGE 22 EAST  
LEE COUNTY, FLORIDA

## PROPOSED PHASE II - TOWER II ROOF PLAN

THIS INSTRUMENT PREPARED BY:  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS4684

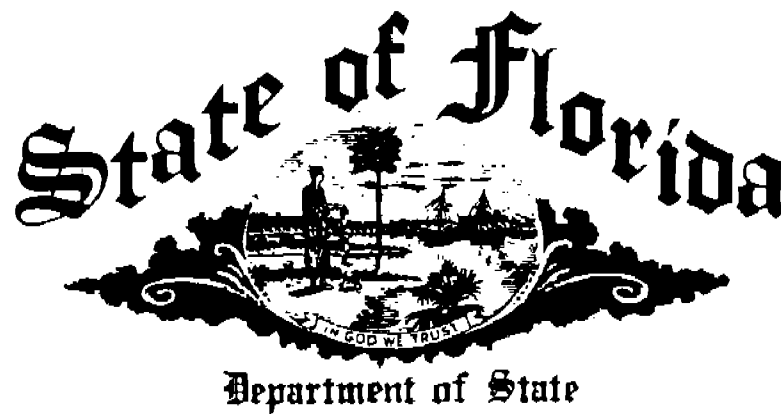
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GRAPHIC SCALE  
1" = 10'



TRASK ASSOCIATES, INC.

S U R V E Y O R S  
FLORIDA LICENSED BUSINESS NO. LB7136  
11543 CHARLES TERRACE, FORT MYERS, FL 33907  
(239) 694-2335 PHONE

**EXHIBIT NO. 2 TO DECLARATION OF CONDOMINIUM**



I certify the attached is a true and correct copy of the Articles of Incorporation of GRANDE ISLE TOWERS I & II CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on May 4, 2004, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H04000098113. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N04000004457.

Authentication Code: 804A00030672-050504-N04000004457-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Fifth day of May, 2004



*Glenda E. Hood*  
Glenda E. Hood  
Secretary of State