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**DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
TOWNPARK**

Date: November 21st, 2006

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EXHIBITS

- A Project
- B Residential Property
- C Master Common Areas
- D Articles of Incorporation
- E Bylaws
- F Project Plan

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**DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR TOWNPARK**

THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS ("Declaration") is made this 21 day of November, 2006 by MINTO TOWNPARK, LLC, a Florida limited liability company, its successors and assigns (hereinafter referred to as the "Declarant").

R E C I T A L S:

A. Declarant, MINTO TOWNPARK, LLC, a Florida limited liability company, is the owner of the "Project" (as that term is hereinafter defined).

B. The Project is located in St. Lucie County, Florida, and is legally described on Exhibit "A" attached hereto and depicted on the "Project Plan" attached as Exhibit "F" hereto.

C. Declarant is developing the Project as a planned, residential community and, by this Declaration, imposes the covenants, restrictions and easements set forth herein upon the Project.

D. The Project is located within the planned community known as "Tradition," and is subject to the covenants, restrictions and easements imposed upon all or portions of Tradition pursuant to the Tradition Project Documents (as that term is hereinafter defined).

E. Declarant may impose additional covenants, restrictions and easements on all or portions of the Project by "Village Declarations" on each "Village" (as those terms are hereinafter defined) in the Project.

F. Declarant has determined that initially only those portions of the Project described in Exhibits "B" and "C" hereto shall be committed to specific Land Use Classifications under this Declaration, which Land Use Classifications are more fully described in Article 3 hereof.

G. Declarant has caused the TownPark Master Association, Inc., hereinafter called ("Master Association") to be formed and has and does hereby delegate and assign to it certain rights, powers, duties, or obligations of operation, administration, maintenance and repair of portions of the Project, as well as the collection and disbursement of the Operating Expenses of the Master Association, all as more particularly set forth herein.

NOW, THEREFORE, Declarant hereby declares that the Project shall hereafter be owned, used, sold, conveyed, improved, encumbered, hypothecated, leased, demised and occupied, all subject to the covenants, restrictions, easements, reservations, regulations, burdens, liens, and all other provisions of this Declaration as hereinafter set forth, which shall run with, benefit and burden all of the Project, and be binding on all parties having any right, title or interest in the Project, or any portion thereof, including the parties' heirs, personal representatives, successors and assigns.

ARTICLE 1
DEFINITIONS

1.1 "Additional Property" shall mean and refer to the property added to the Project as provided in Section 2.4 hereof.

1.2 "Affiliate" shall mean and refer to any "Person" (as hereinafter defined) which, directly or indirectly, has any ownership interest in Declarant or in which Declarant has any ownership interest, directly or indirectly.

1.3 "Architectural Review Committee" or "ARC" or "Committee" shall mean and refer to the committee created pursuant to Article 10 hereof.

1.4 "Articles" shall mean and refer to the Articles of Incorporation of the Master Association which have been filed in the office of the Secretary of the State of Florida, a copy of which is attached hereto as Exhibit "D," as such Articles may be amended from time to time.

1.5 "Assessment(s)" shall mean and refer to "Common Assessments," "Individual Assessments," and "Special Assessments" (as each is hereinafter defined) collectively, as the context may require.

1.6 "Builder" shall mean any Person who acquires an interest in the Project for the purpose of constructing Dwelling Units within a Village.

1.7 "Board of Directors" or "Board" shall mean and refer to the Board of Directors of the Master Association.

1.8 "Bylaws" shall mean and refer to the Bylaws of the Master Association, which have been adopted by the Board, a copy of which is attached hereto as Exhibit "E," as such Bylaws may be amended from time to time.

1.9 "City" shall mean and refer to the City of Port St. Lucie, Florida, including all of its agencies, divisions, departments, attorneys or agents employed to act on its behalf.

1.10 "Common Assessment" shall mean and refer to the routine assessment for Operating Expenses described in Section 6.2 hereof.

1.11 "County" shall mean and refer to St. Lucie County, Florida, including all of its agencies, divisions, departments, attorneys or agents employed to act on its behalf.

1.12 "Declarant" shall mean and refer to Minto TownPark, LLC, a Florida limited liability company, presently having its principal place of business in Broward County, Florida, any affiliate of Declarant and any assignee of Declarant's rights hereunder in accordance with Section 13.13 hereof.

1.13 "Declaration" shall mean and refer to this document, entitled "Declaration of Covenants, Restrictions and Easements for TownPark", as the same may be amended from time to time.

1.14 "Department" shall mean and refer to the Department of Business and Professional Regulation.

1.15 "Division" shall mean and refer to the Division of Florida Land Sales, Condominiums and Mobile Homes of the Department.

1.16 "Dwelling Unit" shall mean and refer to any residential dwelling unit intended as an abode for one family or one integrated household and which is constructed (as evidenced by the issuance of a certificate of occupancy) on portions of the Property more particularly described as Residential Property (as that term is hereinafter defined). Dwelling Unit shall include, without limitation, a vacant lot, a detached single family home, an attached townhouse or patio dwelling, each portion of a duplex or other multiplex dwelling, or any apartment type unit contained in any multi-unit, multistory residential building, whether any of the foregoing are subject to fee simple, cooperative, condominium, rental or other forms of ownership or possession. Dwelling Unit also includes, in the case of detached single family houses, or fee simple (non-condominium) attached houses, the real property upon which the Dwelling Unit is constructed.

1.17 "Electronic Transmission" shall mean and refer to any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient thereof and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of electronic transmission include, but are not limited to, telegrams, facsimile transmissions of images, and text that is sent via electronic mail between computers.

1.18 "Guaranty Period" shall mean and refer to the period during which Declarant has guaranteed to fund deficits in the Master Association's operating budget, as described in Section 6.4 hereof.

1.19 "Individual Assessment" shall mean and refer to a charge against one or more Owners and their respective Dwelling Unit(s), directly attributable to such Owner(s)' failure to duly perform their obligations hereunder, and the Master Association's enforcement of this Declaration against such Owner(s) and/or Dwelling Unit(s), as further described in Section 6.5 hereof.

1.20 "Institutional Mortgage" shall mean and refer to any bona fide first mortgage encumbering a Dwelling Unit which was made in favor of Declarant, a bank, life insurance company, federal or state savings and loan association, real estate or mortgage investment trust, or other lender who makes residential mortgage loans in the ordinary course of its business and is generally recognized in the community as an institutional lender. Institutional Mortgage shall also mean and include a mortgage held by (i) any lender having advanced funds to the Declarant for the purpose of acquiring or developing the Project, or (ii) the Federal National Mortgage Association, Government

National Mortgage Association, Federal Home Loan Mortgage Corporation, Veterans Administration and Federal Housing Administration or any other agency of the United States of America holding, guaranteeing, or issuing a first mortgage on a Dwelling Unit.

1.21 "Institutional Mortgagee" shall mean and refer to the holder of any Institutional Mortgage.

1.22 "Land Use Classification" shall mean and refer to one of the specific uses which Declarant has determined to assign to a portion or portions of the Property pursuant to the terms of this Declaration or a Supplemental Declaration, as set forth more fully in Article 3 hereof.

1.23 "Management Company" shall mean and refer to the person, firm, or other entity employed by the Master Association as its agent to assist it in fulfilling or carrying out certain duties, powers, obligations, or functions of the Master Association.

1.24 "Master Association" shall mean and refer to TownPark Master Association, Inc., a Florida corporation not-for-profit.

1.25 "Master Common Areas" shall mean and refer to those portions, tracts or easements of the Property to be used for Master Common Purposes and legally described in Exhibit "C" attached hereto or so designated and described in any Supplemental Declaration, as dedicated or reserved on any plat recorded in St. Lucie County or otherwise so designated herein (i.e., drainage facilities and mitigation areas pursuant to Sections 9.9 and 9.10, or neighborhood recreational and other commonly used facilities, common driveways, roadways, parking areas, community entrances and landscape buffers). The Master Common Areas are not "condominium property," as that term is defined in Chapter 718, Florida Statutes.

1.26 "Master Common Purposes" shall mean and refer to those purposes described in Section 3.2 hereof.

1.27 "Members" shall mean and refer to those Persons who are entitled to membership in the Master Association, as provided in Article 5 hereof.

1.28 "Notice of Lien" shall mean and refer to the notice described in Section 7.2 hereof.

1.29 "Operating Expenses" shall mean and refer to the actual and estimated costs of ownership, maintenance, management, operation, repair and replacement of the Master Common Areas, or the operation of the Master Association, including reserves for the foregoing to the extent adopted as part of the Master Association's budget, as provided in the Bylaws, and which may include, without limitation: (a) unpaid assessments; (b) the costs of any and all commonly-metered utilities, cable or master television charges, commonly used satellite, Internet or like commonly used telecommunications services and other commonly-metered charges for the Master Common Areas; (c) costs of management, operation and administration of the Master Association, including, but not

limited to, compensation paid by the Master Association to managers, accountants, attorneys and other agents, employees, or independent contractors; (d) costs of all gardening and other services benefitting the Master Common Areas, and all recreational and other commonly used facilities located thereon; (e) costs of irrigation for any and/or all portions of the Project, including any amounts paid to the Tradition Community Association for water or irrigation; (f) costs of operation and maintenance of the gatehouses and associated costs; (g) costs of fire, casualty and liability insurance, workers' compensation insurance, and other insurance covering or connected with the Master Association or Master Common Areas; (h) costs of bonding the members of the Board and the Management Company; (i) taxes paid by the Master Association, including real property taxes for the Master Common Areas, if any; (j) amounts paid by the Master Association for the discharge of any lien or encumbrance levied against the Master Common Areas, or portions thereof; (k) the costs of the installation, operation, management and maintenance of a food and beverage service operation; (l) the costs of performing any service or obligation imposed by the City, County or the Tradition Community Association; (m) the costs of maintenance relating to property owned by the Westchester Community Development Districts, and (n) the costs of any other items or expenses incurred by the Master Association for any reason whatsoever in connection with the Master Common Areas, the Westchester Community Development Districts, the Master Association's rights or duties under the Project Documents or the Tradition Project Documents, and/or for the benefit of the Owners or the Project.

1.30 "Owner" shall mean and refer to a record owner of any percentage of the fee simple interest in a Dwelling Unit, including Declarant, and any Builders, but excluding those Persons having an interest in a Dwelling Unit merely as security for the performance of an obligation. If a Dwelling Unit is owned by more than one Person, the term Owner shall mean each such Person, jointly and severally.

1.31 "Person" shall mean and refer to any of an individual, corporation, governmental agency, trust, estate, partnership, association, two or more persons having a joint or common interest, or any other legal entity with the legal right to hold title to real property.

1.32 "Project" shall mean and refer to the planned residential community which Declarant intends to develop upon the real property in the City legally described in Exhibit "A" attached hereto and now known as "TownPark," together with any Additional Property owned by Declarant and subsequently designated a part of the Project by Declarant in a written instrument recorded in the County.

1.33 "Project Documents" shall mean and refer to this Declaration, including all Exhibits attached hereto, the "Articles", "Bylaws" and "Rules" (as hereinafter defined) of the Master Association, all as may be amended and supplemented from time to time.

1.34 "Project Plan" shall mean and refer to the graphic rendering of the Project attached hereto as Exhibit "F." The Project Plan presently depicts only Phase 1 of the Project. However, the Project is master planned to permit construction of 1119 residential Dwelling Units in three (3)

phases: Phase 1 is expected to consist of 554 Dwelling Units, Phase 2 is expected to consist of 286 Dwelling Units and Phase 3 is expected to consist of 279 Dwelling Units. The number of Dwelling Units and Phases is not guaranteed and may change, in Declarant's sole discretion, without notice. Should Declarant proceed with the construction of Phase 2 and/or Phase 3 or any part thereof, Declarant will record an amended Exhibit F.

1.35 "Property" shall mean and refer to those portions of the Project committed to a Land Use Classification, whether so committed by this Declaration or any Supplemental Declaration in accordance with Article 2 hereof. The portions of the Property initially committed to a Land Use Classification are described on Exhibits "B" and "C" hereto.

1.36 "Residential Property" shall mean and refer to those portions of the Property to be used for Residential Purposes and legally described in Exhibit "B" hereto, or so designated and described in any Supplemental Declaration.

1.37 "Residential Purposes" shall mean and refer to those purposes described in Section 3.1 hereof.

1.38 "Rules" shall mean and refer to the Rules and Regulations which are duly adopted by the Master Association from time to time.

1.39 "Special Assessment" shall mean and refer to a charge against Owners and their Dwelling Units, representing their proportionate share of the costs incurred by the Master Association for: (i) reconstruction of a "Structure" (as hereinafter defined) located on the Master Common Areas, pursuant to the provisions of this Declaration; (ii) installation or construction of any capital improvements, including new Structures, to be located on any Master Common Areas, which the Master Association may from time to time authorize; or (iii) any other extraordinary expense of the Master Association, including, but not limited to, amounts necessary to pay shortages in Operating Expenses of the Master Association, after collections of Common Assessments, as further described in Section 6.06 hereof.

1.40 "Structure" shall mean and refer to an improvement which is constructed or joined together in some definite manner, the use of which requires more or less permanent or temporary location on the ground, or which is attached to something having a permanent or temporary location on the ground. The term shall be construed as if followed by the words "or part thereof," unless otherwise so stated.

1.41 "Supplemental Declaration" shall mean and refer to any document (including, but not limited to a quit claim deed from Declarant to the Master Association or a Village Declaration) which, among other things, when recorded by Declarant in the Public Records of the County with respect to a portion of the Project designates such property to an assigned Land Use Classification under this Declaration, as described in Article 2 hereof.

1.42 "Tradition Community Association" shall mean and refer to the property owners' association, homeowners' association, or other such entity, its successors and assigns, responsible for administering Tradition in accordance with the Tradition Project Documents.

1.43 "Tradition" shall mean the master planned community known as "Tradition" more particularly described and identified in the Tradition Project Documents.

1.44 "Tradition Project Documents" shall mean and refer to the Community Charter for Tradition recorded on or about April 25, 2003 at Official Records Book 1700, at Page 868 of the Public Records of St. Lucie County, Florida (hereinafter the "Tradition Charter"), Articles of Incorporation of Tradition Community Association, Inc., Bylaws of Tradition Community Association, Inc., Rules and Regulations of the Tradition Community Association, all as may hereinafter be amended or supplemented from time to time.

1.45 "Village" shall mean and refer to any development of Dwelling Units within portions of the Project more particularly described as Residential Property herein and which is designated as such in a "Village Declaration" (as hereinafter defined), Supplemental Declaration, condominium declaration, or other instrument executed by Declarant or a Builder and recorded in the Public Records of the County.

1.46 "Village Association" shall mean and refer to any property owners' association, homeowners' association, condominium association, or other such entity, its successors and assigns, responsible for administering a single Village pursuant to a Village Declaration. The Master Association is not a Village Association.

1.47 "Village Declaration" shall mean and refer to any document (i) titled "Declaration," (ii) creating covenants, conditions, easements or restrictions, (iii) recorded in the Public Records of the County, (iv) consented to or executed by Declarant or a Builder, and (v) applicable to all or part of one or more specific Villages, but not to all Villages.

The foregoing definitions shall be applicable to the Project Documents and any Supplemental Declaration, unless specifically stated to the contrary herein or therein.

ARTICLE 2

PLAN FOR DEVELOPMENT OF THE PROJECT

2.1 General Plan of Development.

A. Declarant presently plans to develop the Project as a multi-staged planned residential community. The Project is master planned to permit construction of 1119 residential dwelling units (the "Dwelling Units") in three (3) phases: Phase 1 is expected to consist of 554 Dwelling Units, Phase 2 is expected to consist of 286 Dwelling Units and Phase 3 is expected to

consist of 279 Dwelling Units. However, the number of Dwelling Units and Phases is not guaranteed and may change, in Declarant's sole discretion, without notice.

B. Declarant desires to foster the development of the Project as a residential community sharing and benefitting from certain amenities and facilities which include, without limitation, the Master Common Areas. Although Declarant has no current plans to develop any portion of the Project for retail or other commercial use, nothing herein shall be deemed to prevent or preclude such development as being inconsistent with a residential development as a component thereof and Declarant may so develop portions of the Project (in accordance with Section 2.2 hereof) so long as zoning and other governmental requirements are satisfied, and as may be permitted by the Tradition Project Documents. The Project may contain rental units and/or Villages of rental units.

C. All Dwelling Units to be constructed at the Project shall be located in Villages. Each Village shall be administered by a Village Association in accordance with its Village Declaration, or in Declarant's sole and absolute discretion, by the Master Association.

D. Notwithstanding that the Master Association may administer condominium developments, the Master Association is NOT a condominium association and therefore shall not be affected by the provisions of Chapter 718, Florida Statutes, in any respect. Further, the expressed intent of the Project Documents is that the substantive rights thereunder shall not be retroactively affected by the legislation enacted subsequent to the date of the execution of the Project Documents.

2.2 Residential Property, Master Common Areas and Real Property Without a Specific Land Use Classification.

The real property comprising the Project is composed of Residential Property, Master Common Areas and real property which is subject to this Declaration but which has not been committed to a specific Land Use Classification by Declarant. The real property described in Exhibits "B" and "C" are those portions of the Property to which specific Land Use Classifications have been assigned by Declarant pursuant to Article 3 hereof. Notwithstanding anything contained herein, Declarant may, in its sole discretion and by its sole act, commit portions of the Property to any land use permitted by applicable governmental regulation. Such land use may be described by an existing Land Use Classification or, in Declarant's sole and absolute discretion, Declarant may create a new Land Use Classification reflecting such land use.

2.3 Portions of the Project May Be Withdrawn.

Declarant shall have the right, by an amendment to this Declaration executed by Declarant without the consent of the Master Association or the Owners to withdraw portions of: (i) the real property described in Exhibit "A" hereto and (ii) any Residential Property or Master Common Areas owned by Declarant from the Project, thus removing such property from the effect and encumbrance of this Declaration. Notwithstanding anything contained in this Declaration to the contrary, Declarant shall not be required to develop any portion of the real property described in Exhibit "A"

hereto.

2.4 Additional Property.

Declarant or any designee of Declarant (with Declarant's written consent) shall have the right and power, but not the obligation, in its sole and absolute discretion and by its sole act to add "Additional Property" to the terms and conditions of this Declaration. The Additional Property is any land owned by Declarant or another party, which land is not described in Exhibit "A" hereto. The Additional Property shall be annexed to the Project by the execution and recording in the Public Records of the County of an amendment to this Declaration describing such Additional Property as being brought within the description of the Project.

ARTICLE 3
LAND USE CLASSIFICATIONS

3.1 Residential Property.

A. "Residential Property" shall be a Land Use Classification assigned by Declarant to that portion of the Property upon which Dwelling Units may be constructed. The initial Residential Property is shown on the Project Plan and legally described on Exhibit "B" hereto. Other portions of the Project may be designated as Residential Property in Supplemental Declarations.

B. Residential Property shall be used only for "Residential Purposes." Residential Purposes shall mean construction and use of Dwelling Units and improvements associated with Owners' use of such property as temporary or permanent habitation. Residential Purposes include, but are not limited to, construction and use of Dwelling Units, streets, driveways, entranceways, sidewalks, open spaces, parking spaces, landscaping, recreational facilities, lakes and other amenities. No commercial sales operations of any nature may be carried on in the Residential Property except as permitted by Declarant and except for direct accessory services to the Residential Property for Residential Purposes such as the furnishing of utilities, cable television and like television or communication services (including Internet services), Dwelling Unit maintenance, vending machines (including laundry), and such other services as Declarant or the Board shall consent to in writing. Renting of Dwelling Units for residential occupancy shall be a permissible Residential Purpose.

C. In addition to the provisions of this Declaration, the Residential Property may also be subject to the terms of Village Declarations and/or the Tradition Project Documents which may further restrict the property being made subject thereto, including, but not limited to (i) the type of Dwelling Units that may be constructed thereon and (ii) the establishment of such other amenities, benefits, covenants, easements, restrictions, or provisions as Declarant or a Builder shall deem appropriate.

D. The entity primarily responsible for the administration, management, operation, and maintenance of particular Residential Property shall be the Village Association designated to perform same in the Village Declaration encumbering the Residential Property. However, (i) Declarant may assign to the Master Association the primary responsibility of maintaining portions of Residential Property within a Village pursuant to the Village Declaration or a separately recorded instrument, and (ii) the Master Association shall have all the necessary rights and easements to perform the services authorized or required pursuant to Article 8 hereof.

3.2 Master Common Areas.

A. "Master Common Areas" shall be a Land Use Classification assigned by Declarant to that portion of the Property to be used for purposes benefiting Declarant, the Master Association, Members of the Master Association, and, except as may be expressly restricted by the Board or elsewhere in this Declaration, the family members, guests, invitees, and tenants of Members. The initial Master Common Areas are shown on the Project Plan and legally described on Exhibit "C" hereto. Other portions of the Project may be designated as Master Common Areas in Village Declarations or Supplemental Declarations.

B. Master Common Areas shall be used only for "Master Common Purposes." Master Common Purposes may include roadways, sidewalks, landscape buffers and landscape areas, preserve areas, lakes, canals and drainage facilities, mitigation, entry features, gatehouses and gates, signage, recreational amenities, which may include food and beverage amenities, parking, and other uses benefitting the Master Association and its Members generally.

C. The administration, management, operation and maintenance of Master Common Areas shall be the primary responsibility of the Master Association as provided in the Project Documents. Notwithstanding the foregoing, Declarant or the Board may delegate portions of the Master Association's general rights, powers, duties and obligations to Village Associations with respect to particular areas or services affecting such Villages, and such assignments shall be binding on such Village Associations. This Section 3.2.C shall be operative in accordance with Section 8.2.I. hereof. The Master Association shall have the right to contract with a Management Company or other independent third parties to operate facilities or conduct activities on the Master Common Areas.

D. The Master Association may enter into agreements whereby it may obtain the use, possession or ownership of any real or personal property, on an exclusive or nonexclusive basis, for certain specified purposes and/or to maintain and pay for the taxes, insurance, administration, upkeep, repair, replacement, maintenance, or any portion of the foregoing, with respect to such property. The aforesaid expenses shall be Operating Expenses. Prior to cessation of the Class B membership, as described in Article 5 hereof, no such agreement shall be entered into without the prior written consent of Declarant.

E. Declarant shall have the right, in its sole discretion, to alter the boundaries of

any of the Master Common Areas and construct, develop, or modify the Master Common Areas and any improvements, easements and use rights thereon, or appurtenant thereto, in a manner determined appropriate by Declarant, without the consent of the Master Association, any Village Association, any Builder, or the Owners, for so long as Declarant shall own any interest in the Project. Declarant shall also have the right at any time as long as Declarant owns any interest in the Project to designate additional Master Common Areas from areas which were previously designated with other Land Use Classifications or by designating portion(s) of the real property described in Exhibit "A" or Additional Property as Master Common Areas. Such rights may be exercised by an amendment to this Declaration which need be executed only by Declarant.

3.3 Conveyance of Master Common Areas.

A. Declarant shall convey to the Master Association by quit claim deed, from time to time in Declarant's sole discretion, fee simple title to portions of the Master Common Areas and the personal property located thereon and improvements appurtenant thereto, subject to then existing title matters. Such conveyance shall be deemed to include a reservation of easement in favor of Declarant, whether or not expressly reserved in the instrument of conveyance, which easement shall be for any use, without charge, necessary or convenient for Declarant's development, management, or marketing of property within the Project. Declarant shall convey to the Master Association all portions of the Master Common Areas not previously conveyed to the Master Association not later than ninety (90) days after Declarant no longer owns any interest in the Project other than its interest in Master Common Areas. The Master Association shall be required to accept any such conveyance of the Master Common Areas or portions thereof or any easements or other interests therein and recording of such conveyance in the Public Records of the County shall be conclusive evidence of acceptance by the Master Association. All personal property and improvements appurtenant to such realty or conveyed together with the same shall be deemed conveyed in an "AS IS" condition at the time of conveyance. All costs and expenses of such conveyance shall be paid for by the Master Association. The conveyance shall otherwise be without charge.

B. Once the Class B membership as described in Section 5.4 is terminated, Master Common Areas, or any portion thereof, shall not be mortgaged or transferred without the Master Association first obtaining the approval of not less than two-thirds (2/3) of the then existing votes of all Members. However, after termination of the Class B membership, the Board shall have the right to grant non-exclusive easements or use rights over the Master Common Areas in favor of any public utilities, local governmental authorities or other Persons for private purposes, without further consent of Members, so long as such easements do not materially and adversely affect the rights of Members to enjoy the Master Common Areas (as may be determined in the reasonable discretion of the Board). Prior to the termination of Class B membership, Declarant shall have the absolute right, without the consent of the Master Association or any other party, to grant any easements or other use rights, or otherwise transfer or mortgage Master Common Areas, to any Person. In every instance, however, any interest so conveyed shall be subject to the provisions of this Declaration.

3.4 Use Rights of Declarant.

A. Except as may be specifically limited in this Declaration, Declarant shall have the right to make such uses of any portions of the Project as Declarant shall, from time to time, determine. Notwithstanding anything to the contrary contained in this Declaration, and to the extent permitted under the Tradition Project Documents, Declarant hereby reserves for itself the right to use all Master Common Areas and all such other portions of the Project described above, including improvements constructed thereon, in conjunction with and as part of any program of selling, leasing, constructing and developing the Project, including, but not limited to the right to: (i) enter and transact business; (ii) maintain models and sales offices; (iii) place signs or other advertising; (iv) employ sales personnel; (v) show Dwelling Units; (vi) store or assemble construction components; or (vii) perform other construction activity, all without any additional cost to Declarant. The foregoing activities of Declarant shall not be interfered with or obstructed by any Person, including any Owner or anyone acting through or on behalf of any Owner.

B. Notwithstanding anything to the contrary in the Project Documents or any rule or document affecting a Village Association, to the extent allowed by law, Declarant and any Person designated by the Declarant (retroactively or otherwise) shall be irrevocably empowered without any limitation at all times to sell, lease, rent or transfer Dwelling Units owned by the Declarant or such Person, as the case may be, for any period and under any terms to any purchasers, tenants or transferees without the consent of the Master Association or any Village Association being required. The provisions of this paragraph may not be amended without the written consent of Declarant.

3.5 Disputes as to Use.

So long as there is a Class B membership, as provided in Article 5 hereof, any dispute as to whether a use (by Declarant or any other Person) of Property is permissible under this Declaration may be resolved by a determination by Declarant alone, which shall be final and binding on the parties. Declarant, however, shall not have any duty to make such determination or hear such dispute.

ARTICLE 4 **USE RESTRICTIONS**

4.1 Restrictions.

In addition to the covenants and restrictions set forth in the Tradition Project Documents, the Project shall be held, used and enjoyed subject to the following additional limitations and restrictions; provided, however, (i) none of the restrictions contained in this Article 4 shall apply to Declarant, Affiliates or any property owned by Declarant or Affiliates, and (ii) any of the following restrictions, or any created by Land Use Classifications under Article 3 hereof, may be modified by

or added to by specific provisions of any Supplemental Declaration or amendment to this Declaration executed by Declarant:

A. Structures and Other Improvements. No Structures or Improvements of any kind, including, but not limited to, any building, wall, fence, sculpture, sign, mailbox, landscaping, planting, swimming pool, tennis court, basketball structure, outdoor play equipment, screen enclosure, driveway, sidewalk, sewer, drain, water area, or outside lighting, shall be erected, placed, planted, removed or maintained on any portion of the Property without the consent of the Architectural Review Committee pursuant to Article 10 hereof, and in accordance with the standards and approval procedures set forth in the Tradition Project Documents. This restriction shall not apply to ornaments and lights placed at any Dwelling Unit during a time reasonably surrounding a holiday period for the purpose of commemorating the holiday period, as may be determined by the Board in its sole discretion, and so long as the holiday decorations are in compliance with the Tradition Project Documents.

B. Antennas, Discs and Flagpoles. No outside antennas, discs, aerials, satellite dishes, poles, electronic devices, or flagpoles shall be permitted on any portion of the Property except as may be approved by the ARC and unless in accordance with the standards and approval procedures set forth in the Tradition Project Documents, and in compliance with applicable statutes or ordinances and the obtaining of applicable governmental approvals, if any. The foregoing notwithstanding, a homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful manner portable, removable official flags, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

C. Temporary Structures. No tents or temporary Structures shall be permitted on any portion of the Property unless their size, appearance and temporary location have first been approved in writing by the ARC and by the City or its appropriate review committee, and unless in accordance with the standards and approval procedures set forth in the Tradition Project Documents. Any signs to be used in conjunction with any tent or temporary Structure must (i) be approved by the ARC; (ii) be in compliance with City ordinances and, if applicable, conditioned on procuring required governmental approvals; and (iii) comply with the standards and approval procedures set forth in the Tradition Project Documents.

D. Parking. Parking shall be permitted only at such locations specifically designated by Declarant or the Board, or as otherwise permitted in the Rules, and so long as in compliance with the Tradition Project Documents.

E. Residential Purposes and Occupancy. Dwelling Units shall be used for Residential Purposes only. No trade, business, profession or other type of commercial activity may be conducted in any Dwelling Unit; provided, however, rental of Dwelling Units for residential occupancy shall not be deemed commercial activity. Moreover, this provision shall not prevent an

Owner from utilizing a home office, as long as the office is not used for visits by clients, employees who do not reside in the Dwelling Unit, customers or business invitees, the office does not have an adverse effect upon neighbors or the neighborhood, and the home office is operated in accordance with the Tradition Project Documents.

F. Owners' Personal Property. Owners shall store personal property within their respective Dwelling Units. Outdoor furniture, or the like, may be maintained outside of the Dwelling Unit as long as it is kept in a neat and clean manner at all times, and is in accordance with the standards set forth in the Tradition Project Documents.

G. Factory Built Structures. No Structure of any kind of what is commonly known as "factory built," "modular," or "mobile home" type construction shall be erected anywhere on the Property without the prior written approval of the ARC, and unless it is in accordance with the standards and approval procedures set forth in the Tradition Project Documents.

H. Signs. No signs, advertisements, notices or other lettering (except signs not to exceed one square foot indicating a Dwelling Unit's address and Owner's name(s) in front of a Dwelling Unit, or signs of reasonable size provided by a contractor for security services which are located within 10 feet from the Dwelling Unit's entrance) shall be displayed on any portion of the Property unless the placement, content, form, size, lighting and time of placement of such sign is permissible under the Tradition Project Documents, is approved consistent therewith, and further complies with the following restrictions:

1. Signs For The Sale Or Rent Of Single Family Homes. One "for sale" or "for rent" sign may be displayed with respect to any Dwelling Unit which is a single family home under the following conditions:

- (a) The sign may identify the property, the owner or agent and the address and telephone number of the owner or agent relative to the premises upon which the sign is located;
- (b) The face surface of such sign shall not be larger than 24 inches in width and 18 inches in height, provided, however, that it shall be permissible to attach thereto one of the following additional signs not exceeding 15 inches in width and 6 inches in height and containing the wording:
 - (i) BY APPOINTMENT ONLY
 - (ii) OPEN
 - (iii) POOL
 - (iv) REALTOR/ASSOCIATE NAME
 - (v) RENTAL/FOR RENT;

- (c) The sign shall be constructed of metal, plastic, wood or pressed wood and shall be fastened to a supporting member constructed of angle iron not exceeding one inch by one inch or four inches by four inches wooden post, provided that said supporting member shall be all white or all black in color and have no letters or numbers upon it;
- (d) The supporting member shall be driven into the ground to provide that the top of the face of such sign shall not be more than 4 feet above the finished grade of the ground;
- (e) All such signs shall be lettered professionally, but such signs shall not be required to be submitted to the ARC for approval;
- (f) Such sign shall be so erected or placed that its centerline is parallel or perpendicular to the front property line and only at the front of the property;
- (g) Such sign shall not be erected or placed closer than 5 feet from the front of the property line (as opposed to the adjacent street, if different);
- (h) Nothing contained herein shall be construed as prohibiting the same wording from being on both the front and the back of the sign;
- (i) Where such sign is suspended from an arm of the support, such arm shall not exceed a length of 24 inches;
- (j) All such signs shall be erected on a temporary basis;
- (k) Such sign shall be kept in good repair and shall not be illuminated or constructed of a reflective material and shall not contain any flags, streamers, movable items or like devices;
- (l) One box or tube housing flyers describing the property for sale may be attached to the front of the vertical support post. The box may be a maximum of 9 inches in width, 13 inches in height and the tube may be maximum of 3 inches in diameter and 12 inches in length. Each may be either the color of the support post or clear;

- (m) Any such sign shall be removed within 5 days from the date a binding agreement is entered into for the sale, lease or rental of the Property or immediately upon the removal of the Property from the market, whichever occurs first; and
- (n) No such sign shall be placed on any of the Master Common Areas or Village Common Properties.

2. Signs For The Sale Or Rent Of Dwelling Units In Multi-Unit Buildings. The Owner of a Dwelling Unit in a multi-unit or multi-story residential building may display only one "for sale" or "for rent" sign in the window of the Dwelling Unit. The sign shall not be larger than 18 inches in width or 12 inches in height. All such signs shall be lettered professionally.

3. Other Signs. No other signs, advertisements, notices or other lettering (except signs indicating a Dwelling Unit's address and Owner's names in front of the Dwelling Unit on signs not to exceed one square foot, or signs of reasonable size provided by a contractor for security services within 10 feet of any entrance to the Dwelling Unit) shall be displayed on any portion of the Property unless the placement, content, form, size, lighting and time of placement of such sign be first approved by the ARC. No sales price may be displayed on any sign. No flashing signs or flags shall be permitted. All signs must also conform with governmental codes and regulations and with any master design plan for signs established by the ARC.

4. None of the provisions of this Article 4.1 H shall apply to the Declarant (or Affiliate) or to Dwelling Units owned by Declarant (or Affiliate), so long as in compliance with the Tradition Project Documents.

I. Walls, Fences and Shutters. In addition to the standards and approval procedures set forth in the Tradition Project Documents, the prior written approval of the ARC shall be required as a condition precedent to the: (a) construction of any wall, fence, hedge or shrubbery on the Property; (b) construction of any wall or fence on any Dwelling Unit and (c) storage of any hurricane, storm or weather shutters, awnings or shades on the exterior of any Structure. No wall or fence shall be constructed until its height, length, type, design, composition, material and location is approved in writing by the ARC. Additionally, unless specifically waived by the ARC in its approval, a continuous hedge of material approved by the ARC shall be installed and maintained at a minimum height of 2 feet on the exterior of all fences that are approved by the ARC for the placement on corner lots. Replacement of improvements constructed by the Declarant or previously approved by the ARC, so long as replaced with improvements of like kind and quality, shall not be deemed "construction" or require ARC approval.

J. Automobiles, Commercial Vehicles and Recreational Vehicles. So long as in

accordance with the Tradition Project Documents, the use or storage of automobiles, commercial vehicles and recreational vehicles shall be limited as follows:

1. Definitions.

(a) "Commercial Vehicle": Any vehicle listed below which either has outside lettering displaying information identifying a business or other non-personal use of any kind or which is defined by reference to the Florida Statutes as a:

- (1) Truck;
- (2) Truck/tractor;
- (3) Semitrailer;
- (4) Trailer;
- (5) Tractor crane;
- (6) Power shovel;
- (7) Well driller and such other "off-road" vehicles so constructed and designed as a tool and not a hauling unit;
- (8) Van;
- (9) Bus;
- (10) Ambulance;
- (11) Wrecker;
- (12) Hearse.

(b) "Recreational Vehicle": Any vehicle listed below and which may be further defined by reference to the Florida Statutes as a:

- (1) Mobile home;
- (2) Travel trailer;

- (3) Camper trailer;
 - (4) Motorcoach or motorhome;
 - (5) Boat;
 - (6) Boat trailer;
 - (7) Ultra light aircraft;
 - (8) Airboat.
- (c) "Private Passenger Van, Private Passenger Sport Utility Vehicle or Private Passenger Pickup Truck": Any such vehicle used solely for personal activities, providing that outside lettering displaying information identifying a business or other non-personal use of any kind shall be determinative that such vehicle is a commercial vehicle.

2. Restrictions. No Owner shall keep any vehicle in the Project which is deemed a nuisance by the Board. Except as hereinafter provided, no owner or person having the use of a Commercial Vehicle or Recreational Vehicle shall park said vehicle within the Project unless totally enclosed in a garage and not visible from the outside. This restriction shall not apply, however, to the following:

- (a) Commercial Vehicles parked within the Project between the hours of 7:00 a.m. and 7:00 p.m. on a temporary basis and necessary in the actual construction or repair of Dwelling Units or items therein.
- (b) Vehicles owned or operated by a physically impaired individual when a medical doctor has certified that the vehicle is necessary due to said physical impairment, unless the Tradition Community Association passes a rule or imposes a requirement prohibiting the presence of such vehicle.
- (c) Commercial vans and pickup trucks whose outside lettering is concealed to the satisfaction of the Master Association and/or applicable Village Association, unless either the Master Association, applicable Village Association or Tradition Community Association passes a Rule or imposes a requirement prohibiting the presence of such vehicles, even

with concealed lettering.

3. General Rules.

- (a) No vehicles shall be constructed, reconstructed or repaired within the Project, unless totally enclosed in a garage and not visible from the outside.
- (b) No vehicle shall be left within the Project for more than one business day if not capable of self-propulsion, unless totally enclosed in a garage and not visible from the outside.
- (c) No vehicle may be regularly parked within a guest parking area unless approved by the Master Association or an applicable Village Association.
- (d) No vehicles may be parked on landscaped areas.
- (e) All vehicles, including motorcycles, mopeds, etc., shall be equipped with effective sound muffling devices.
- (f) If permissible under the Tradition Project Documents, the Master Association may, but shall not be obligated to, designate certain portions of the Master Common Areas, which may be relocated from time to time, for the parking of Commercial Vehicles and/or Recreational Vehicles. Any such area designated pursuant to this subparagraph 3 may, in the sole and absolute discretion of the Master Association, be terminated for such use without cause. The Master Association shall have the authority to formulate appropriate Rules concerning the use of any such parking/storage area, including reasonable charges therefor.

4. Towing. Each Owner authorizes the Master Association, and its designated agents and designees, to tow any vehicle which is used, stored, or placed at the Project in violation of this Article 4.1J or any Rules promulgated pursuant to the Article, at the sole cost and expense of the Owner.

5. Further Rules. The Board of Directors shall have the right to promulgate Rules further restricting parking or the use of vehicles.

K. Pets and Animals. Only pets belonging to Owners (or those occupying Dwelling Units through the authority of Owners) will be allowed within the Project, subject to the following further restrictions:

1. Commonly accepted household pets such as dogs and cats may be kept in reasonable numbers all as determined by the Master Association in its sole discretion. All animals shall be contained at the Dwelling Unit and shall not be permitted to roam free, or to otherwise disturb the peace of other Owners;

2. Goats, horses, cattle, sheep, chickens, and the like, are hereby specifically prohibited. Obnoxious animals are prohibited. The determination of what is or what may be an obnoxious animal shall be determined by the Master Association in its sole discretion;

3. No animal breeding or sales as a business shall be permitted at the Project;

4. No pet shall be permitted outside a Dwelling Unit except on a leash or in an enclosed rear yard;

5. No pets shall be allowed to constitute a nuisance;

6. Each Owner shall promptly remove and properly dispose of any solid waste matter deposited by his pet; and

7. The Board of Directors shall have the right to promulgate Rules further restricting the keeping of pets.

8. Any further restrictions set forth in the Tradition Project Documents.

L. Maintenance of Residential Property and Master Common Areas. No weeds, underbrush, refuse or unsightly objects shall be permitted to remain upon Residential Property and Master Common Areas. All landscaping, sprinkler systems, Structures, improvements and appurtenances shall be kept in good, safe, clean, neat and attractive condition in accordance with all provisions of this Declaration (including architectural control) and the Tradition Project Documents. Upon the failure of the fee simple owner of any such property (or the Village Association if such property is the maintenance responsibility of a Village Association) to maintain same as aforesaid to the reasonable satisfaction of the Master Association after thirty (30) days prior written notice, the Master Association may (i) enter upon such premises and make such improvements or correction as may be necessary, the costs of which (together with an administrative fee equal to 20% of such cost) shall be paid to the Master Association by the offending property owner or Village Association, or (ii) the Master Association may bring an action at law or in equity against such party to enforce this provision, and/or recover damages for the failure to abide by same. However, if any emergency situation arises as a result of a failure of any portion of the Residential Property and Master Common Areas to be maintained as set forth above, the Master Association shall have the foregoing remedies without having to give the aforescribed thirty (30) days prior written notice. Entry by the Master Association as described herein shall not be a trespass, and by acceptance of a deed for a Dwelling

Unit, all Owners have expressly given the Master Association the continuing permission to so enter, which permission may not be revoked. If any Owner or Village Association fails to make payment as above provided, within fifteen (15) days after request, the Master Association shall have the right to convert such charge to an Individual Assessment and file a lien therefor on the Dwelling Unit of the offending Owner, or on the Dwelling Units of all members of an offending Village Association, and enforce the lien in accordance with the provisions of Article 7 hereof.

M. Nuisances. No obnoxious, unpleasant, unsightly, or offensive activity shall be carried on, nor may anything be done on any portion of the Residential Property or Master Common Areas, which can be reasonably construed by the Board to constitute a nuisance, public or private in nature. No Owner shall make himself or permit his family, agents, visitors, tenants, or invitees to make any disturbing noises, including, without limitation, any unreasonable playing of musical instruments, television, radio, or stereo, within his Dwelling Unit, in such a manner as to disturb or annoy other Owners.

N. Mailboxes. No Owner shall alter or replace the mailbox serving his Dwelling Unit without the prior written consent of the Board or the ARC. ARC approval shall not be required to repair a mailbox or replace a mailbox with an identical model. Such repair or replacement shall be the responsibility of the mailbox owner.

O. Addition and Removal of Trees, Sod and Shrubbery. No sod, topsoil, muck, trees or shrubbery shall be added or removed from any portion of the Residential Property or Master Common Areas without the prior written consent of the Board or the ARC, and unless in accordance with the standards and approval procedures set forth in the Tradition Project Documents.

P. Garbage and Trash Containers. All garbage, trash containers and the like shall be placed in Board, ARC, or City/County approved receptacles, or in such manner as not to be visible from streets (except on days of collection). If the City or County do not provide for the removal of refuse, the Master Association shall employ the services of a private company for the removal of all refuse.

Q. Other Activities. All Owners, occupants and users of the Project are hereby placed on notice that Declarant and/or its agents, contractors, subcontractors, licensees and other designees will be, from time to time, conducting excavation, construction, blasting or other such activities within the Project, and that such activities may be conducted by other developers elsewhere in Tradition. By the acceptance of their deed or other interest, and by using any portion of the Project, each such Person acknowledges, stipulates and agrees (i) that none of the aforesaid activities shall be deemed nuisances or noxious or offensive activities, hereunder or at law generally, (ii) not to enter upon, or allow their children or other persons under their control or direction to enter upon any property within or in proximity to the Project where such activity is being conducted (even if not being actively conducted at the time of entry), (iii) that Declarant and the other aforesaid related parties shall not be liable for any and all losses, damages (compensatory, consequential, punitive, or otherwise) injuries or deaths arising from or relating to the aforesaid activities, (iv) that any purchase or use of any portion of the Project has been and will be made with full knowledge of the foregoing,

and (v) that this acknowledgment and agreement is a material inducement to Declarant to sell, convey, lease and/or allow the use of the applicable portion of the Project.

R. Boating, Fishing and Swimming. Although fishing in the lakes may be permitted, fishing shall not be permitted in the wetlands, wetland mitigation areas or buffer areas. However, notwithstanding anything contained herein to the contrary, an Owner shall only access the lakes from the "Lake Maintenance Easement" shown on the Plat or Additional Plat, if any, which immediately abuts the Owner's Dwelling Unit if the Owner's Dwelling Unit is a lake lot ("Lake Lot Owner"). If an Owner is not a Lake Lot Owner, or if a Lake Lot Owner wishes to access a different lake or another area of the same lake, access to the lake shall be exclusively from the Lake Maintenance Easement abutting a Master Common Area and such access shall be limited to the portion of the Lake Maintenance Easement and lake bank abutting the Master Common Area. If no portion of the Lake Maintenance Easement and lake bank abuts a Master Common Area, Owners other than Lake Lot Owners whose Dwelling Units abut the lake shall not be permitted access to that lake. In addition, no Owner shall be permitted access to or to fish in any Lake Maintenance Easement or lake bank area which immediately abuts a lake lot owned by another Owner.

Lake Lot Owners and their family members, guests, invitees and tenants shall be permitted to operate non-motorized and electric watercraft in the lakes. No other persons shall be entitled to operate watercraft in the lakes. Notwithstanding the foregoing, the launching into and removal from a lake of any permitted non-motorized or electric watercraft by a Lake Lot Owner shall be limited to such Lake Lot Owner's lake lot and the Lake Lot Owner shall only access the lakes from the Lake Maintenance Easement which immediately abuts such Lake Lot Owner's lake lot. Watercraft shall be limited in size to eighteen feet (18').

No planting, fencing or other improvements, additions or modifications to the Master Common Areas surrounding the lakes is permitted. Swimming and the operation of motorized watercraft, other than electrically operated watercraft, in the lakes are prohibited. Watercraft and trailers shall not be stored on the lake banks or in the Lake Maintenance Easement; these items shall only be stored in the enclosed garage of the Dwelling Unit. In addition to the use of any Lake Maintenance Easement by any Owner, as described above, the Lake Maintenance Easement is for the use of the Master Association, the County, the Westchester Community Development Districts described in Article 15, the applicable water management district and any other governmental agency for access to the lakes for maintenance of the lakes and littoral plantings and other proper purposes. No removal or damage to littoral or wetland plantings is permitted.

Boating and fishing in any water bodies, and storage of any boats, within the Residential Property or Master Common Areas may also be subject to the Tradition Project Documents, any Rules promulgated from time to time by the Board or any governmental authority. Neither Declarant, the Master Association nor any of their officers, directors, committee members, employees, management agents, contractors or subcontractors (collectively, the "Listed Parties") shall be liable for any property damage, personal injury or death occurring in, or otherwise related to, any water body; all persons using the same do so at their own risk. All Owners and users of any portion of the Project shall be deemed, by virtue of their acceptance of the deed or use of any facility

at the Project, to have agreed to release the Listed Parties from all claims for any and all changes in the quality and level of the water in such bodies. All persons are hereby notified that from time to time alligators and other wildlife may habitate or enter into water bodies within or nearby the properties and may pose a threat to persons, pets and property, but that the Listed Parties are under no duty to protect against, and do not in any manner warrant or insure against, any death, injury or damage caused by such wildlife.

S. Areas Outside Dwelling Units. No garbage cans, supplies, or other articles not designed and intended as outdoor amenities shall be placed or stored on patios, nor shall any laundry of any kind, or unsightly articles (as determined by the Board), be shaken or hung from any portion of the exterior of walls, doors, patios, windows or roof, unless approved in writing by the Board or ARC, and in accordance with the standards and approval procedures set forth in the Tradition Project Documents. Notwithstanding the foregoing, laundry may be aired or dried from clotheslines as long as the clothesline is screened from the view of all persons except those within the Dwelling Unit at which the clothesline is located. The Master Common Areas shall be kept free and clear of rubbish, debris and other unsightly material.

T. Access Ramp. An Owner may construct an access ramp if a resident or occupant of the Dwelling Unit has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions: (1) the ramp must be as unobtrusive as possible, be designed to blend in as aesthetically as practicable, and be reasonably sized to fit its intended use; (2) the Owner submits plans for the ramp in advance to the ARC, who may make reasonable requests to modify the design to achieve architectural consistency with surrounding structures and surfaces; (3) the Owner submits to the ARC an affidavit from a physician attesting to the medical necessity or disability of the resident or occupant requiring the access ramp.

4.2 Rules and Regulations.

The Board, in accordance with the Bylaws, shall have the right to promulgate and impose Rules and thereafter to modify, alter, amend, or terminate any of the same with respect to the use, operation and enjoyment of the Residential Property and Master Common Areas and any improvements located thereon, including, but not limited to, establishing reasonable fees for the use of the facilities and establishing hours and the manner of operation. Neither the Residential Property nor the Master Common Areas shall be used in violation of any applicable Rule. The Declarant shall be exempt from these Rules during the time that it owns property at the Project. Moreover, the Declarant reserves the right to promulgate and amend the Rules during the time it controls the Master Association without the necessity of a Board meeting as long as the requisite consent of Directors is obtained.

4.3 Subdivision of Lot and Time Sharing.

No lot shall be submitted to any time share or vacation club form of ownership as defined in applicable Florida Statutes, or otherwise subdivided or its boundary lines changed except with the prior written approval of the Board of the Master Association and unless in accordance with the

approval procedures set forth in the Tradition Project Documents. The Board may permit a division in ownership of any lot intended for a single family detached residence as shown on a plat, but solely for the purpose of increasing the size of the adjacent lots, if such division is previously approved in writing in accordance with the procedures set forth in the Tradition Project Documents. Declarant hereby reserves the right to replat any lot or lots owned by Declarant. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations, or the Tradition Project Documents.

No lot shall be made subject to any type of timeshare or vacation club program, interval ownership or similar program whereby the right to exclusive use of the lot rotates among multiple owners or members of the program on a fixed or floating time schedule over a period of years. This Section shall not prohibit ownership of a lot intended for residential use by up to two (2) joint tenants or tenants in common nor shall it prohibit ownership by an owner who is not a natural person. Notwithstanding anything to the contrary, the Declarant shall specifically be exempt from any timeshare, vacation club or interval ownership development restrictions imposed by this Declaration except as may be restricted by the Tradition Project Documents.

4.4 No Implied Waiver.

The failure of the Board to object to an Owner or another Person's failure to comply with the restrictions contained herein shall in no event be deemed a waiver by the Board, or any Person having an interest herein, of its right to object to the same and to seek compliance therewith in accordance with the provisions of this Declaration.

4.5 Exculpation for Action.

The Board or the ARC may grant, withhold or deny its consent or approval in any instance where such is permitted or required without any liability of any kind therefor so long as the Board or ARC is acting in good faith. No approval, consent or waiver of action by the Board or the ARC shall be deemed a warranty of compliance nor shall give rise to any claim against the Board or the ARC, except for their gross negligence or intentional misconduct.

4.6 Extended Meaning of Owner.

All restrictions in this Article 4 which refer to Owners shall be construed to include any other Person occupying an Owner's Dwelling Unit, including his family members, agents, tenants, licensees, invitees or guests. Every Owner shall cause his or her family members, agents, tenants, licensees or guests to comply with this Declaration, as well as with the provisions of any Village Declaration, and/or rules promulgated by the Master Association or applicable Village Association. Every Owner shall be responsible for all violations and losses to the Project caused by any such individuals, notwithstanding that such individuals are fully liable and may be sanctioned for any violation of this Declaration, Village Declaration, or any applicable Rules. Failure of an Owner to notify any Person of the existence of the covenants, restrictions, easements and other provisions of this Declaration shall not in any way act to limit or divest the right of enforcement of these

provisions against the Owner or such Person.

4.7 Enforcement of Project Documents.

A. In addition to any other rights herein contained, the Declarant and/or Master Association shall have the right and the power to enforce the covenants, restrictions, easements and other provisions imposed by this Declaration by any proceeding at law or in equity against any Person, including a Village Association, violating or attempting to violate any of these provisions. Failure by the Declarant and/or Master Association to enforce any of these provisions on any occasion shall in no event be deemed a waiver of its right to enforce any other provision or to enforce the same provision on any other occasions. In any enforcement action under this Declaration, the Declarant and/or Master Association, if either prevails, shall be entitled to recover all of its attorneys' fees and costs at all tribunal levels. Payment of same may be enforced by an Individual Assessment on any affected Owner, or on all members of any affected Village Association.

B. Notwithstanding the availability of the other remedies set forth in this Declaration, the Master Association shall also have the power to assess reasonable fines as provided in Section 18 of the Bylaws to enforce any of the provisions of this Declaration, the Bylaws, or the Rules.

4.8 Enforcement of Village Association Documents.

Each Village Association shall be required to diligently enforce all provisions of its Village Declaration and related articles, bylaws and rules, to provide all maintenance services required thereunder or hereunder, and to perform all services and enforce all covenants delegated to it by the Master Association. Should a Village Association fail to diligently enforce such documents or provide such maintenance or services, or enforce delegated covenants, the Master Association may, after having given notice to the Village Association, (i) bring legal action to compel the Village Association to enforce compliance and/or provide such maintenance, or (ii) enforce compliance or perform the maintenance itself. The Village Association shall be liable for immediate payment to the Master Association of all of the Master Association's costs and expenses, including but not limited to attorneys' fees and costs at all tribunal levels, incurred in (a) compelling the Village Association to enforce its documents or provide maintenance or (b) the Master Association enforcing the Village Association documents or performing maintenance itself, in each case together with an administrative surcharge of 20% of such costs and expenses. Such costs, expenses and surcharge may, at the option of the Board, be levied as Individual Assessments under this Declaration with the total spread equally on all Dwelling Units subject to the jurisdiction of the subject Village Association. The fact that the Master Association has similar rights which could be directly enforced without going through a Village Association shall not be a defense to any enforcement action taken under this Section 4.8.

4.9 Enforcement of Tradition Project Documents.

In addition to any other rights herein contained, the Declarant and/or Master Association shall have the right and power to enforce the obligations for payment of any and all assessments levied by the Tradition Community Association on Dwelling Units within the Project by any proceeding at law or in equity against an Owner failing to pay such assessments, as well as the right and power to enforce any requirements imposed by the Tradition Project Documents. Failure by the Master Association to enforce this provision on any occasion shall in no event be deemed a waiver of its right to enforce any other provision or to enforce the same provision on other occasions. In any enforcement action under this Declaration, the Declarant and/or Master Association, if either prevails, shall be entitled to recover all of its attorneys fees and costs at all tribunal levels. The fact that the Tradition Community Association may have similar rights which could be directly enforced without going through the Master Association shall not be a defense to any enforcement action taken under this Section 4.9.

ARTICLE 5

MEMBERSHIP AND VOTING RIGHTS IN THE MASTER ASSOCIATION

5.1 Membership.

Every Owner of a Dwelling Unit, and Declarant, shall be a Member of the Master Association (hereinafter referred to as the "Membership"). Membership in the Master Association, except for Membership of Declarant, shall be appurtenant to and may not be separated from the Dwelling Unit. Except as to Declarant, ownership of a Dwelling Unit shall be the sole qualification for Membership in the Master Association. Declarant shall be a member of the Master Association until the date on which Declarant ceases to own any portion of the Project.

5.2 Co-Ownership of Dwelling Units.

When more than one Person owns an interest in any Dwelling Unit (a "Co-Owner"), all such Co-Owners shall be Members, but only one such Co-Owner shall be entitled to exercise the vote to which the Dwelling Unit is entitled. All Co-Owners of each Dwelling Unit shall designate in writing to the Secretary of the Master Association one of their numbers to so vote the interests of their Dwelling Unit. Fractional votes shall not be allowed. The vote for each Dwelling Unit shall be exercised as a single vote or not at all. Where no voting Co-Owner is designated, the Dwelling Unit shall not be entitled to vote until one individual is designated by all Co-Owners to vote the interests of the Dwelling Unit. The nonvoting Co-Owner(s) shall be jointly and severally responsible for all of the obligations imposed upon the Dwelling Unit and shall be entitled to all other benefits of ownership. All agreements and determinations lawfully made by the Master Association in accordance with the voting procedures established herein, or in the Bylaws, shall be binding on all Co-Owners, their successors and assigns. Said voting rights shall be subject to the restrictions and limitations provided in this Declaration, any Supplemental Declaration, and in the Articles and Bylaws (to the extent applicable). If a Dwelling Unit is owned by a corporation or other entity, the

individual entitled to vote for the Dwelling Unit shall be designated by a certificate signed by an appropriate officer or agent of the entity and filed with the Secretary of the Master Association.

5.3 Declarant Control of Board; Turnover.

So long as there shall be a Class B membership as described in Section 5.4 hereof, wherein Declarant retains voting control of the Master Association, Declarant shall have the absolute right to appoint and replace all Directors and Officers of the Master Association; subject, however, to the following:

50% of Dwelling Units Conveyed. Upon a total of 50% of the Dwelling Units in the Project being obligated to pay Assessments, the Members, including Declarant, shall be entitled to elect, at a meeting of Members, two (2) additional Directors to the Board, resulting in a total of five (5) Directors.

This procedure is intended to give Members other than the Declarant a non-controlling voice in the operation of the Master Association so as to (i) allow direct input from non-Declarant Members and (ii) to promote the ability of non-Declarant Members to manage the Master Association, in anticipation of turnover.

5.4 Classes of Voting Membership.

The Master Association shall have two (2) classes of Members, each with voting rights as follows:

Class A - Class A members shall be all Dwelling Unit Owners including Declarant. Class A Members shall be entitled to one (1) vote, in accordance with the Bylaws, for each Dwelling Unit they own. Class A members shall cast their votes directly in accordance with the Bylaws, as long as the Class B membership exists. Following termination of the Class B membership, the Master Association may continue with the direct voting procedure or permit collective voting. Under a collective voting procedure, the voting rights of all Class A members shall be exercised on their collective behalf by the president of the Village Association to which they belong; provided, however, so long as Declarant or any Builder is a Class A member either shall have the option to cast its vote directly, or by and through the Village Association. Unless the Declarant or any Builder, as a Class A member, casts its vote directly, a Village Association is the collective exercise of Class A voting rights, shall be entitled to cast the number of votes equal to the number of Dwelling Units owned by its members.

Class B - The Class B Member shall be Declarant. The Class B Member shall be entitled to one (1) vote, plus two (2) votes for each vote which the sum of all Class A Members are entitled to cast at any time, thus giving the Class B Member a 2/3 majority of votes in the Master Association. The Class B Membership shall cease upon the first to occur of the following:

- (1) January 1, 2030; or
- (2) the date on which Declarant ceases to own any portion of the Project;
- (3) termination of the Class B Membership by resignation of all Declarant-appointed directors and delivery to the Secretary of the Master Association of a certificate in recordable form, signed by Declarant and stating that Declarant elects to terminate the Class B Membership. Upon termination of the Class B Membership, Declarant shall retain any voting rights it may have as a Class A Member; or
- (4) at such earlier time as may be required by law. In the event that the Class B membership is terminated pursuant to this subsection (4), the Declarant shall remain entitled to elect at least one Board Member so long as the Declarant holds for sale in the ordinary course of business at least 5% of the parcels in all phases of the Project.

ARTICLE 6

COVENANT FOR ASSESSMENTS

6.1 Obligation for Assessments.

Each Owner of any Dwelling Unit, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Master Association (1) annual Common Assessments for Operating Expenses, (2) Individual Assessments, and (3) Special Assessments hereinafter collectively described as the "Assessments." All such Assessments are to be imposed and collected as hereinafter provided. No Owner may waive or exempt himself from liability for Assessments, including by way of illustration and not limitation, by non-use of the Master Common Areas or abandonment of the Project. The obligation to pay Assessments is a separate and independent covenant on the part of each Owner. If a Dwelling Unit is owned by more than one Owner (i.e., husband and wife), the obligation to pay Assessments shall be a joint and several obligation.

The obligation of each Dwelling Unit and Owner thereof (except Declarant, Affiliates and Declarant and Affiliates-owned Dwelling Units) for its respective Assessments shall commence on

the day on which title to the Dwelling Unit is conveyed by the Declarant (or Affiliate) to the first purchaser thereof (other than an Affiliate) and shall be prorated from that date. Neither Declarant nor any Affiliates shall have the obligation to pay Common Assessments on models or sales office during the Guaranty Period provided for in Section 6.4. After the expiration of the Guaranty Period, Declarant or an Affiliate will pay Common Assessments on Dwelling Units they own, prorated from the expiration date of the Guaranty Period. Common Assessments will be due on models or sales offices completed after the expiration of the Guaranty Period, from the latter of the recording of this Declaration, or the issuance of a certificate of occupancy on the Dwelling Unit, and shall be prorated from that date. In the event Declarant or any Affiliate offers for rent Dwelling Units they own, Common Assessments will be due on such Dwelling Units from the latter of the recording of this Declaration, or the issuance of a certificate of occupancy, and shall be prorated from that date. Common Assessments on any such rentals will be due both during and after the Guaranty Period. Neither Declarant nor any Affiliate shall be obligated to pay any Assessments on any unbuilt Dwelling Units or on Dwelling Units which are offered for sale or which have been sold.

No diminution or abatement of Assessments or set-off shall be claimed or allowed by reason of any alleged failure of the Master Association or Board to take some action or perform some function required to be taken or performed by the Master Association or Board under this Declaration or the Bylaws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Master Association, or from any action taken by the Declarant in connection with the development of the Project or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority.

All Assessments, together with interest, costs, late charges and reasonable attorneys' fees for the collection thereof, shall be a charge on each Dwelling Unit (except for Declarant and Affiliate-owned Dwelling Units) and shall be a continuing lien thereon as more particularly described in Article 7 hereof. Each such Assessment, together with interest, costs, late charges and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Dwelling Unit at the time when the Assessment fell due. Subject to the provisions of this Declaration protecting Institutional Mortgagees, the personal obligation for delinquent Assessments shall be the joint and several obligation of such Owner and the successors-in-title to such Owner. The Master Association shall be entitled to take such actions and to expend such sums as are reasonably believed by it to be necessary for the protection of its lien as to particular Dwelling Units, and to add the full cost thereof to its claim for Assessments due.

6.2 Common Assessments.

The Common Assessments levied by the Master Association shall be used exclusively to pay routine Operating Expenses and shall also include those assessments the Master Association is obligated to charge and/or collect from Owners on behalf of the Tradition Community Association. The Tradition Community Association Assessments shall be paid by the Owners to the Master Association, which shall thereafter remit such assessments to the Tradition Community Association. The Master Association shall be obligated to timely pay the Tradition Community Association assessments, regardless of whether such amounts have been received from an Owner. If an Owner

fails to pay the Tradition Community Association assessments to the Master Association, the Master Association shall have the right to enforce collection in accordance with Section 4.9 and/or Article 7 of this Declaration.

Disbursements shall be made by the Board for such purposes as are deemed necessary for the discharge of its responsibilities herein for the common benefit of the Owners and to reimburse Declarant for any start-up expenses advanced by Declarant.

6.3 Amount of Common Assessments; When Payable.

At least ten (10) days prior to the beginning of each fiscal year, the Board of Directors shall prepare, adopt and distribute to the Members a written, itemized, estimated budget of the Operating Expenses to be incurred by the Master Association during the coming year in performing its functions under this Declaration, which may include reasonable provision for contingencies and reserves for the periodic maintenance, repair and replacement of improvements to the Master Common Areas. The annual Common Assessment for each Dwelling Unit shall equal the amount of the estimated operating budget, as adopted pursuant to the Bylaws (less any surplus or plus any deficit from prior years), divided by the total number of Dwelling Units reasonably expected to be paying Assessments during the current year. From time to time during the fiscal year, the Board may modify the budget for the fiscal year and, upon written notice to Members, change the amount, frequency, or due dates of Common Assessments. Subject to the right of the Master Association to accelerate Assessments for delinquencies as provided herein, annual Common Assessments shall be payable in equal quarterly installments unless determined by the Board, from time to time, to be payable more or less frequently. The budget and Assessment procedure shall be further subject to the provisions of the Bylaws.

6.4 Declarant Guaranty of Assessments.

Declarant hereby guarantees to each Owner that Common Assessments on each Dwelling Unit (excluding those assessments that the Master Association is obligated to charge and/or collect from Owners on behalf of the Tradition Community Association) through December 31, 2006 will not exceed \$876.00 on an annualized basis. Such guaranty shall be in effect for the period from the date of recording hereof until December 31, 2006 (the "Guaranty Period"). However, Declarant shall have the right, in its sole discretion, to extend the Guaranty Period beyond December 31, 2006 on one or more occasions by written notice to the Master Association. Such notice shall specify the new expiration date for the Guaranty Period and the revised amount of the annualized Common Assessment guaranty. If it has not already expired, the Guaranty Period shall automatically terminate on the date upon which Declarant shall cease to control the Master Association, as provided in Section 4.15 of the Bylaws. Declarant shall pay any amount of Operating Expenses actually incurred during the Guaranty Period (exclusive of the assessments which the Master Association is obligated to charge and/or collect on behalf of Tradition Community Association) not produced by (a) Assessments at the guaranteed level receivable from Owners and (b) all other income of the Master Association of any kind whatsoever (including, but not limited to, interest, user fees, and income from vending machines and the provider of cable television and/or other telecommunications

services other than those included in Tradition Community Association Assessments), but excluding (i) reserves, to the extent adopted by the Board, (ii) any costs of reconstruction or repair due to casualty and not recovered as insurance proceeds, and (iii) Operating Expenses which are made the subject of a Special Assessment. After the expiration of the Guaranty Period, Declarant agrees to make payment to the Master Association at the rate of \$100.00 per year, per acre, on the undeveloped portions of the Residential Property. For purposes of calculating the assessment, lakes and mitigation areas shall not be considered part of the acreage. Further, real property within a Village shall no longer be deemed "undeveloped" after the issuance of a certificate of occupancy for the first Dwelling Unit within the Village that the property is located. This Declaration is subject to any further limitations on the liability of Declarant for Assessments as are set forth in the Bylaws, including, without limitation, in paragraphs 5 and 9 thereof.

6.5 Individual Assessments.

Any maintenance, repair, or replacement within the Project arising out of or caused by the willful or negligent act of an Owner, including the Owner's family, tenants, guests or invitees, shall be effected at the Owner's expense and an Individual Assessment therefor shall be made against the Owner's Dwelling Unit by the Master Association to the extent proceeds of insurance are not collected with respect to such loss. The Master Association shall not be required to file an insurance claim and may charge the Owner for the full amount of the damages. Neither Declarant, nor its Affiliates, nor Dwelling Units owned by either, shall be liable for Individual Assessments.

6.6 Special Assessments.

In addition to the Common and Individual Assessments authorized above, the Board may levy, in any fiscal year, in accordance with the Bylaws, a Special Assessment on a one time basis for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a structure or capital improvement upon the Master Common Areas, including fixtures and personal property related thereto, or for defraying any other extraordinary Operating Expense of the Master Association, including shortfalls in Common Assessments; provided, however, any such Special Assessment in excess of Twenty-Five Thousand Dollars (\$25,000.00) shall require the consent of a majority of the votes of Members present and entitled to vote, in person or by proxy, at a duly called special or annual meeting of Members. Special Assessments are not covered by Declarant's guaranty of maximum Common Assessments set forth in Section 6.4 hereof. Neither Declarant, nor its Affiliates, nor Dwelling Units owned by either, shall be liable for Special Assessments.

6.7 Notice for any Special Assessment.

Written notice of any meeting of Members called for the purpose of authorizing a Special Assessment shall be sent to all Members in accordance with the Bylaws.

6.8 Proportionate Share of Assessment.

Common Assessments and Special Assessments provided for in this Article 6 shall be allocated and assessed equally among all Dwelling Units, except for Dwelling Units owned by Declarant or its Affiliates, to the extent permitted by this Article 6.

6.9 Assessments on Commercial/Retail Property.

In the event Declarant develops any portion of the Project as retail or commercial property, the Owner of such property shall be liable for Common, Individual or Special Assessments in the same manner as Owners of Dwelling Units. Notwithstanding anything herein to the contrary, the proportionate share of Special or Common Assessments to be apportioned to any such Owner shall be determined by a formula to be adopted by the Declarant at the time that Declarant determines to assign any portion of the Property for retail or commercial use.

6.10 Financial Reports.

Within sixty (60) days following the end of the fiscal year, the Board of the Master Association shall make available to each Owner (and to any Institutional Mortgagee that has made a written request) a complete annual financial report in accordance with Section 9.8 of the Bylaws.

Within ninety (90) days after control of the Master Association is turned over to Owners other than Declarant, Declarant shall cause to be prepared, at the Master Association's expense, a balance sheet and operating statement reflecting income and expenditures of the Master Association for the period from the period commencing after the last audited period through to turnover, which shall be audited by an independent certified public accountant.

6.11 Assessment Roster and Notices and Mortgagee Certificates.

The Master Association shall maintain a roster of the amount of all Assessments against each Dwelling Unit (determined as set forth above) which shall be kept in the office of the Master Association and shall be open to inspection by any Owner or Institutional Mortgagee. Written notice of such Assessments and the due date(s) thereof shall be sent to every Owner subject to such Assessments. The Master Association shall, upon reasonable request of any Owner, furnish to such Owner or mortgagee a certificate in writing signed by an officer of the Master Association setting forth the amount of current Assessments and whether any delinquencies exist. Such certificate may be relied upon by any prospective purchaser or mortgagee named in the certificate and, as to such purchaser or mortgagee, shall be conclusive as to the information set forth therein. The Master Association may charge the Owner \$25.00 for each such certificate provided.

6.12 Due Dates for Special or Individual Assessments.

Any Individual Assessment or Special Assessment shall be payable within thirty (30) days after the Owner shall have been notified thereof, unless any such Assessment is deemed by the Master Association to be of an emergency nature, in which case such Assessment shall be payable within ten (10) days after notice thereof.

6.13 Working Capital Contribution.

Upon the first conveyance of each Dwelling Unit and completed residence to any Person, other than (i) an Affiliate, (ii) a Builder, or (iii) an Institutional Mortgagee, acquiring title by foreclosure or deed in lieu of foreclosure, the purchasing Owner shall pay to the Master Association a one-time, non-refundable sum equal to One Hundred Dollars (\$100.00), as a working capital contribution ("Contribution") to the Master Association. The Contribution shall not be considered an advance payment of Assessments and shall be placed in a working capital fund so that the Master Association will have funds available to advance utility deposits and start-up expenses, including insurance premiums, as well as shortfalls in Operating Expenses resulting from uncollected Assessments.

ARTICLE 7
EFFECT OF NON-PAYMENT OF
ASSESSMENTS; REMEDIES OF THE MASTER ASSOCIATION

7.1 Creation of Lien; Other Remedies of the Master Association.

A lien is hereby imposed upon each Dwelling Unit to secure the payment of all Assessments now or hereafter imposed on the Dwelling Unit by the Master Association. Such lien shall relate back to and be effective from the date hereof, and shall include all costs of collection, including reasonable attorneys' fees at all tribunal levels, late charges and interest as herein provided. Any installment of a Common Assessment, Individual Assessment, or Special Assessment not paid within ten (10) days after the due date shall bear interest from the due date of such installment at the highest rate of interest allowed to be charged under applicable law, or any greater interest which may be lawfully charged under any amendments to applicable law, or if no such rate is applicable, then at the rate of eighteen percent (18%) per annum, computed from the due date until such payment is made. If any installment of an Assessment is not paid within thirty (30) days after it is due, the Owner responsible therefor may be further required by the Board to pay a late charge equal to an amount not greater than the amount of the unpaid installment. The Master Association may bring an action at law against the Owner(s) personally obligated to pay the same, or foreclose its lien against the Dwelling Unit of such Owner(s), or both. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Master Common Areas or abandonment of his Dwelling Unit. If any installment of an Assessment is not paid within thirty (30) days after its due date, the Board may mail an acceleration notice to the Owner and to each Institutional Mortgagee which has requested in writing a copy of the notice. The notice shall specify (1) the fact that the

installment is delinquent, (2) the action required to cure the default, (3) a date, not less than thirty (30) days from the date the notice is mailed to the Owner, by which such default must be cured, and (4) that failure to cure the default on or before the date specified in the notice may result in acceleration of the balance of the installments of the Assessments for the then current fiscal year. If the delinquent installment(s) of Assessments and any charges thereon are not paid in full on or before the date specified in the notice, the Board at its option may declare all of the unpaid balance of the Assessments for the then current fiscal year to be immediately due and payable without further demand and may enforce the collection thereof and all charges thereon in the manner authorized by law and this Declaration.

Any payments made to the Master Association by any Owner shall first be applied towards any sums advanced and paid by the Master Association for taxes and payment on account of superior mortgages, liens, or encumbrances which may have been advanced by the Master Association in order to preserve and protect its lien; next toward reasonable attorneys' fees and costs incurred by the Master Association incidental to the collection of Assessments and other monies owed to the Master Association by the Owner for the enforcement of its lien; next towards interest and late charges on any Assessments or other monies due to the Master Association, as provided herein, and next towards any unpaid Assessments owed to the Master Association in the inverse order that such Assessments were due.

7.2 Notice of Lien.

No action shall be brought to foreclose the lien for Assessments herein created unless at least thirty (30) days has expired following the date a "Notice of Lien" is deposited in the United States mail, certified or registered, postage prepaid, addressed to the Owner of the Dwelling Unit (in the event that a Dwelling Unit has Co-Owners, notice may be served solely upon the Co-Owner identified pursuant to Section 5.2 hereof) at the last address provided to the Master Association by such Owner, and a copy thereof has been recorded by the Master Association in the Public Records of the County. The Notice of Lien must recite a good and sufficient legal description of any such Dwelling Unit, the record Owner thereof, the amount claimed (which may at the Master Association's option include interest on the unpaid Assessment at the rate set forth in Section 7.1 hereof, plus reasonable attorneys' fees and expenses of collection in connection with the debt secured by said lien and late charges), and the name and address of the Master Association as claimant. Such Notice of Lien shall be signed and acknowledged by a duly authorized officer or agent of the Master Association. Filing of the Notice of Lien shall not be a prerequisite to creating the lien (which is created by this Declaration), nor shall the lien's priority be established by such Notice of Lien (priority being based on the date of recording this Declaration, subject to the provisions of Section 7.3 hereof). The lien shall continue until fully paid or otherwise satisfied, and shall secure any and all Assessments, costs, charges, interest and reasonable attorneys' fees which accrue subsequent to filing the Notice of Lien.

7.3 Subordination of the Lien to Institutional Mortgages.

Anything herein to the contrary notwithstanding, the lien securing Assessments provided for in this Declaration shall be subordinate to the lien of any Institutional Mortgage made in good faith and recorded prior to the date on which a Notice of Lien is recorded. The sale or transfer of any interest in any Dwelling Unit shall not affect the Assessment lien. However, the sale or transfer of any Dwelling Unit pursuant to foreclosure of such Institutional Mortgage or deed in lieu thereof (if such Institutional Mortgage was recorded prior to the recording of a Notice of Lien) shall extinguish the lien of such Assessments as to installments and other sums which became due prior to such sale or transfer. Such sale or transfer shall also extinguish the personal liability for such Assessments as to such transferees, but not as to the Owner of the Dwelling Unit at the time the Assessments were due. However, no sale or transfer shall relieve the transferees of such Dwelling Unit from liability for any installments of Assessments thereafter becoming due or from the lien therefor.

7.4 Foreclosure Sale.

The Assessment lien set forth herein may be foreclosed in the same manner as mortgages are foreclosed under Florida law. The Master Association, through a duly authorized officer or agent, shall have the power to bid on the Dwelling Unit at foreclosure sale, and to acquire and hold, lease, mortgage and convey the same.

7.5 Curing of Default.

Upon the timely curing of any default for which a Notice of Lien was filed by the Master Association but prior to a final judgment of foreclosure thereof (including payment of all delinquent principal, interest, late charges, attorneys' fees and costs of collection), a duly authorized officer or agent of the Master Association shall record an appropriate release of lien upon payment by the defaulting Owner of a fee, to be determined by the Master Association, but not to exceed One Hundred Dollars (\$100.00), to cover the cost of preparing and recording such release.

7.6 Cumulative Remedies.

The Assessment lien and the rights of foreclosure and sale thereunder shall be in addition to and not in substitution for all other rights and remedies which the Master Association and its assigns may have hereunder, and under law or in equity, including a suit to recover a money judgment against the defaulting Owner for unpaid Assessments, as above provided.

ARTICLE 8
FUNCTIONS OF THE MASTER ASSOCIATION

8.1 Through Board Action.

The affairs and decisions of the Master Association shall be conducted and made by the Board; the Members shall only have such power or rights of approval or consent as is expressly specified herein, or in the Articles or Bylaws. In the absence of a specific requirement of approval by Members, the Board may act on its own through its proper officers.

8.2 Required Services.

In addition to those other responsibilities specified in the Articles, the Bylaws or the Tradition Project Documents, the Master Association shall be required to provide the following services as and when deemed necessary and appropriate by the Board and shall have easement rights necessary to perform same:

A. All repair, replacement and maintenance of any kind of the Master Common Areas, including the recreational and other commonly used facilities and amenities and all improvements and landscaping thereon, as and when deemed necessary by the Board. The Board shall be entitled to determine, in its sole discretion and without notice to any Owner, the time of day and night that various portions of the Master Common Areas will be irrigated.

B. Maintenance of any and all streets, roads, driveways, sidewalks, paths and entry features throughout the Project which have not been dedicated to the public, any governmental or quasi-governmental body, or Village Association, or which are not the responsibility of Owners, or which are required by any Westchester Community Development Districts, Tradition Community Association or any governmental or quasi-governmental body. Unless delegated to the Village Associations, the Master Association shall be responsible for the maintenance of all landscaping within landscaped islands located in cul-de-sacs of each Village.

C. Payment of property taxes and assessments with respect to the Master Common Areas both prior to and after conveyance of fee simple title to same by Declarant to the Master Association including but not limited to any assessment due from the Master Association to any community development district. This provision for payment of taxes and assessments by the Master Association prior to conveyance of legal title is predicated upon the Members' use of and benefit from the Master Common Areas by virtue of easements created herein.

D. Management, operation and administration of the Master Common Areas in accordance with the Rules and other standards adopted by the Board and/or the Tradition Community Association from time to time both prior to and after conveyance of same by Declarant to the Master Association.

E. Taking any and all actions necessary to enforce all covenants, restrictions and

easements affecting the Project and performing any of the functions or services delegated to the Master Association in any covenants, conditions or restrictions applicable to the Project, or in the Articles or Bylaws.

F. Conducting business of the Master Association, including, but not limited to, administrative services such as legal, accounting and financial, and communication services such as informing Owners of activities, notice of meetings, and other important events.

G. Purchasing insurance as may be required hereby or by the Bylaws and any other insurance to the extent deemed necessary or desirable by the Board.

H. Acceptance of any instrument of conveyance with respect to any Master Common Areas delivered to the Master Association by Declarant.

I. Notwithstanding the foregoing, if any Village Declaration, Supplemental Declaration, this Declaration, or any amendment to this Declaration, so provides, a Village Association may be given primary responsibility for (i) maintenance of particular Master Common Areas lying adjacent to a particular Village ("Village Maintenance Areas"), or (ii) performing any of the other functions or services herein required of the Master Association as to property or services affecting the Village. Similarly, the Master Association may delegate to an Owner primary responsibility for maintenance of a particular Master Common Area adjacent to the Owner's Dwelling Unit. The Master Association hereby delegates to each Village Association the responsibility to enforce Articles 4.1A., B, C., D., E., F., G., H., I., J., K., L., M., N., O., P., and S. of this Declaration within the Village Association's Village. This delegation may be revoked or amended by the Master Association at anytime. This delegation of enforcement powers shall not preclude the Master Association from enforcing any of the Articles. The provisions of this Section 8.2I. are in accordance with Section 3.2C hereof.

J. Maintenance of surface and subsurface drainage facilities and easements and all areas affecting the Residential Property and Master Common Areas, in accordance with Sections 9.9 through 9.11 hereof, and maintenance of areas owned by the Westchester Community Development Districts which have not been delegated to a Village Association or owners or a governmental or quasi-governmental authority.

K. Installation and/or maintenance of roads, landscaping, or areas both within and outside the Project, as mandated by the City or other governmental authority or the Tradition Community Association.

L. Compliance with Permits and Approvals. It is acknowledged that in connection with the development of the Project various permits and approvals will be issued by various governmental and quasi-governmental authorities. If any permit or approval provides for continuing maintenance, monitoring, or other obligations, relating to the Master Common Areas or any other portions of the Project, the Master Association shall be responsible for same, and shall also be required to comply with any other governmental requirements relating to the Master Common

Areas, unless otherwise permitted by the controlling governmental authorities. Declarant shall have the right to assign to the Master Association the obligation to comply with any permit or approval relating to the Project which provides for or contemplates continuing maintenance, monitoring, or other obligations, and any such assignment shall be binding on the Master Association, but regardless of any such assignment the Master Association shall be obligated to comply with any such continuing maintenance, monitoring, or other obligations, unless any such obligations are assigned by Declarant to any other Person, or unless otherwise permitted by the controlling governmental authorities. The Master Association shall indemnify and hold Declarant harmless from any claims, damages, or losses or any kind or nature whatsoever relating the Master Association's failure to comply with its responsibilities hereunder after Declarant no longer appoints a majority of the directors of the Master Association. Notwithstanding anything contained herein to the contrary, if any Owner shall violate any permit or approval, which violation results in the Master Association incurring any expense or liability, such Owner shall be liable for any and all expenses incurred by the Master Association in connection therewith.

M. Pursuant to an agreement between the Master Association and the Tradition Community Association, the Tradition Community Association will supply the water to irrigate the Project. The Board shall determine, in its sole discretion and without notice to any Owner, the frequency and time of day or night that various portions of the Project, including the Dwelling Units, will be irrigated. The foregoing notwithstanding, the Dwelling Unit Owner shall be responsible for the maintenance of the irrigation system for his or her Dwelling Unit together with (i) any property from the rear or side Lot line to the edge of any adjacent water surface (e.g., lake or canal), (ii) any property from the rear or side Lot line to the Common Properties (as defined in the Village Declaration) or Master Common Areas, through to and including the interior side of the rear or side hedge, and (iii) any property from the front or side Lot line to the adjacent road or street. No Owner shall be permitted to move, alter, or otherwise modify, any of the irrigation facilities, whether located on Common Properties (as defined in the Village Declaration), Master Common Areas or on any Dwelling Unit, without the prior written consent of the Board. Any alteration to the irrigation system must be performed by a Master Association approved party. None of the Master Association, Village Association, or Declarant shall at any time be liable for any loss or damage which may occur to any plants, trees, or similar landscaping, which is installed on the Dwelling Unit due to or caused by insufficient irrigation to the Dwelling Unit or other areas required to be maintained by the Dwelling Unit Owner.

8.3 Authorized Services.

The Master Association shall be authorized, but not required, to provide the following functions and services and shall have easement rights necessary to perform same:

- A. Lighting of roads, sidewalks, walks and paths throughout the Project;
- B. Fire protection and prevention;
- C. Garbage and trash collection and disposal;

D. Conducting recreation, sport, craft and cultural programs of interest to Owners, including their families, tenants, guests, and invitees. **Declarant, and the Master Association, shall not be obligated to provide supervisory personnel for the Master Association including, but not limited to, lifeguards. Any individual using the recreation property shall do so at his own risk and hereby holds Declarant, and the Master Association harmless from and against any claim or loss arising from such use.**

E. Protection and security, including, but not limited to, maintenance of electronic and other surveillance devices, employment of security guards within the Project, and operation of a gatehouse. **The Declarant has assumed no responsibility to plan, provide for, or implement any kind of security measures. Moreover, neither the Declarant, Master Association nor any of the Village Associations shall be held liable for injury, loss or damage by reason of their failure to provide adequate security or the ineffectiveness of any security measures undertaken. All Owners, including their families, guests, tenants and invitees, acknowledge that the gatehouse is designed to deter crime, not prevent it. All Owners, including their families, tenants, guests and invitees, acknowledge that none of the Declarant, Master Association, any Village Association, or any committee established by any of the foregoing entities, shall be liable for or insure against any injury, loss or damage suffered by any Owner, including his or her family, tenants, guests and invitees. All Owners, including their families, tenants, guests and invitees, acknowledge that neither the Declarant, the Master Association nor any of the Village Associations represent or warrant that any fire protection system, burglar alarm system or other security system designated by or installed according to Declarant's guidelines will in all cases provide the detection or protection for which the system is designed or intended. All Owners, including their families, tenants, guests and invitees, assume all risk of injury, loss or damage suffered or caused, whether to their person, or Dwelling Units (including contents thereof) and acknowledge that neither Declarant nor the Master Association has made any representations or warranties, express or implied, to any Owner, including the Owner's family, tenants, guests and invitees, concerning any security measures recommended or undertaken including any warranty of merchantability or fitness for a particular purpose relative to any fire or burglar alarm systems or other security systems recommended or installed;**

All persons are hereby notified that during the time that Declarant controls the Master Association, any gatehouse or electronic gate may not be operated at all or may be operated only during certain hours and/or on certain days. Further, during such period of time any gatehouse which is designed to accommodate staffing may, instead, be operated solely on an electronic gate basis, the ultimate decision as to when (or if at all) to staff a gatehouse to be made by the Board of Directors of the Master Association at an appropriate time;

Neither the Declarant nor the Master Association shall have any obligation to complete or operate the gatehouse at the TownPark Avenue entrance until after the closing of title to 800 Dwelling Units; provided, however, that if Declarant only commits to build Phase 1 in TownPark, the gatehouse at the TownPark Avenue entrance shall be completed and

operated full-time at the completion of all of the Dwelling Units in Phase 1. If the Declarant or Master Association decides to operate the gatehouse prior to the time set forth above, the Declarant shall have the right, in its sole discretion, to determine the hours of operation. The electronic entrance gates will be installed at the Parkview Boulevard and Stockton Place entrances no later than ninety (90) days after the Declarant turns over control of the Master Association.

All Owners and other occupants of Dwelling Units are further advised that any gatehouse staff and system serving the Project are not law enforcement officers and are not intended to supplant same, such persons being engaged, if at all, only for the purpose of monitoring access to the Project;

F. Installation, operation and maintenance of cable television facilities, or other telecommunication systems throughout the Project (to the extent that the Tradition Community Association has not provided for the installation, operation or maintenance of such facilities), including but not limited to, contracting with a cable operator licensed by the City or County to provide cable television service and other telecommunication services on a bulk rate basis to Owners.

G. Cleanup, landscaping, maintenance, dredging, water treatment or other care of canals, roads, public rights of way, or other property (public or private) adjacent to the Project to the extent such care would, in the reasonable determination of the Board, be beneficial to the Project and to the extent that the Master Association has been granted the right to so care for the affected property by the owner thereof or other person authorized to grant such right, including, but not limited to, any appropriate governmental authority;

H. All repair, replacement and maintenance of any kind whatsoever of any property, real or personal (including, without limitation, landscaping, painting, paving, and care of water or drainage systems), located on the Residential Property and Master Common Areas, so long as such maintenance is reasonably deemed by the Board to be of sufficient benefit to the Project and in the best interests of the Master Association to warrant its cost being borne by the Master Association, and is in accordance with the Tradition Project Documents. Such rights and authority shall exist notwithstanding any lack of consent or objection by owners of such Residential Property, or Village Association otherwise primarily responsible for such maintenance; and

I. Work on the Residential Property or Master Common Areas performed pursuant to agreement with the Person responsible for the operation of such property for reimbursement to the Master Association of costs and administration.

J. Installation, operation, management and maintenance of a food and beverage service operation including the right to contract for such services with an independent contractor (who may be an Affiliate of Declarant).

K. Such other services as are authorized in the Articles or Bylaws.

8.4 Actions by Master Association.

Anything herein to the contrary notwithstanding, prior to engaging persons or entities for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes: (i) imposition, enforcement and collection of Assessments, including lien rights, pursuant to Article 7 hereof, (ii) collection of debts owed to the Master Association or the collection of any amounts an Owner is obligated to pay under the Tradition Project Documents, the Project Documents or any other Master Association or Village Association document, (iii) bringing any contest or appeal of tax assessments relating to any property owned by the Master Association, (iv) actions brought by the Master Association to enforce the provisions of the Project Documents, the Tradition Project Documents or any Village Association document, (v) counterclaims brought by the Master Association in proceedings instituted against it, and (vi) dealing with an emergency when waiting to obtain the approval of the Owners creates a substantial risk of irreparable injury to the Property or to Owner(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of three-fourths [3/4] of the Owners); such legal action, claim or extra-judicial action shall be approved by 75% of the total votes of all Members of the Master Association in existence at any time. If the Master Association's actions have been approved by the Members in accordance with this Section 8.4, all expenses incurred shall be deemed Operating Expenses; otherwise, general funds of the Master Association shall not be used in connection with such action. Provided, however, that notwithstanding anything herein to the contrary, neither the Declarant nor its Affiliates shall be liable for the payment of any Assessments applicable to Dwelling Units they own which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Declarant or its Affiliates. In any action brought by or against the Master Association, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. This Section 8.4 may not be amended.

8.5 Affirmative Obligation of Master Association.

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

of this Section will damage Declarant. At this time, it is impossible to determine the actual damages Declarant might suffer. Accordingly, if Master Association fails to comply with its obligations under this Section in any respect, Master Association shall pay to Declarant liquidated damages in the amount of \$250,000.00 which Master Association and Declarant agree is a fair and reasonable remedy.

ARTICLE 9 **EASEMENTS**

9.1 Owner's Easements of Enjoyment.

Every Owner shall have a non-exclusive, common right and easement of ingress and egress and of enjoyment in, to and over, and use of, the Master Common Areas, which shall be appurtenant to and shall pass with title to every Dwelling Unit, subject to the following conditions:

A. The right of the Master Association to reasonably limit the number of guests or invitees of Owners using the Master Common Areas at any one time.

B. The right of the Master Association to establish Rules pertaining to the use of the Master Common Areas, including, but not limited to, the right and obligation of the Master Association to enforce all parking and other restrictions within the Master Common Areas.

C. The Master Common Areas may not be used for "private events" (i.e., functions to which all Members are not invited and in good faith encouraged to attend), except that the Board may in its sole discretion establish rules to permit portions of the Master Common Areas to be used for private events by owners at reasonable times and with reasonable restrictions.

D. The right of the Master Association to suspend the right of an Owner, except Declarant or an Affiliate, to use the Master Common Areas (except means of ingress and egress), after notice and hearing as more fully set forth in Section 18 of the Bylaws. The foregoing notwithstanding, no notice or hearing is required if the suspension is due to the failure of the Owner to pay Assessments when due.

E. The right of Declarant (and its sales agents, customers and representatives) to the non-exclusive use of the Master Common Areas and the facilities thereof, without charge, for sales, marketing, advertising, display, parking, signs, access, construction, ingress, egress, exhibit and any other activities or purposes.

F. The right of the Master Association to construct, replace or remove any Improvement or portion thereof upon the Master Common Areas, in accordance with the provisions of this Declaration.

G. The right of the Master Association to replace destroyed trees or other

vegetation and plant trees, shrubs and ground cover upon any portion of the Master Common Areas.

H. The right of Declarant to grant such other easements over the Master Common Areas as Declarant deems appropriate (which easements shall be similarly granted by the Master Association).

I. The Board shall have the right, but not the obligation, to impose reasonable user charges for any facility or event located on any portion of the Master Common Areas. Neither the operation of any such facilities or activities, nor the fact that a charge is made therefor, shall be deemed a "commercial" use or activity in violation of the provisions of this Declaration.

Anything to the contrary herein notwithstanding, no action authorized in paragraphs A, B, C, F, or I above shall be taken without the prior written consent of Declarant as long as Declarant owns any Dwelling Unit.

9.2 Delegation of Use.

Any Owner may delegate his right of enjoyment to the Master Common Areas and facilities to the members of the Owner's family, in accordance with the Bylaws. Any Owner may so delegate such rights to his tenants who reside in his Dwelling Unit, subject to the Rules and other reasonable regulations imposed by the Board.

9.3 Access.

Declarant reserves unto itself, and its designees, Affiliates, and all Owners, including their lessees, guests and invitees, perpetual, non-exclusive easements of ingress and egress over and across any private streets and access ways constructed on the Master Common Areas from time to time.

Declarant further reserves unto itself, its designees, Affiliates, and owners, lessees, guests and invitees of units in communities other than the Project which are owned by Declarant and/or its Affiliates, perpetual, non-exclusive easements of ingress and egress over and across any private streets and access ways constructed in the Project in order to access other communities owned by Declarant or its Affiliates.

9.4 Utilities.

The Project shall be subject to such non-exclusive easements as may be determined in the sole discretion of Declarant for utilities, including, but not limited to, water, sewer, drainage, irrigation, telecommunications, electric and cable television, as may be reasonably required to properly and adequately serve the Project as it exists from time to time. Each of said easements, whether already in existence or hereafter created, shall constitute covenants running with the Project and, notwithstanding any other provisions of this Declaration, may not be substantially amended or revoked in such a way as to unreasonably interfere with the proper and intended use thereof. Such easements shall survive any termination of this Declaration.

9.5 Declarant.

Declarant hereby reserves such non-exclusive easements as are necessary (in Declarant's reasonable discretion) in order to exercise its rights and obligations hereunder and otherwise market and develop the Project. The Project shall be subject to any and all such easements deemed necessary by Declarant. All easement rights generally or specifically created by this Declaration in favor of Declarant may be assigned by Declarant, partially or otherwise, without the consent or joinder of the Association or the Owners.

9.6 Service.

Declarant hereby grants to delivery, pick-up and fire protection services, police and other authorities of the law, United States mail carriers, representatives of electrical, telephone, cable television and other utilities authorized by Declarant to service the Project, and to such other persons as Declarant from time to time may designate, the non-exclusive, perpetual right of ingress and egress over and across the Master Common Areas and Dwelling Units for the purposes of performing their authorized services and investigation. Such easements shall survive any termination of this Declaration.

9.7 Encroachments.

Certain Dwelling Units constructed by Declarant may be situated so that portions thereof, including, but not limited to, roof overhangs, gutters, walls, or fences may overhang, abut or encroach upon an adjoining Dwelling Unit. In all such cases, said adjoining Dwelling Unit shall be subject to an easement and appurtenant rights, including the right of ingress and egress, in favor of the encroaching or abutting Dwelling Unit which easement and rights shall be for the purposes of (a) permitting the existence of the encroachment and (b) allowing ingress and egress for the performance of proper and normal maintenance to the encroaching or abutting Dwelling Unit, including meter reading. However, no exercise of any such easement and appurtenant rights created pursuant to this Section 9.7 shall unreasonably interfere with the use of the Dwelling Unit subject to same. Any easement and rights granted pursuant to this Section shall survive any termination of this Declaration.

9.8 Master Association.

Non-exclusive easements are hereby granted in favor of the Master Association throughout the Residential Property and Master Common Areas as may reasonably be necessary for the Master Association to perform its services required and authorized hereunder.

9.9 Surface Water Rights.

All rights to ground water, surface water and storm water runoff within the Project are reserved for the Westchester Community Development District No. 1, its successors and assigns, subject to the terms of the master drainage permits for Tradition and certain rights reserved to the

Founder of Tradition for irrigation purposes. Certain rights to the lakes within the Project have been granted to the Tradition Community Association. No person other than Westchester Community Development District No. 1, its successors and assigns, shall claim, capture, or collect rainwater, ground water, surface water or storm water runoff within the Project without the prior written permission of Westchester Community Development District No. 1, the Founder of Tradition, the Tradition Community Association, and, if required by the terms of any permit, of the South Florida Water Management District or other permitting agency. The Founder of Tradition and/or Westchester Community Development District No. 1 may establish programs for reclamation of surface water and storm water runoff for appropriate uses within the Project, and may require Owners and occupants of Dwelling Units to participate in such programs to the extent reasonably practical. No Owner or occupant of a Dwelling Unit shall have any right to be compensated for water claimed or reclaimed from Dwelling Units. The bodies of water and any wetlands within the Project are for the purpose of water management and are not designed as aesthetic features. The bodies of water and any wetlands may therefore be extremely shallow during several months of the year as a result of permitting requirements. No portion of the bodies of water or any wetlands may be altered, modified, expanded or filled without the written approval of the Founder of Tradition.

The Master Association shall strictly adhere to all of the conditions contained within the South Florida Water Management Surface Water Permit.

9.10 Water Management System.

As set forth in the Tradition Project Documents, one or more community development districts are primarily responsible for the operation and maintenance of the water management system servicing Tradition, including the Project. The community development districts shall be responsible for owning, operating, maintaining and monitoring all aspects of the water management system, including, without limitation, any wetland mitigation or monitoring which may be required by the South Florida Water Management District, the City, the County and/or the Corps of Engineers pursuant to any applicable permit. The Tradition Community Association may agree to assume maintenance obligations for the water management system as set forth in the Tradition Project Documents. The Master Association may agree to assume certain maintenance obligations for the water management system from the community development districts, in the event that the Master Association deems it appropriate to do so, and the Founder of Tradition and the Tradition Community Association consent in writing to such agreement. Such assumed maintenance obligations might include, for example, maintenance of grass and other plantings, lake banks and easements. All such maintenance shall, however, be in compliance with the conditions of the permits, as required by the South Florida Water Management District, Corps of Engineers, the City, the County or such other local governmental entity having permitting authority.

The Master Association shall have the right to limit or prohibit the use of certain fertilizers and pesticides anywhere within the Project which would adversely affect the preserve or mitigation areas.

9.11 Drainage Easement.

Declarant hereby reserves to itself and grants to the Master Association a perpetual non-exclusive easement across the rear of each lot (in the amount of 7 feet for Lots abutting a mitigation or preserve area or in the amount of 3 1/2 feet for all other Lots, except as specifically set forth below) to perform all services necessary to maintain and insure proper drainage, and to allow for proper drainage. Fencing, landscaping and other structures may be constructed across this easement property, as long as they do not impede drainage flow, adversely affect Dwelling Units, and are otherwise in conformance with the requirements of the Project Documents and the Tradition Covenants. Notwithstanding anything herein to the contrary and except as may be otherwise indicated on any recorded plat, this Section 9.11 shall not be applicable to and there shall be no drainage easement across the rear of any lot where at least thirty percent (30%) of that lot's rear lot line abuts a water body, provided, however, that if any portion of such lot abuts a mitigation or preserve area, there will be a perpetual non-exclusive 7 foot easement across the entire rear lot line.

9.12 Maintenance of Conservation Area.

A portion of the Project or lands which may be subjected to this Declaration by subsequent amendment may be designated as a Conservation Area, and shall be subject to a Deed of Conservation Easement in favor of the South Florida Water Management District. The Conservation Area shall be maintained by the Westchester Community Development District No. 1, pursuant to the terms of the Deed of Conservation Easement, and the Conservation Area shall not be altered from its natural or permitted state. Dwelling Units within the Project may be adjacent to the Conservation Area or other common areas protected under the Conservation Easement. The Master Association shall permit representatives of the South Florida Water Management District and all other appropriate governmental agencies to inspect and monitor the Conservation Area upon reasonable notice. No Owner may utilize or disturb any Conservation Area. The costs of all maintenance expenses incurred in connection with the maintenance of the Conservation Area, including, without limitation the maintenance of any required signage, shall be assessed to the Owners as a common expense in perpetuity. The Master Association and/or the Westchester Community Development District No. 1 shall accept the responsibility for the perpetual maintenance of the Conservation Area, and will take action against Dwelling Unit Owners as necessary to enforce the conditions of the Conservation Easement.

The following activities shall be prohibited in or on the Conservation Area:

- A. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- B. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- C. Removal or destruction of trees, shrubs, or other vegetation, except for the

removal of exotic vegetation in accordance with a South Florida Water Management District approved maintenance plan;

D. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

E. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition, and which receive prior governmental approval;

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

G. Acts or uses detrimental to such aforementioned retention of land or water areas;

H. Acts or uses which are within the regulatory jurisdiction of the South Florida Water Management District, that are detrimental to the preservation of any features or aspects of the Project having historical or archeological significance.

ARTICLE 10

ARCHITECTURAL CONTROL

10.1 Members of the Committee.

In addition to the standards and approval procedures set forth in the Tradition Project Documents, architectural control of the Project shall be maintained by the Architectural Review Committee which shall be governed in accordance with the Declaration and the TownPark Design Development Standards which may be adopted and amended from time to time.

The Architectural Review Committee sometimes referred to in this Declaration as the "ARC", or "Committee", shall initially consist of one person who shall be designated by Declarant from time to time, which number of Committee members may be increased by Declarant at any time. The Committee member appointed by Declarant shall hold office until the Class B membership ceases pursuant to Section 4.15 of the Bylaws. Thereafter, the Committee shall consist of three (3) members who shall be appointed by the Board and shall hold office until such time as they shall resign or be removed by the Board. Members of the Committee not appointed by Declarant may be removed by the Board at any time without cause.

10.2 Review of Proposed Construction.

Subject to Sections 10.9 and 10.10 below, no Structure of any kind, including, but not limited

to, a fence, wall or other addition, improvement, or equipment (including landscaping, antennas, awnings, and shutters) shall be installed, painted, erected, removed or maintained within the Residential Property or Master Common Areas, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, the Committee. The Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Project and that the appearance of any Structure or other improvement affected thereby will be in harmony with surrounding Structures and improvements and is otherwise desirable. The Committee may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Committee may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, surveys, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Committee of any required plans and specifications, the Committee may postpone review of any plans submitted for approval. The Committee shall have thirty (30) days after delivery of all required materials to approve or reject any such plans, and, if not approved within such thirty (30) day period, such plans shall be deemed rejected, provided that, in any event, no such addition, construction, or alteration shall be made by an Owner which is detrimental to or inconsistent with the harmony, appearance or general scheme of the Project as a whole. Any approval of additional landscaping by the Committee may be made on the condition that such landscaping be maintained by and at the sole cost of the Owner of the affected Dwelling Unit. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Dwelling Unit shall be further conditioned on compliance with City ordinances and the obtaining of applicable governmental approvals, if any.

10.3 Meetings of the Committee.

The Committee shall meet from time to time as necessary to perform its duties hereunder, and shall meet as necessary to review Applications received within 30 days of receipt. The Committee may from time to time, by resolution unanimously adopted in writing, designate a Committee representative (who may, but need not, be one of its members) to take any action or perform any duties of the Committee on its behalf. In the absence of such designation, the vote of any two (2) members of the Committee shall constitute an act of the Committee.

10.4 No Waiver of Future Approvals.

The approval of the Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Committee, shall not be deemed to constitute a waiver of any right to withhold

approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

10.5 Compensation for Members.

The members of the Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder.

10.6 Liability of the Committee.

No member of the Committee (or Declarant or the Board which appointed them or any representative designated by the Committee) shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval of any plans. Any owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Committee members (and the Declarant and/or Board which appointed them and any representative designated by the Committee) harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal levels, arising out of the approval of any plans **regardless of the negligence of the committee members, their representative, or appointing entity.**

10.7 Inspection of Work.

In addition to any requirements imposed by the Tradition Project Documents, inspection of work and correction of defects therein shall proceed as follows:

A. Upon the completion of any work for which approved plans are required under this Article 10, the applicant for such approval ("Applicant") shall give written notice of completion to the Committee. All work approved must be completed within one hundred eighty (180) days of approval unless such other time for completion is provided by the ARC.

B. Within sixty (60) days after receipt of Applicant's notice of completion, or one hundred eighty (180) days after approval, the Committee or its duly authorized representative may inspect such work. If the Committee finds that such work was not effected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such sixty (60) or one hundred eighty (180) day periods, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same.

C. If, upon the expiration of thirty (30) days from the date of such notification, the Applicant shall have failed to remedy such noncompliance, the Committee shall notify the Board in writing of such failure. Upon proper notice and hearing, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Applicant shall remedy or remove the same within a period of

not more than forty-five (45) days from the date of announcement of the Board ruling. If the Applicant does not comply with the Board ruling within such period, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefor being hereby created), and the Applicant shall reimburse the Master Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Applicant to the Master Association, the Board may levy an Individual Assessment against such Applicant for reimbursement.

D. If for any reason the Committee fails to notify the Applicant of any noncompliance within sixty (60) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

E. Nothing herein shall preclude the Committee from inspecting work as it is being performed to insure that it is proceeding in accordance with the approved plans. Indeed, there is hereby specifically reserved to the Master Association and ARC and to any agent of either, the right of entry and inspection upon any portion of the Project for the purpose of determining whether any violation exists of the approved plans or of this Declaration. If the work is not proceeding in accordance with approved plans the Committee may require the Applicant to remedy the work, by utilizing the procedure afforded by Section 10.7C hereof. The foregoing notwithstanding, as long as Declarant retains voting control of the Master Association as set forth in Sections 5.3 and 5.4 herein, the Board is not required to utilize the procedure set forth in Section 10.7C. If, during the time that Declarant retains voting control of the Master Association, the Board determines that the work is not proceeding in accordance with approved plans, the Board shall notify the Applicant of the noncompliance and provide the Applicant with seven (7) days (or such other time as may be set forth in the notice) to remedy the non-compliance. In the event that Applicant fails to timely remedy the non-compliance, the Board, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefor being hereby created), and the Applicant shall reimburse the Master Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Applicant to the Master Association, the Board may levy an Individual Assessment against such Applicant for reimbursement.

10.8 Declarant's Exemption.

Anything herein to the contrary notwithstanding, Declarant, Affiliates and all property owned by Declarant or Affiliates shall be exempt from the provisions of this Article 10. Declarant and Affiliates shall not be obligated to obtain Committee approval for any construction or changes in construction which Declarant may elect to make.

10.9 Village Control.

If any Village Declaration provides for architectural control or review, the provisions of such Village Declaration as well as this Declaration must be complied with. In such an instance, an

Applicant shall be required to obtain approval of the Village Association, prior to seeking approval of the Committee. No approval by a Village Association shall be binding on the Master Association.

10.10 Tradition Control.

The Tradition Project Documents contain certain requirements and restrictions relating to architectural control within Tradition, and Dwelling Unit Owners are required to comply with these provisions as well.

ARTICLE 11
DAMAGE OR DESTRUCTION TO MASTER COMMON AREAS

Damage to or destruction of all or any portion of the improvements on Master Common Areas shall be handled in the following manner:

A. In the event of damage to or destruction of improvements on the Master Common Areas, if insurance proceeds are sufficient to effect total restoration, then the Master Association shall cause such improvements on Master Common Areas to be repaired and reconstructed substantially as they previously existed.

B. If the insurance proceeds are within Five Hundred Thousand Dollars (\$500,000.00) or less of being sufficient to effect total restoration to the improvements on the Master Common Areas, then the Master Association shall cause such improvements to be repaired and reconstructed substantially as they previously existed and the difference between the insurance proceeds and the actual cost incurred by the Master shall be levied as a Special Assessment against Dwelling Units in accordance with the provisions of Section 6.6 hereof, and no consent of Owners shall be required as otherwise would be the case in the event of a Special Assessment over Twenty-Five Thousand Dollars (\$25,000.00). Declarant, its Affiliates, and Dwelling Units owned by either shall be exempt from such Special Assessments, in accordance with Section 6.6 hereof.

C. If the insurance proceeds are insufficient by more than Five Hundred Thousand Dollars (\$500,000.00) to effect total restoration to the improvements on the Master Common Areas, then the Members shall determine, by vote of two-thirds (2/3) of Member votes present in person or by proxy at a special meeting of the Members, duly called, whether (1) to rebuild and restore the improvements in substantially the same manner as they existed prior to damage and to raise the necessary funds over the insurance proceeds by levying a Special Assessment against all Dwelling Units in accordance with Section 6.6 hereof, or (2) to rebuild and restore in a way which is less expensive than replacing those improvements in substantially the same manner as they existed prior to being damaged, or (3) to not rebuild and to retain the available insurance proceeds, or distribute the proceeds to the beneficiaries of the insurance policies. If a decision is made to rebuild in a manner which would result in a change in the improvements such new plans must receive the written approval of the ARC, which may pre-approve plans to be submitted to the Members at a

special meeting of Members. Declarant, its Affiliates, and Dwelling Units owned by either, will be exempt from such Special Assessments in accordance with Section 6.6 hereof.

D. Each Owner shall be liable to the Master Association for any damage to the Master Common Areas not fully covered by collected insurance which may be sustained by reason of the negligence or willful misconduct of any Owner or of his family, tenants, guests and invitees, both minor and adult. The Master Association shall not be required to file an insurance claim and may charge the Owner for the full amount of the damages. In addition, the Master Association shall have the right to charge such Owner an Individual Assessment equal to the increase, if any, in any insurance premium due from the Master Association directly attributable to the damage caused by such Owner. The cost of correcting such damage shall be an Individual Assessment against the Dwelling Unit of such Owner and may be collected as provided herein for the collection of Assessments.

ARTICLE 12 **INSURANCE**

12.1 Master Common Areas.

The Master Association shall keep all buildings, other improvements and fixtures, except landscaping, located on the Master Common Areas insured against loss or damage by fire or other casualty for the full insurable replacement value thereof (with reasonable deductibles), and may obtain insurance against such other hazards and casualties as the Association may deem desirable. The Master Association may also insure any other property, whether real or personal, owned by the Master Association, against loss or damage by fire and such other hazards as the Master Association may deem desirable, with the Master Association as the owner and beneficiary of such insurance for and on behalf of itself, all Owners and all Institutional Mortgagees. The insurance coverage with respect to the Master Common Areas shall be written in the name of, and the proceeds thereof shall be payable to, the Master Association, or Institutional Mortgagees, if so required. Insurance proceeds shall be used by the Master Association for the repair or replacement of the property for which the insurance was carried. Premiums for all insurance carried by the Master Association are Operating Expenses included in the Common Assessments made by the Master Association.

12.2 Replacement or Repair of Project.

In the event of damage to or destruction of any part of the Master Common Areas, the Master Association shall repair or replace the same from the insurance proceeds available, subject to the provisions of Article 11 of this Declaration.

12.3 Waiver of Subrogation

As to each policy of insurance maintained by the Master Association which will not be

voided or impaired thereby, the Master Association hereby waives and releases all claims against the Board, the Owners, the Management Company, Declarant, and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss.

12.4 Liability and Other Insurance.

The Master Association shall have the power to and shall obtain comprehensive public liability insurance, including medical payments and malicious mischief, in such limits as it shall deem desirable, insuring against liability for bodily injury, death and property damage arising from the activities of the Master Association or with respect to property under its jurisdiction, including, if obtainable, a cross-liability endorsement insuring each Owner against liability to each other, Owner and to the Master Association and vice versa. The Master Association may also obtain other liability insurance as it may deem desirable, insuring each Owner and the Master Association, Board of Directors and Management Company, from liability in connection with the Master Common Areas, the premiums for which shall be Operating Expenses and included in the Common Assessments made against the Owners. The Master Association shall obtain workers' compensation insurance as required by law. All insurance policies shall be reviewed at least annually by the Board of Directors and the limits increased in its discretion. The Board may also obtain such errors and omissions insurance, indemnity bonds, fidelity bonds and other insurance as it deems advisable, insuring the Board, and the Management Company against any liability for any act or omission in carrying out their obligations hereunder, or resulting from their membership on the Board or any committee thereof. The Master Association may obtain blanket fidelity bonds for all officers, directors and employees of the Master Association and all other persons handling or responsible for funds of, or administered by, the Master Association in an amount not less than 25% of the aggregate annual Common Assessments payable by all Members plus reserve funds held by the Master Association.

ARTICLE 13 **GENERAL PROVISIONS**

13.1 Enforcement.

The Project Documents may be enforced by the Master Association as follows:

A. Breach of any of the Project Documents and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by Declarant or the Master Association. Any judgment rendered in any action or proceeding to enforce the Project Documents shall include a sum for attorneys' fees, as well as the amount of any delinquent payment, interest thereon, late charges, costs of collection and court costs.

B. The result of every act or omission whereby any of the Project Documents are

violated in whole or in part is hereby declared to be and constitute a nuisance, and every remedy allowed at law or in equity with respect to nuisances, either public or private, shall be applicable and may be exercised by Declarant, or the Master Association.

C. The remedies herein provided in this Article for breach of the Project Documents shall be deemed cumulative, and none of such remedies shall be deemed exclusive of any other remedies set forth elsewhere in the Project Documents.

D. The failure of the Master Association to enforce any of the covenants contained in the Project Documents shall not constitute a waiver of the right to enforce any other covenants or the same thereafter.

13.2 Severability.

Invalidation of any portion of the Project Documents by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

13.3 Term.

Subject to the amendment provisions of Section 13.5 hereof, this Declaration shall run with and bind the Project and shall inure to the benefit of and be enforceable by the Master Association, Declarant, and their respective successors and assigns, for a term of forty (40) years from the date this Declaration is recorded, after which time this Declaration shall be automatically extended for successive periods of ten (10) years, unless an instrument, approved by 75% of the Members and 75% of the Institutional Mortgagees has been recorded terminating this Declaration. If terminated in any other manner while Declarant owns any portion of the Project, title to the Master Common Areas shall remain in Declarant. No prescriptive rights shall be established regardless of the nature or duration of use of the Master Common Areas or any portion thereof.

Should the Members of the Master Association vote not to renew and extend this Declaration as provided herein, all Master Common Areas shall be transferred to a Trustee appointed by the Circuit Court for the County, which Trustee shall sell the Master Common Areas free and clear of the provisions hereof, upon terms established by the Trustee and approved by the Court. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on the Master Common Areas, then for the payment of any obligations incurred by the Trustee in the sale, operation, maintenance, repair and upkeep of the Master Common Areas, including a Trustee's fee approved by the Court. The excess of proceeds, if any, shall be distributed among the Owners equally. Only those easements which state that they shall survive termination hereof shall so survive unless otherwise required under Florida law.

13.4 Interpretation.

The provisions of this Declaration shall be liberally construed to effectuate its purpose of

creating a uniform plan for the development of a residential community and for the maintenance of community facilities and Master Common Areas. The article and section headings herein have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others. The Board shall be the ultimate interpreter of this Declaration and an opinion of counsel that any such interpretation is not unreasonable shall establish the validity of any such interpretation.

13.5 Amendments.

This Declaration may only be amended (1) by the affirmative vote (at any duly called annual or special meeting of Members at which a quorum has been obtained) of Members holding not less than seventy-five percent (75%) of the votes of the Class A Membership present, and (so long as there exists a Class B Membership in the Master Association) the affirmative vote of Declarant; or (2) so long as there exists a Class B Membership in the Master Association, by act (with or without a meeting or notice) of Declarant alone. However, no amendment shall be permitted which has a material adverse affect upon rights of Declarant or an Institutional Mortgagee without the prior written consent of Declarant or such Institutional Mortgagee, as appropriate. Nothing contained herein shall affect the right of Declarant to make such amendments or Supplemental Declarations as may otherwise be permitted herein.

In the event any amendment is sought other than by Declarant, notice shall be given at least forty-five (45) days prior to the date of the meeting at which such proposed amendment is to be considered. If any proposed amendment to this Declaration is approved by the Members as set forth above, the President and Secretary of the Master Association shall execute an Amendment to this Declaration which shall set forth the amendment, the effective date of the amendment, the date of the meeting of the Members at which such amendment was adopted, the date that notice of such meeting was given, the total number of votes of Members of the Master Association, the total number of votes required to constitute a quorum at a meeting of the Members, the number of votes present, in person or by proxy at the meeting, the total number of votes necessary to adopt the amendment, the total number of votes cast for the amendment, and the total number of votes cast against the amendment. Such amendment shall be recorded in the Official Records of the County. Amendments made by Declarant need be signed only by Declarant with no recitation of the items set forth immediately above.

Any amendment proposed which would affect the surface water management system, conservation areas or water management portions of the Project will be submitted to the South Florida Water Management District for review prior to finalization of the amendment. The South Florida Water Management District shall determine if the proposed amendment will require a modification of the permit it issued. If a permit modification is necessary, the modification must be approved by the South Florida Water Management District prior to amending this Declaration.

This Section 13.5 may not be amended.

13.6 No Public Right or Dedication.

Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any part of the Master Common Areas to the public, or for any public use.

13.7 Constructive Notice and Acceptance.

Every Person who owns, occupies or acquires any right, title, estate or interest in or to any Dwelling Unit or other portion of the Project shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference hereto is contained in the instrument by which such Person acquired an interest in such Dwelling Unit or other property.

13.8 Notices.

Any notice permitted or required to be delivered as provided herein shall (unless otherwise expressly set forth herein) be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered forty-eight (48) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to any Person at the address for such Person contained in the records of the Master Association. Such address may be changed from time to time by notice in writing to the Master Association.

13.9 No Representations or Warranties.

No representations or warranties of any kind, express or implied, have been given or made by Declarant or its agents or employees in connection with any portion of the Project, its physical condition, zoning, compliance with applicable laws, merchantability, habitability, fitness for a particular purpose, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, or in connection with any services performed or contracted for pursuant to Article 8 hereof, except (a) as specifically and expressly set forth in this Declaration or in written documents delivered by Declarant to any Owner, and (b) as otherwise required by law.

13.10 Declarant Exemption.

Anything in this Declaration to the contrary notwithstanding, nothing herein shall be construed to prevent, limit, or impair Declarant's right and ability to complete development of the Project in any manner determined by Declarant from time to time, including, but not limited to, Declarant's right to maintain models, gates, sales and leasing offices, construction activities, promotional activities and signs.

13.11 Model Row.

Declarant hereby reserves the right to construct and/or operate one or more "model row(s)" (hereinafter "Model Row") in TownPark. Model Row may contain models for TownPark or other communities, as determined by Declarant and/or any of Declarant's affiliates, in their sole discretion. Model Row may also contain parking, landscaping and fencing across streets, drives, roads and/or roadways as determined by Declarant in its sole discretion. In the event that Declarant and/or any of Declarant's affiliates constructs a Model Row in TownPark, Model Row may be used for such period of time that Declarant and/or any of Declarant's Affiliates determines to be necessary in their sole judgment. By acceptance of a deed for a Dwelling Unit in TownPark, each Owner agrees and acknowledges that: (i) Declarant and/or any of Declarant's Affiliates have a right to construct and/or operate Model Row; (ii) Declarant and/or any of its Affiliates have an easement over TownPark for ingress and egress to and from Model Row and to use and show the models to prospective purchasers in TownPark or other communities being developed by Declarant and/or any of Declarant's Affiliates, as long as Model Row exists; and (iii) Owner shall not interfere in any manner whatsoever in the sales process by Declarant and/or any of its Affiliates, including the carrying of signs or other types of demonstrations in TownPark or any public right-of-way adjacent to the Project. Each Owner acknowledges that any such activities interfere with the quiet enjoyment of TownPark by the other Owners, are detrimental to the value of the Dwelling Units within TownPark, and interfere with Declarant's ability to conduct its business.

13.12 Information.

The Master Association shall make available for inspection to Owners and Institutional Mortgagees during normal business hours, within 10 business days of receipt of a written request, current copies of this Declaration, the Articles, Bylaws, or any Rules concerning the Project, together with the books, records, and financial statements of the Master Association. The Master Association may charge its actual costs for reproducing and furnishing these documents to those persons who are entitled to receive them. Further, the Master Association may reasonably limit access to persons, based on the frequency of requests by those persons.

13.13 Assignability of Declarant's Rights.

The rights of Declarant under this Declaration, the Articles, and the Bylaws may be assigned any number of times, in whole or in any part, on an exclusive or non-exclusive basis by written instrument recorded in the Official Records of the County; provided, however, any such assignment to an Affiliate need not be so recorded. Any partial assignee shall not be deemed Declarant and shall have no rights other than those expressly assigned. No assignee shall have any liability for any acts of Declarant or any prior Declarant unless such assignee is assigned all of Declarant's rights and agrees to assume such liability.

13.14 Cable Television and Telecommunications.

The Tradition Community Association has entered into or intends to enter into an agreement with Home Town Cable TV of St. Lucie County, LLC for certain telecommunications systems, including cable television, high speed data/internet, intranet services, security monitoring and related components. If such agreements are not entered into by the Tradition Community Association, the Master Association or the applicable Village Association, in whole or in part, Declarant reserves and retains to itself, its successors and assigns: (i) the right to own, install, provide and maintain a closed circuit television system, telecommunication system, master antennae system, community antennae television system (collectively the "CATV Service", which comprises part of the Central System hereinafter defined) and related ancillary services and to the equipment including but not limited to conduits, wires, amplifiers, towers, antennae and related apparatus and electronic equipment both active and passive (the "Central System") in and upon the Project and (ii) a perpetual easement for the placement and location of the Central System including, but not limited to conduits, wires, amplifiers, towers, antennae and related apparatus and electronic equipment, both active and passive, and (iii) a perpetual easement for ingress to and egress from the Project to service, maintain, install, repair and replace the aforesaid apparatus and equipment; and (iv) the right to connect the Central System to such receiving source as Declarant may in its sole discretion deem appropriate, including, without limitation, companies licensed to provide the CATV Service in the City, for which service Declarant, its successors and assigns or designees shall have the right to charge Village Associations and/or individual Owners and/or the Master Association, a reasonable fee not to exceed the maximum allowable charge for CATV Service to single family residences as charged within the general vicinity. The Central System described above includes but is not limited to the CATV Services as well as the ancillary services which may include security; medical, smoke and fire alert; information retrieval and so forth.

13.15 Priority of Documents.

In those instances of irreconcilable conflict among or between this Declaration and the Articles, Bylaws, Rules, Tradition Project Documents or any Village Declaration (and in the absence of any express language indicating which document controls the particular subject matter), the Tradition Project Documents shall be paramount, this Declaration next paramount, the Articles next paramount, the Bylaws next paramount, the Rules next paramount, and a Village Declaration most subordinate.

13.16 Independent Builders.

The Project is a master planned community being developed by the Declarant. The individual buildings constructed within the Project may be constructed by the Declarant, Builders or others who are independent contractors who purchase lots from Declarant. If a building is constructed by a person or entity other than the Declarant, the Declarant shall have no liability whatsoever for the selection of the Builder or for such Builder's activities, whether direct or indirect, including, without limitation, marketing or construction of the building or actions of any principal, officer, trustee,

partner, agent or subcontractor.

Notwithstanding anything to the contrary in this Declaration and so long as in compliance with the Tradition Project Documents, nothing herein shall be construed to limit a Builder's right to complete development within any Village owned by the Builder, including the right to do the following within the Village owned by the Builder: maintain models, gates, sales and leasing offices, construction activities, promotional activities and signs. Additionally, a Builder may place within Master Common Areas directional promotional signs to their Villages, subject to pre-approval by Declarant as to the sign's size, content and location, and subject to the standards and approval procedures set forth in the Tradition Project Documents.

13.17 Mandatory Binding Arbitration for Certain Disputes.

Pursuant to Florida Statutes Sections 720.303(10), 720.306(9) and 720.311, election disputes between an Owner and the Master Association and recall disputes set forth in Florida Statute Section 720.303(10) must be submitted to mandatory binding arbitration with the Department. The arbitration proceedings shall be conducted in the manner provided in Florida Statute Section 718.1255 and the procedural rules adopted by the Division. Neither election disputes or recall disputes are eligible for mediation; these disputes must be arbitrated by the Department.

13.18 Mandatory Mediation for Certain Disputes.

Pursuant to Florida Statute Section 720.311, disputes between the Master Association and an Owner regarding use of or changes to the Dwelling Unit or the common areas and other covenant enforcement disputes (other than collection of Assessment disputes), disputes regarding amendments to the Project Documents, disputes regarding meetings of the Board and committees appointed by the Board, disputes regarding membership meetings (not including election meetings) and disputes regarding access to the official records of the Master Association shall be filed with the Division for mandatory mediation before the dispute is filed in court. If the mediation is unsuccessful in resolving all of the disputes between the parties, either party may file the unresolved dispute in a court of competent jurisdiction or, if all parties agree, elect to enter into binding or nonbinding arbitration pursuant to Florida Statute Section 720.311.

ARTICLE 14
RIGHTS OF INSTITUTIONAL MORTGAGEES

14.1 General Lender Rights.

Upon written request to the Master Association by an Institutional Mortgagee, or the insurer or guarantor of any Institutional Mortgage encumbering any portion of the Project, such Institutional Mortgagee, insurer or guarantor, if its request specifies the name, address and factual basis of entitlement of the requesting party, shall be entitled to prompt written notice of:

A. any condemnation or casualty loss that affects either a material portion of the Project or any lot or Dwelling Unit on a lot encumbered by its Institutional Mortgage;

B. any sixty (60) day delinquency in the payment of Assessments or charges owed by the Owner of any lot or Dwelling Unit on a lot on which it holds the Institutional Mortgage;

C. a lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Master Association; and

D. any proposed action which requires the consent of a specified percentage of Institutional Mortgagees.

14.2 Financial Statement.

Any Institutional Mortgagee, upon written request, shall be entitled to receive from the Master Association a financial report for the immediately preceding fiscal year.

14.3 Amendments.

Any Institutional Mortgagee who has registered its name with the Master Association shall be provided with written notice prior to the effective date of any proposed, material amendment to this Declaration, or the Articles or Bylaws, or prior to the effective date of any termination of an agreement with the Management Company.

14.4 Additional Lender Rights.

In the event that any party which has financed the construction of the Project (the "Acquiring Party") acquires title to any portion of the Project owned by Declarant (or on which Declarant held a mortgage which was assigned to the Acquiring Party) as a result of the foreclosure of a mortgage(s) thereon or the giving of a deed in lieu of foreclosure or in satisfaction of debt, such party shall automatically succeed to all rights, benefits and privileges of Declarant hereunder (and under the Articles of Incorporation, Bylaws and Rules and Regulations of the Master Association), except to the extent the Acquiring Party specifically disclaims any of such rights, benefits or privileges in a written notice to the Master Association. Notwithstanding the foregoing or anything to the contrary contained in this Declaration (or in the aforesaid Articles of Incorporation, Bylaws or Rules and Regulations), the Acquiring Party shall in no manner be obligated or liable for any duties, obligations, warranties, liabilities, acts or omissions of Declarant (i) occurring or arising from facts existing (regardless of when same became known or should have become known) prior to the date the Acquiring Party succeeds to the rights, benefits and privileges of Declarant, including the obligation to fund budget deficits, or (ii) otherwise not directly attributable to the Acquiring Party solely in its own right. The foregoing shall be in addition to, and not in derogation of, the Acquiring Party's rights, benefits and privileges (i) as same may exist elsewhere in, under or in connection with

this Declaration (or the aforesaid Articles of Incorporation, Bylaws or Rules and Regulations) and (ii) in its construction loan documents. Any holder, insurer or guarantor of a Mortgage on a Lot shall have the right to pay, singly or jointly, taxes or other charges that are delinquent and have resulted or may result in a lien against any portion of the Master Common Areas and receive immediate reimbursement from the Master Association. Any holder, insurer or guarantor of a Mortgage on a Lot shall have the right to pay, singly or jointly, any overdue premiums on any hazard insurance policy covering the Master Common Areas or obtain, singly or jointly, new hazard insurance coverage on the Master Common Areas upon the lapse of a policy and, in either case, receive immediate reimbursement from the Master Association.

ARTICLE 15
WESTCHESTER COMMUNITY DEVELOPMENT DISTRICTS


The property within Tradition will be subject to the jurisdiction of one or more community development districts and Chapter 190 of the Florida Statutes. The Project is a member of Westchester Community Development Districts No. 1 and 6. A COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE PROPERTY WITHIN ITS JURISDICTION. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS, ASSESSMENTS LEVIED BY THE TRADITION COMMUNITY ASSOCIATION, THE MASTER ASSOCIATION AND ANY VILLAGE ASSOCIATION, AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. If not paid, such taxes and assessments will constitute a lien on the property against which they are assessed and such lien may be foreclosed in the manner provided by Florida law.

Community development districts are governed by a five member Board of Supervisors, elected initially by District landowners on a one vote to one-acre basis. Commencing no sooner than six years following creation of the District, and only after there are at least 250 qualified electors, Supervisors whose terms are expiring may be elected by qualified electors (typically residents) of the District. Like all municipal elections, the Office of the Supervisor of Elections oversees the vote. Community development district Supervisors are subject to Florida ethics and financial disclosure laws. Board meetings are governed by the Florida "Sunshine" law, and therefore must be noticed in a local newspaper and conducted in a public forum. Subject to the requirements of the public records law, community development districts must make District records routinely available for public inspection during normal business hours. These requirements, as well as the governmental reporting and auditing requirements imposed on community development districts by law, ensure that community development districts are visible and accessible.

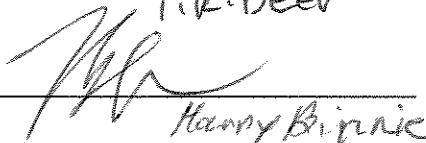
IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed and sealed as of the date first written above.

Signed in the presence of:

Declarant:

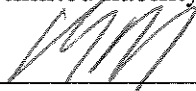


T.R. Beer



Harry Binnie

MINTO TOWNPARK, LLC,
a Florida limited liability company

By: 


Harry L. Posin, President

(Corporate Seal)

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of NOV, 2006, by Harry L. Posin, as President of Minto TownPark, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification and did take an oath.





Notary Public, State of Florida at Large
Print Name:

My Commission Expires:

EXHIBIT "A"

PROJECT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROJECT

LEGAL DESCRIPTION:

A portion of Sections 16 and 17, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Gatlin Boulevard (also being the North line of Section 15, Township 37 South, Range 39 East) with the Westerly limits of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official Records Book 311, at Pages 2946 through 2952, inclusive, of the Public Records of said St. Lucie County, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road No. 9 (I-95), Section 94001-2412, dated 6/2/77, with last revision dated 9/11/79; Thence South 89°57'05" West along the Westerly extension of said Gatlin Boulevard, for 3,115.39 feet; Thence South 09°47'04" East, for 101.46 feet to the POINT OF BEGINNING, said point being at the beginning of a curve concave to the Northeast, said curve having a radius of 300.00 feet, a central angle of 35°09'06", and from said point a radial line bears North 70°28'47" East; Thence Southeasterly along said curve for 184.05 feet to a point of reverse curvature with a curve concave to the Southwest, said curve having a radius of 175.00 feet and a central angle of 54°37'24"; Thence Southeasterly along said curve for 166.84 feet to a point of tangency; Thence South 00°02'55" East, for 3,289.95 feet, the following course being along the boundary of GROVES PROPERTY, Tract 1, described in EXHIBIT "A" recorded in Official Records Book 1088, Page 1068 of the Public Records of said St. Lucie County; Thence North 89°50'39" West, for 1,954.52 feet; Thence North 00°28'52" East, for 169.61 feet; Thence North 59°58'22" West, for 54.90 feet to a point at the beginning of a non-tangent curve, concave to the southwest, said curve having a radius of 56.00 feet, a central angle of 115°25'51" and from said point a radial line bears North 64°24'48" West; Thence northerly and westerly along said curve for 112.82 feet to the point of tangency; Thence North 89°50'39" West, for 38.80 feet to a point of curvature with a curve concave to the northeast, said curve having a radius of 25.00 feet and a central angle of 86°09'31"; Thence northwesterly along said curve for 37.59 feet to a point of reverse curvature with a curve concave to the west, said curve having a radius of 200.00 feet and a central angle of 31°44'08"; Thence northwesterly along said curve for 110.78 feet to a point of reverse curvature with a curve concave to the northeast, said curve having a radius of 475.00 feet and a central angle of 12°06'33"; Thence northwesterly along said curve for 100.39 feet; Thence North 66°41'17" East, for 129.61 feet to a point at the beginning of a non-tangent curve, concave to the northeast, said curve having a radius of 55.00 feet, a central angle of 46°08'57" and from said point a radial line bears North 27°07'59" East; Thence northwesterly along said curve for 44.30 feet to a point of compound curvature with a curve concave to the east, said curve having a radius of 360.00 feet and a central angle of 16°43'04"; Thence northerly along said curve for 105.04 feet to the point of tangency;

Thence North, for 299.19 feet to a point of curvature with a curve concave to the southwest, said curve having a radius of 220.00 feet and a central angle of 55°23'44"; Thence northwesterly along said curve for 212.70 feet to a point of reverse curvature with a curve concave to the east, said curve having a radius of 45.00 feet and a central angle of 129°05'28"; Thence northerly and easterly along said curve for 101.39 feet; Thence North 16°18'16" West, for 10.00 feet to a point at the beginning of a non-tangent curve, concave to the north, said curve having a radius of 690.00 feet, a central angle of 28°34'34" and from said point a radial line bears North 16°18'16" West; Thence westerly along said curve for 344.14 feet to a point of reverse curvature with a curve, concave to the south, said curve having a radius of 1,260.00 feet and a central angle of 10°19'57"; Thence westerly along said curve for 227.22 feet; Thence South 00°34'29" West, for 55.00 feet; Thence North 89°25'31" West, for 45.00 feet; Thence North 00°34'29" East, for 55.27 feet to a point at the beginning of a non-tangent curve, concave to the south, said curve having a radius of 1,260.00 feet, a central angle of 12°14'28" and from said point a radial line bears South 00°06'26" East; Thence westerly along said curve for 269.20 feet; Thence North 22°57'47" West, for 81.51 feet to a point at the beginning of a non-tangent curve, concave to the north, said curve having a radius of 940.00 feet, a central angle of 32°01'38" and from said point a radial line bears North 11°26'00" West; Thence westerly along said curve for 525.44 feet to a point of compound curvature with a curve concave to the northeast, said curve having a radius of 1,360.00 feet and a central angle of 11°16'00"; Thence northwesterly along said curve for 267.43 feet; Thence North 31°51'39" East, for 10.00 feet to a point at the beginning of a non-tangent curve, concave to the northwest, said curve having a radius of 40.00 feet, a central angle of 137°50'10" and from said point a radial line bears North 31°51'39" East; Thence easterly and northerly along said curve for 96.23 feet to a point of reverse curvature with a curve concave to the southeast, said curve having a radius of 176.00 feet and a central angle of 135°54'55"; Thence northerly and easterly along said curve for 417.50 feet to the point of tangency; Thence South 60°03'35" East, for 74.12 feet; Thence South 34°31'25" East, for 68.81 feet to a point at the beginning of a non-tangent curve, concave to the north, said curve having a radius of 300.00 feet, a central angle of 16°38'01" and from said point a radial line bears North 22°12'54" East; Thence easterly along said curve for 87.09 feet to a point of compound curvature with a curve concave to the north, said curve having a radius of 625.00 feet and a central angle of 11°23'34"; Thence easterly along said curve for 124.28 feet to a point of compound curvature with a curve concave to the northwest, said curve having a radius of 45.00 feet and a central angle of 69°48'29"; Thence northeasterly along said curve for 54.83 feet to a point of reverse curvature with a curve concave to the east, said curve having a radius of 794.23 feet and a central angle of 06°33'25"; Thence northerly along said curve for 90.89 feet to the point of tangency;

Thence North 20°56'16" East, for 56.99 feet to a point of curvature with a curve concave to the southeast, said curve having a radius of 895.00 feet and a central angle of 20°31'54"; Thence northeasterly along said curve for 320.72 feet to a point of reverse curvature with a curve concave to the west, said curve having a radius of 145.00 feet and a central angle of 44°32'44"; Thence northerly along said curve for 112.73 feet to a point of compound curvature with a curve concave to the west, said curve having a radius of 230.00 feet and a central angle of 37°21'12"; Thence northwesterly along said curve for 149.95 feet to a point of compound curvature with a curve concave to the southwest, said curve having a radius of 150.00 feet and a central angle of 32°17'44"; Thence northwesterly along said curve for 84.55 feet to a point of reverse curvature with a curve concave to the northeast, said curve having a radius of 370.00 feet and a central angle of 73°10'57"; Thence northwesterly along said curve for 472.59 feet to a point of reverse curvature with a curve concave to the west, said curve having a radius of 1,605.00 feet and a central angle of 06°26'20"; Thence northerly along said curve for 180.37 feet; Thence North 09°16'53" West, for 130.08 feet; Thence North 59°52'39" West, for 59.09 feet to a point of curvature with a curve concave to the east, said curve having a radius of 171.00 feet and a central angle of 96°48'01"; Thence northerly along said curve for 288.90 feet to a point of tangency; Thence North 36°55'22" East, for 106.66 feet to a point of curvature with a curve concave to the west, said curve having a radius of 100.00 feet and a central angle of 36°58'17"; Thence northerly along said curve for 64.53 feet to a point of tangency; Thence North 00°02'55" West, for 107.33 feet; Thence North 89°57'05" East, for 130.02 feet to a point at the beginning of a non-tangent curve, concave to the southeast, said curve having a radius of 100.00 feet, a central angle of 57°59'40" and from said point a radial line bears South 58°02'35" East; Thence northeasterly along said curve for 101.22 feet; Thence North 00°02'55" West, for 50.00 feet; Thence North 89°57'05" East, along a line 30.00 feet Southerly from and parallel with said Westerly extension of Gatlin Boulevard, for 995.03 feet to a point of curvature with a curve concave to the South, said curve having a radius of 1,500.00 feet and a central angle of 12°06'05"; Thence Easterly along said curve for 316.82 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 1,650.00 feet and a central angle of 12°06'05"; Thence Easterly along said curve for 348.50 feet to the point of tangency; Thence North 89°57'05" East, along a line 100.00 feet Southerly from and parallel with said Westerly extension of Gatlin Boulevard, for 1,329.14 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in the City of Port St. Lucie, St. Lucie County, Florida, and containing 10,440,197 square feet (239.674 acres), more or less.

EXHIBIT "B"

RESIDENTIAL PROPERTY

EXHIBIT "B"

LEGAL DESCRIPTION OF RESIDENTIAL PROPERTY

LEGAL DESCRIPTION:

A portion of Sections 16 and 17, Township 37 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Gatlin Boulevard (also being the North line of Section 15, Township 37 South, Range 39 East) with the Westerly limits of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official Records Book 311, at Pages 2946 through 2952, inclusive, of the Public Records of said St. Lucie County, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road No. 9 (I-95), Section 94001-2412, dated 6/2/77, with last revision dated 9/11/79; Thence South 89°57'05" West along the Westerly extension of said Gatlin Boulevard, for 3,115.39 feet; Thence South 09°47'04" East, for 101.46 feet to the POINT OF BEGINNING, said point being at the beginning of a curve concave to the Northeast, said curve having a radius of 300.00 feet, a central angle of 35°09'06", and from said point a radial line bears North 70°28'47" East; Thence Southeasterly along said curve for 184.05 feet to a point of reverse curvature with a curve concave to the Southwest, said curve having a radius of 175.00 feet and a central angle of 54°37'24"; Thence Southeasterly along said curve for 166.84 feet to a point of tangency; Thence South 00°02'55" East, for 3,289.95 feet, the following course being along the boundary of GROVES PROPERTY, Tract 1, described in EXHIBIT "A" recorded in Official Records Book 1088, Page 1068 of the Public Records of said St. Lucie County; Thence North 89°50'39" West, for 1,954.52 feet; Thence North 00°28'52" East, for 169.61 feet; Thence North 59°58'22" West, for 54.90 feet to a point at the beginning of a non-tangent curve, concave to the southwest, said curve having a radius of 56.00 feet, a central angle of 115°25'51" and from said point a radial line bears North 64°24'48" West; Thence northerly and westerly along said curve for 112.82 feet to the point of tangency; Thence North 89°50'39" West, for 38.80 feet to a point of curvature with a curve concave to the northeast, said curve having a radius of 25.00 feet and a central angle of 86°09'31"; Thence northwesterly along said curve for 37.59 feet to a point of reverse curvature with a curve concave to the west, said curve having a radius of 200.00 feet and a central angle of 31°44'08"; Thence northwesterly along said curve for 110.78 feet to a point of reverse curvature with a curve concave to the northeast, said curve having a radius of 475.00 feet and a central angle of 12°06'33"; Thence northwesterly along said curve for 100.39 feet; Thence North 66°41'17" East, for 129.61 feet to a point at the beginning of a non-tangent curve, concave to the northeast, said curve having a radius of 55.00 feet, a central angle of 46°08'57" and from said point a radial line bears North 27°07'59" East; Thence northwesterly along said curve for 44.30 feet to a point of compound curvature with a curve concave to the east, said curve having a radius of 360.00 feet and a central angle of 16°43'04"; Thence northerly along said curve for 105.04 feet to the point of tangency;

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Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in the City of Port St. Lucie, St. Lucie County, Florida, and containing 10,440,197 square feet (239.674 acres), more or less.

EXHIBIT "C"

MASTER COMMON AREAS

EXHIBIT "C"

LEGAL DESCRIPTION OF MASTER COMMON AREAS

TRACTS B-1 THROUGH B-16, TRACT C-1, TRACT PA, LESS BENNINGTON CIRCLE, OAKWATER COURT, CRESTWOOD CIRCLE, RUNNING OAK COURT, KNIGHTSBRIDGE LANE, SPRINGTREE TERRACE, KINGSLAKE CIRCLE, WYNDHAM WAY, BARTON WAY, RESTON COURT, FIELDSTONE WAY, HILLCREST CIRCLE, ROCKVILLE COURT, AND WALDORF COURT, TRACT R-1, AND TRACT R-2, AS ALL ARE SHOWN ON TRADITION PLAT No. 19-TOWNPARK PHASE ONE, AS RECORDED IN PLAT BOOK 47, PAGES 32, THROUGH 64, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT "D"

ARTICLES OF INCORPORATION



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

April 14, 2004

SUNSTATE RESEARCH

The Articles of Incorporation for TOWNPARK MASTER ASSOCIATION, INC. were filed on April 13, 2004 and assigned document number N04000003736. Please refer to this number whenever corresponding with this office regarding the above corporation.

PLEASE NOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

A corporation annual report must be filed with this office between January 1 and May 1 of each year beginning with the calendar year following the year of the filing/effective date noted above and each year thereafter. Failure to file the annual report on time may result in administrative dissolution of your corporation.

A federal employer identification (FEI) number must be shown on the annual report form prior to its filing with this office. Contact the Internal Revenue Service to insure that you receive the FEI number in time to file the annual report. To obtain a FEI number, contact the IRS at 1-800-829-3676 and request form SS-4.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Should you have any questions regarding corporations, please contact this office at the address given below.

Loria Poole, Document Specialist
New Filings Section

Letter Number: 604A00024607

**ARTICLES OF INCORPORATION
FOR
TOWNPARK MASTER ASSOCIATION, INC.**

FILED
2004 APR 13 P 12:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporators, by these Articles associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and hereby adopt the following Articles of Incorporation:

**ARTICLE 1
NAME**

The name of the corporation shall be TOWNPARK MASTER ASSOCIATION, INC. ("Master Association"), whose principal place of business and mailing address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073-3450. These Articles of Incorporation shall hereinafter be referred to as the "Articles" and the Bylaws of the Master Association as the "Bylaws."

**ARTICLE 2
PURPOSE**

The purpose for which the Master Association is organized is to provide an entity for operating, administering, managing, and maintaining a planned, residential community known as "TownPark" (hereinafter called the "Project"), in accordance with the "Declaration" (defined in Article 3 below).

**ARTICLE 3
DEFINITIONS**

The terms used in these Articles shall each have the same definition and meaning as those set forth in that certain Declaration of Covenants, Restrictions and Easements for TownPark ("Declaration") to be recorded in the Public Records of St. Lucie County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE 4
POWERS**

The powers of the Master Association shall include and be governed by the following:

- 4.1 General. The Master Association shall have all of the common-law and statutory powers of a corporation not for profit under the laws of the State of Florida that are

not in conflict with the provisions of these Articles, the Declaration or the Bylaws.

4.2 Enumeration. The Master Association shall have all of the powers reasonably necessary to operate the Project pursuant to the Declaration and as more particularly described in the Bylaws and these Articles, as they may be amended from time to time, including, but not limited to, the following:

- (a) To make and collect Assessments and other charges against Members, as Owners, and to use the proceeds thereof in the exercise of its powers and duties.
- (b) To buy, own, operate, lease, sell, trade and mortgage both real and personal property.
- (c) To maintain, repair, replace, reconstruct, add to and operate the Project, and other property acquired or leased by the Master Association.
- (d) To purchase insurance covering all of the Common Properties, or portions thereof, and insurance for the protection of the Master Association, its Officers, Directors and Owners.
- (e) To make and amend reasonable Rules for the maintenance, conservation and use of the Project and for the health, comfort, safety and welfare of the Owners.
- (f) To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, and the Rules concerning the use of the Project, subject, however, to the limitation regarding assessing Dwelling Units owned by Declarant for fees and expenses relating in any way to claims or potential claims against Declarant as set forth in the Declaration and/or Bylaws.
- (g) To contract for the management, operation, administration and maintenance of the Project and to authorize a management agent (who may be an Affiliate of Declarant) to assist the Master 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, maintenance, repair and replacement of the Common Properties with funds as shall be made available by the Master Association for such purposes. The Master Association and its officers and Directors shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, promulgation of Rules and execution of contracts on behalf of the Master Association.

- (h) To contract with a cable operator licenced by the City or County to provide cable television service on a bulk rate basis to Owners.
 - (i) To install, operate, manage and maintain a food and beverage service operation, including the right to contract for such services with an independent contractor (who may be an Affiliate of Declarant).
 - (j) To employ personnel to perform the services required for the proper operation of the Project.
- 4.3 Master Association Property. All funds and the titles to all properties acquired by the Master Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles and the Bylaws.
- 4.4 Distribution of Income; Dissolution. The Master Association shall make no distribution of income to its Members, Directors or Officers, and upon dissolution, all assets of the Master Association shall be transferred only to another non-profit corporation or a public agency, except in the event of a termination of the Declaration.
- 4.5 Limitation. The powers of the Master Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration and the Bylaws.

ARTICLE 5 **MEMBERS**

- 5.1 Membership. The members of the Master Association (“Members”) shall consist of the Dwelling Unit Owners of the Project from time to time, including Declarant, as further described in the Declaration.
- 5.2 Assignment. The share of a Member in the funds and assets of the Master Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Dwelling Unit for which that share is held.
- 5.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Dwelling Unit, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws; provided, however, Declarant shall also have additional votes in accordance with its Class B membership, as provided in the Declaration. Any person or entity owning more than one Dwelling Unit shall be entitled to one vote for each Dwelling Unit owned.

- 5.4 Meetings. The Bylaws shall provide for an annual meeting of Members and may make provision for regular and special meetings of Members other than the annual meeting.

ARTICLE 6
TERM OF EXISTENCE

The Master Association shall have perpetual existence.

ARTICLE 7
INCORPORATORS

The names and addresses of the incorporators of the Master Association are as follows:

<u>NAME</u>	<u>ADDRESS</u>
T.R. Beer	4400 West Sample Road Suite 200 Coconut Creek, FL 33073-3450
Gary Clement	4400 West Sample Road Suite 200 Coconut Creek, FL 33073-3450
Frank Rodgers	4400 West Sample Road Suite 200 Coconut Creek, FL 33073-3450

ARTICLE 8
OFFICERS

Subject to the direction of the "Board," described in Article 9 below, the affairs of the Master Association shall be administered by the Officers holding the offices designated in the Bylaws. The Officers shall be elected by the Board at its first meeting following the annual meeting of the Members of the Master Association and shall serve at the pleasure of the Board. The Bylaws may provide for the removal from office of Officers, for filling vacancies and for the duties of the Officers. The names of the officers who shall serve until their successors are designated by the Board are as follows:

President

T.R. Beer

Vice President

Gary Clement

Secretary/Treasurer

Frank Rodgers

ARTICLE 9
DIRECTORS

- 9.1 Number and Qualification. The property, business and affairs of the Master Association shall be managed by a Board of Directors (hereinafter referred to as the "Board of Directors" or "Board") consisting of the number of Directors determined in the manner provided by the Bylaws, but which shall consist of not less than three (3) Directors.
- 9.2 Duties and Powers. All of the duties and powers of the Master Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject only to approval by Owners when such approval is specifically required as provided in the Declaration.
- 9.3 Election; Removal. Directors of the Master Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided in the Bylaws.
- 9.4 First Directors. The names of the members of the first Board who shall hold office until their successors are elected and have qualified, as provided in the Bylaws are as follows:

T.R. Beer

Gary Clement

Frank Rodgers

ARTICLE 10
INDEMNIFICATION

- 10.1 Indemnity. The Master Association shall indemnify, defend and hold harmless any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal,

administrative or investigative, by reason of the fact that he is or was a Director, employee, officer, or agent of the Master Association, against reasonable expenses (including reasonable attorneys' fees and costs at all tribunal levels), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in, or not opposed to, the best interests of the Master Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful, and (b) such court also determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Master Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. The Master Association shall have no duty to indemnify any party described herein, for any settlement entered, unless the party has received Master Association approval for the settlement entered.

- 10.2 Expenses. To the extent that a Director, Officer, employee or agent of the Master Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 10.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including reasonable attorneys' fees and costs at all trial and appellate levels) actually and reasonably incurred by him in connection therewith.
- 10.3 Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Master Association in advance of the final disposition of such action, suit or proceeding provided that the affected Director, Officer, employee or agent agrees to repay such amount advanced by the Master Association, should it be ultimately determined that he is not entitled to be indemnified by the Master Association as authorized in this Article 10.
- 10.4 Miscellaneous. The indemnification provided by this Article 10 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of Members or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, employee or agent of the Master Association and shall inure to the benefit of the heirs and personal representatives of such person.
- 10.5 Insurance. The Master Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee, or agent

of the Master Association, or is or was serving, at the request of the Master Association, as a Director, Officer, employee or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and insured by him in any such capacity, or arising out of his status as such, whether or not the Master Association would have the power to indemnify him against such liability under the provisions of this Article 10.

- 10.6 Amendment. Notwithstanding anything to the contrary stated herein, the provisions of this Article 10 may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.

ARTICLE 11 **BYLAWS**

The first Bylaws of the Master Association shall be adopted by the Board and may be altered, amended, or rescinded in the manner provided for in the Bylaws and the Declaration. In the event of a conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE 12 **AMENDMENTS**

Amendments to these Articles shall be proposed and adopted in the following manner:

- 12.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.
- 12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than one-third (1/3) of the Members of the Master Association. Directors and Members not present in person or by proxy at the meeting considering the proposed amendment may express their approval in writing, providing the approval is delivered to the Secretary at or prior to the meeting. The approvals must be:
- (a) at any time, by not less than a majority of the votes of all of the Members of the Master Association represented at a meeting at which a quorum thereof has been attained and by not less than 66 2/3% of the entire Board; or

- (b) after control of the Master Association is turned over to Unit Owners other than Declarant, by not less than 80% of the votes of all of the Members of the Master Association represented at a meeting at which a quorum has been attained; or
 - (c) after control of the Master Association is turned over to Unit Owners other than Declarant, by not less than 100% of the entire Board; or
 - (d) before control of the Master Association is turned over to Unit Owners other than Declarant, by not less than 66 2/3% of the entire Board.
- 12.3 Limitation. No amendment shall make changes (i) in the qualifications for membership, (ii) in the voting rights or property rights of Members, or (iii) in any manner to Sections 4.3, 4.4 or 4.5 hereof, without the approval in writing of all Members and the joinder of all Institutional Mortgagees. No amendment shall be made that is in conflict with the Declaration or the Bylaws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to Declarant, or any of its Affiliates, unless Declarant shall give its prior written consent to the amendment or join in the execution of the amendment. This Section 12.3 may not be amended without the consent of Declarant.
- 12.4 Declarant. Declarant may amend these Articles (consistent with the provisions of the Declarant allowing certain amendments to be effected by Declarant alone) without any consent of Members.
- 12.5 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law.

ARTICLE 13
PRINCIPAL ADDRESS OF ASSOCIATION

The principal office of this corporation shall be at Township Plaza, 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073-3450, or such other place as may subsequently be designated by the Board.

ARTICLE 14
CONVEYANCE

The Master Association shall accept any and all deeds and other instruments conveying real or personal property delivered to the Master Association by Declarant as provided in the Declaration.

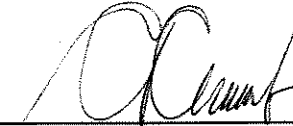
ARTICLE 15
REGISTERED AGENT

The initial registered agent of the Master Association shall be Minto Communities, Inc., Attn: Michael Greenberg, 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073-3450.

IN WITNESS WHEREOF, the incorporators have affixed their signatures as of this 6th day of April, 2004.



T. R. Beer



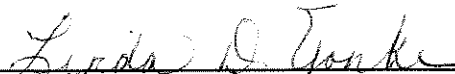
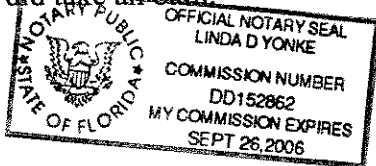
Gary Clement



Frank Rodgers

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by T.R. Beer, who is personally known to me or who has produced _____ as identification and who ~~did take an oath~~.

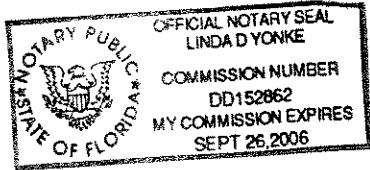


Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by Gary Clement, who is personally known to me or who has produced _____ as identification and who did take an oath.



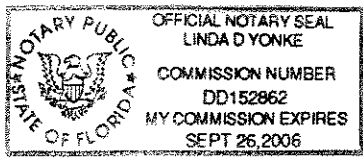
Linda D. Yonke

Notary Public
State of Florida at Large

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by Frank Rodgers, who is personally known to me or who has produced _____ as identification and who did take an oath.



Linda D. Yonke

Notary Public
State of Florida at Large

My Commission Expires:

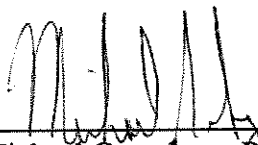
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS
STATE NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, at City of Coconut Creek, County of Broward, State of Florida, the Corporation named in the said articles has named MINTO COMMUNITIES, INC., a Florida corporation, Attn: Michael Greenberg, Township Plaza, 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073-3450 as its statutory registered agent.

Having been named the statutory agent of said corporation at the place designated in this certificate, we hereby accept the same and agree to act in this capacity, and acknowledge that we are familiar with and accept the obligations set forth in Florida Statutes Section 607.0505.

MINTO COMMUNITIES, INC.
a Florida corporation

By: 
Michael Greenberg, President

Dated this 7th day of April, 2004

EXHIBIT "E"

BYLAWS

**BYLAWS OF
TOWNPARK
MASTER ASSOCIATION, INC.**

**A corporation not for profit organized
under the laws of the State of Florida**

1. Identity. These are the Bylaws of TOWNPARK MASTER ASSOCIATION, INC. (the "Master Association"), a corporation not for profit incorporated under the laws of the State of Florida, and organized for the purpose of administering a planned residential community known as "TownPark" located in Port St. Lucie, Florida (hereinafter called the "Project").
 - 1.1 Principal Office. The principal office of the Master Association shall be at 4400 West Sample Road, Coconut Creek, Florida 33073, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Master Association shall be kept at its principal office.
 - 1.2 Fiscal Year. The fiscal year of the Master Association shall be the calendar year.
 - 1.3 Seal. The seal of the Master Association shall bear the name of the Master Association, the word "Florida", the words "Corporation Not for Profit", and the year of incorporation.
2. Definitions. For convenience, these Bylaws shall be referred to as the "Bylaws" and the Articles of Incorporation of the Master Association as the "Articles". The other terms used in these Bylaws shall have the same definition and meaning as those set forth in that Declaration of Covenants, Restrictions and Easements for TownPark, unless herein provided to the contrary, or unless the context otherwise requires. "Developer" shall have the same meaning as "Declarant" as set forth in the Declaration.
3. Members. The members of the Master Association ("Members") shall be as specified in the Articles and Declaration.
 - 3.1 Annual Meeting. The annual Members' meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year. To the extent possible, the annual meeting shall be held during September, October, November or December. The purpose of the meeting shall be, except as provided herein to the contrary, to elect Directors and to transact any other business authorized to be transacted by the Members, or as stated in the notice of the meeting sent to Members in advance thereof.

- 3.2 Special Meeting. Special Members' meetings shall be held at such places as provided herein for annual meetings, and may be called by the President or by a majority of the Board of Directors. A special meeting must be called by the President or Secretary upon receipt of a written request from twenty percent (20%) of the voting interests of Members of the Master Association. The business conducted at a special meeting shall be limited to that stated in the notice of the meeting. Additionally, special Members' meetings may be called by ten percent of the Members of the Master Association to recall a Director or Directors or as provided for in Section 9.1(a)(ii) hereof.
- 3.3 Notice of Meeting; Waiver of Notice. Written notice of a meeting of Members stating the time and place and an agenda for which the meeting is called shall be given by the President or Secretary. Notice of an annual meeting need not include a description of the purpose or purposes for which the meeting is called. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

A copy of the notice shall be mailed or delivered to each Member (through first-class U.S. mail, hand-delivery or fax) at least 14 days prior to the meeting and shall be posted in a conspicuous place at the Project at least 48 hours preceding the meeting. Notice of meetings (except members' meetings to recall board members) may be given by electronic transmission to Members who consent in writing to receive notice by electronic transmission. The posting and making of the notice shall be effected not more than sixty (60) days prior to the date of the meeting. Notice of the annual meeting shall likewise be mailed or delivered to each Member through first-class U.S. mail, hand delivery, fax, or electronic transmission (if such Member consents in writing to receive notice by electronic transmission), unless the Member waives in writing the right to receive notice of the annual meeting. The delivery or mailing shall be to the address of the Member as it appears on the roster of Members described in Section 10 hereof. Evidence of compliance with the 14 day notice requirement shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the Master Association.

Notice of specific meetings may be waived before or after the meeting. The attendance of any Member (or person authorized to vote for such Member) shall constitute such Member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

- 3.4 Members' Participation in Meetings. Members shall have the right to attend all membership meetings and may speak at any meeting with reference to all items

opened for discussion or included on the agenda. Additionally, Members shall have the right to speak for at least three (3) minutes on any item, provided that the Member submits a written request to speak prior to the meeting. The Master Association may adopt reasonable rules governing the frequency, duration and manner of Member statements, which rules must be consistent with this Section 3.4. A Member may tape record or videotape meetings of the Members subject to reasonable rules which may be adopted by the Board.

3.5 Quorum. A quorum at Members' meetings shall be attained by the presence, either in person or by proxy, of ten percent (10%) of the total voting interests of Members. If voting rights of any Member are suspended pursuant to the provisions of the Declaration or these Bylaws, the Vote(s) of such Member(s) shall not be counted for the purpose of determining the presence of a quorum and the total number of authorized votes shall be reduced accordingly during the period of such suspension.

3.6 Voting.

- (a) Number of Votes. In any meeting of Members, Owners shall be entitled to cast one vote for each Dwelling Unit owned by them. The vote of a Dwelling Unit shall not be divisible. Additionally, the Declarant, so long as it retains its Class B membership, shall have one vote, plus two votes for every vote then held by Owners (as more particularly described in the Declaration). Class A Members shall cast their votes directly as long as the Class B membership exists. Following the termination of the Class B membership, the Master Association may continue with the direct voting procedure or permit the voting rights of all Class A Members to be exercised on their collective behalf by the Village Association to which they belong. The collective votes of the Class A Members shall be exercised by the president of the Village Association to which they belong; provided, however, so long as Declarant or any Builder (as defined in the Master Declaration) is a Class A Member, either shall have the option to cast its vote directly or by and through the Village Association. Unless the Declarant, or any Builder, as a Class A Member, casts its vote directly, a Village Association in the collective exercise of Class A voting rights, shall be entitled to cast the number of votes equal to the number of Dwelling Units owned by its members.
- (b) Majority Vote. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms "majority of the Owners" and "majority of the Members" shall mean a

majority of the votes of Members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes of Members and not of the Members themselves.

- (c) Voting Member. If a Dwelling Unit is owned by one person, his or her right to vote shall be established by the roster of Members. If a Dwelling Unit is owned by more than one person, the person entitled to cast the vote for the Dwelling Unit shall be designated by a certificate signed by all of the record owners of the Dwelling Unit according to the roster of Owners and filed with the Secretary of the Master Association. Such person need not be an Owner, nor one of the joint owners. If a Dwelling Unit is owned by a corporation or other entity, the person entitled to cast the vote for the Dwelling Unit shall be designated by a certificate signed by an appropriate officer of the corporation or entity and filed with the Secretary of the Master Association. Those certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Dwelling Unit concerned. A certificate designating the person entitled to cast the vote for a Dwelling Unit may be revoked by any record owner of an undivided interest in the Dwelling Unit. If a certificate designating the person entitled to cast the vote for a Dwelling Unit is not on file or has been revoked, the vote of the Owner(s) of such Dwelling Unit shall not be considered in determining whether a quorum is present, nor for any other purpose, and the total number of authorized votes in the Master Association shall be reduced accordingly until such certificate is filed, except if the Dwelling Unit is owned jointly by a husband and wife. If a Dwelling Unit is owned jointly by a husband and wife, they may, without being required to do so, designate a voting Member in the manner provided above. Such designee need not be a Owner. In the event a husband and wife do not designate a voting member, the following provisions shall apply:
- (i) If both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting, and their vote shall not be considered in determining whether a quorum is present on that subject at the meeting (and the total number of authorized votes in the Master Association shall be reduced accordingly for such subject only).

- (ii) If only one is present at a meeting, the person present shall be counted for purposes of a quorum and may cast the Dwelling Unit vote just as though he or she owned the Dwelling Unit individually, and without establishing the concurrence of the absent person.
 - (iii) If both are present at a meeting and concur, either one may cast the Dwelling Unit vote.
- 3.7 Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote, but shall only be valid for the specific meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the person executing it. A proxy must be in writing, dated and signed by the person authorized to cast the vote for the Dwelling Unit (as above described) and filed with the Secretary before the appointed time of the meeting, or before the time to which the meeting is adjourned. Holders of proxies must be Members or their spouses, but no person other than a designee of the Declarant may hold proxies representing more than fifteen percent of the Dwelling Units entitled to vote at the meeting.
- 3.8 Adjourned Meetings. If any proposed meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, provided notice of the newly scheduled meeting is given in the manner required for the giving of notice of a meeting. Any business that might have been transacted on the original date of the meeting may be transacted at the adjourned meeting. Except as provided by law, proxies given for the adjourned meeting shall be valid for the newly scheduled meeting unless revoked for reasons other than the new date of the meeting.
- 3.9 Order of Business. If a quorum has been attained, the order of business at annual Members' meetings, and, if applicable, at other Members' meetings, shall be:
 - (a) Call to order by President;
 - (b) Appointment by the President of a chairman of the meeting (who need not be a Member or a Director);
 - (c) Proof of notice of the meeting or waiver of notice;
 - (d) Reading of minutes;

- (e) Reports of officers;
- (f) Reports of committees;
- (g) Appointment of inspectors of election;
- (h) Determination of number of Directors;
- (i) Election of Directors;
- (j) Unfinished business;
- (k) New business;
- (l) Adjournment.

Such order may be waived in whole or in part by direction of the chairman.

3.10 Minutes of Meetings. The minutes of all meetings of Members shall be kept in a book available for inspection by Members or their authorized representatives or Board members at any reasonable time. The Master Association shall retain these minutes for a period of not less than seven years.

3.11 Delinquent Owners. If any Assessment or portion thereof imposed against a Member, other than the Declarant, remains unpaid for thirty (30) days following its due date, such Member's voting rights in the Master Association shall be automatically suspended until all past due Assessments and all other sums then due are paid, whereupon the voting rights shall be automatically reinstated.

3.12 Action Without a Meeting. Notwithstanding anything in these Bylaws to the contrary, any action which may be taken at any annual or special meeting of Members, may be taken without a meeting, without prior notice and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the Members (or persons authorized to cast the vote of any such Member as elsewhere herein set forth) having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting of such Members at which a quorum of such Members (or authorized persons) entitled to vote thereon were present and voted.

Within 10 days after obtaining such authorization by written consent, notice must be given to Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

4. Director.

4.1 Membership. The affairs of the Master Association shall be managed and governed by a Board of not less than three, nor more than nine Directors, the exact number initially to be as set forth in the Articles, and thereafter, except as provided herein, to be determined from time to time upon majority vote of the existing Directors. Except for Directors appointed by the Declarant, Directors must be Owners or the spouse of an Owner.

4.2 Election of Directors. The election of Directors shall be conducted in the following manner:

- (a) Election of Directors shall be held at the annual Members' meeting, except as provided herein to the contrary.
- (b) Nominations for Directors and additional directorships created at the meeting shall be made from the floor. A Member or the spouse of a Member may nominate himself or herself as a candidate for the Board at a meeting where the election is to be held.
- (c) The election shall be by written ballot (unless dispensed with by majority consent of the votes represented at the meeting) and decided by a plurality of the votes cast for each candidate. Each Dwelling Unit entitled to vote shall have a number of votes equal to the number of vacancies to be filled. No Dwelling Unit may cast more than one vote for one candidate. There shall be no cumulative voting.
- (d) Any election dispute between a Member and the Master Association must be submitted to mandatory binding arbitration with the Division in accordance with the Florida Statutes and the procedural rules adopted by the Division.

4.3 Vacancies and Removal.

- (a) Except as to vacancies resulting from removal of Directors by Members, vacancies in the Board of Directors occurring between annual meetings of Members shall be filled by majority action of the remaining Directors, provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of paragraph 4.15 hereof shall be filled by the Declarant without the necessity of any meeting. The conveyance of all Dwelling Units owned by a Director in the Project or the cessation of such Director's residency in the Project (other than appointees of the Developer) shall constitute the resignation of such Director.

- (b) Any Director elected by the Members may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of the total voting interests. A special meeting of the Members may be called by ten percent of the voting interests giving notice of the meeting as required for a Members' meeting (except that electronic transmission may not be used as a method of giving notice for this purpose), and the notice shall state the purpose of the meeting. Within five full business days of the adjournment of the Members' meeting to recall one or more Directors, the Board shall duly notice and hold a Board meeting. At the Board meeting, the Board will either certify the recall (in which case the Director or Directors shall be recalled effective immediately and shall turn over all records and property of the Master Association within 5 full business days), or determine not to certify the recall and shall file, within 5 full business days of the Board meeting, a petition for binding arbitration with the Department of Business and Professional Regulation.

Board Directors may also be recalled by an agreement in writing or by written ballots without a membership meeting. The agreement in writing or written ballots shall list at least as many possible replacement Directors as there are directors subject to recall, when at least a majority of the Board is sought to be recalled; the person executing the recall instrument may vote for as many replacement candidates as there are Directors subject to the recall. The agreement in writing or the written ballots, or copies thereof, shall be served on the Master Association by certified mail or by personal service in accordance with Chapter 48 of the Florida Statutes. Any rescission or revocation of a Member's written recall ballot or agreement must be in writing and, in order to be effective, must be delivered to the Master Association before the Master Association is served with the written recall agreements or ballots. The Board shall duly notice and hold a Board meeting within 5 full business days after receipt of the written recall agreements or ballots. At the meeting, the Board shall either certify the written ballots or written agreement to recall a Director or Directors (in which case the Director or Directors shall be recalled effective immediately and shall turn over all records and property of the Master Association within 5 full business days), or determine not to certify the written agreement or written ballots to recall a Director or Directors and shall file, within 5 full business days of the Board meeting, a petition for binding arbitration with the Department of Business and Professional Regulation.

If the Board fails to duly notice and hold the Board meeting within five full business days as set forth above, the recall shall be deemed effective

and the recalled Directors shall immediately turn over to the Board all records and property of the Master Association. The minutes of the Board meeting at which the Board determines whether to certify the recall constitute an official association record. The minutes must record the date and time of the meeting, the decision of the board, and the vote count taken on each board member subject to the recall. If the Board decides not to certify the recall, as to each vote rejected, the minutes must identify the parcel number and the specific reason for each such rejection.

If a vacancy occurs on the Board as a result of a recall and less than a majority of the Directors are removed, the vacancy(ies) may be filled by the affirmative vote of the remaining Directors. If vacancies on the Board occur as a result of a recall and a majority or more of the Directors are removed, the vacancies shall be filled by Members voting in favor of the recall. If the removal is at a meeting, the vacancies shall be filled at the same meeting. If the recall occurred by written agreement or by written ballot, Members may vote for replacement directors in the same instrument in accordance with rules adopted by the Division of Florida Land Sales.

- (c) Until a majority of the Directors are elected by the Members other than the Declarant, neither the first Directors of the Master Association, nor any Directors replacing them, nor any Directors named by the Declarant, shall be subject to removal by Members other than the Declarant. The first Directors and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.
- (d) If the Master Association fails to fill vacancies on the Board sufficient to constitute a quorum, any Member may apply to the Circuit Court within whose jurisdiction the Property lies for the appointment of a receiver to manage the affairs of the Master Association. At least 30 days prior to applying to the Circuit Court, the Member shall mail to the Master Association and post in a conspicuous place in the Project a notice describing the intended action and giving the Master Association an opportunity to fill the vacancy(ies) in accordance with these Bylaws. If, during such time, the Master Association fails to fill the vacancy(ies), the Member may proceed with the petition. If a receiver is appointed, the Master Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors, and shall serve until the Master Association fills the vacancy(ies) on the Board sufficient to constitute a quorum in accordance with these Bylaws.

- 4.4 Term. Except as provided herein to the contrary, the term of each Director's service shall extend until the next annual meeting of the Members and subsequently until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided.
- 4.5 Organizational Meeting. The organizational meeting of newly-elected or appointed members of the Board of Directors shall be held within ten days of their election or appointment at such place and time as shall be fixed by the Directors at the meeting at which they were elected or appointed, and no further notice to or by the Board of Directors of the organizational meeting shall be necessary.
- 4.6 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone, or electronic transmission (if such Director consents in writing to receive notice by electronic transmission), and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members (except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege) and notice of such meetings shall be posted conspicuously in the Project at least forty-eight (48) hours in advance for the attention of the Members of the Master Association, except in the event of an emergency. Members have the right to speak on any matter placed on the agenda by petition of the voting interests for at least 3 minutes. The Master Association may adopt written reasonable rules expanding the right of Members to speak and governing the frequency, duration and other manner of Member statements, which rules must be consistent herewith and may include a sign up sheet for Members wishing to speak. Any Member may tape record or videotape meetings of the Board subject to reasonable rules which may be adopted by the Board. Notwithstanding anything herein to the contrary, the requirement that Board meetings be open to Members is inapplicable to meetings between the Board or a committee and the Master Association's attorney, with respect to meetings of the Board held for the purpose of discussing personnel matters.
- 4.7 Special Meetings. Special meetings of the Directors may be called by the President, and must be called by the President or Secretary at the written request of at least 60% of the Directors. Notice of the meeting shall be given personally by mail, telephone or electronic transmission (if such Director consents in writing to receive notice by electronic transmission), which notice shall state the time, place and purpose of the meeting, and shall be transmitted not less than three (3) days prior to the meeting. Special meetings of the Board shall be open to all Owners (except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would

otherwise be governed by the attorney-client privilege) and notice of a special meeting shall be posted conspicuously in the Property at least forty-eight (48) hours in advance for the attention of the Members of the Master Association, except in the event of an emergency. Members have the right to speak on any matter placed on the agenda by petition of the voting interests for at least 3 minutes. The Master Association may adopt written reasonable rules expanding the right of Members to speak and governing the frequency, duration and other manner of Member statements, which rules must be consistent herewith and may include a sign up sheet for Members wishing to speak. Any Member may tape record or videotape meetings of the Board subject to reasonable rules which may be adopted by the Board. Notwithstanding anything herein to the contrary, the requirement that Board meetings be open to Members is inapplicable to meetings between the Board or a committee and the Master Association's attorney, with respect to meetings of the Board held for the purpose of discussing personnel matters.

- 4.8 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting and that waiver shall be deemed equivalent to the due receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting, except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.
- 4.9 Quorum. A quorum at Directors' meetings shall consist of a majority of the then incumbent Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of Directors is specifically required by the Declaration, the Articles or these Bylaws.
- 4.10 Adjourned Meetings. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present, provided notice of such newly scheduled meeting is given as required hereunder. At any newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted.
- 4.11 Presiding Officer. The presiding officer at the Directors' meetings shall be the President (who may, however, designate any other person to preside).
- 4.12 Order of Business. If a quorum has been attained, the order of business at Directors' meetings shall be:
- (a) Proof of due notice of meeting;

- (b) Reading and disposal of any unapproved minutes;
- (c) Reports of officers and committees;
- (d) Election of officers;
- (e) Unfinished business;
- (f) New business;
- (g) Adjournment.

Such order may be waived in whole or in part by direction of the presiding officer.

4.13 Minutes of Meetings. The minutes of all meetings of the Board of Directors shall be kept in a book available for inspection by Members, or their authorized representatives, and Board members at any reasonable time. A vote or abstention from voting on each matter voted upon for each Director present at a Board meeting must be recorded in the minutes. The Master Association shall retain these minutes for a period of not less than seven years.

4.14 Executive Committee; Other Committees. The Board of Directors may, by resolution duly adopted, appoint an Executive Committee to consist of three or more members of the Board of Directors. Such Executive Committee shall have and may exercise all of the powers of the Board of Directors in management of the business and affairs of the Master Association during the period between the meetings of the Board of Directors insofar as may be permitted by law, except that the Executive Committee shall not have power (a) to determine the Operating Expenses required for the affairs of any of the Master Association, (b) to determine the Assessments payable by the Owners to meet the Operating Expenses of any of the Master Association, (c) to adopt or amend any rules and regulations covering the details of the operation and use of the Project, or (d) to exercise any of the powers set forth in paragraph (h) and (q) of Section 5 below.

The Board may by resolution also create other committees and appoint persons to such committees and invest in such committees such powers and responsibilities as the Board shall deem advisable.

4.15 Developer Control of Board; Turnover. So long as there exists a Class B membership, as set forth in Section 5.4 of the Declaration, wherein the Developer retains voting control of the Master Association, the Developer shall have the absolute right to appoint and replace all Directors and Officers of the Master Association; subject, however, to the following: Upon a total of 50% of the

Dwelling Units subject to the Project Documents being obligated to pay Assessments to the Master Association pursuant to Section 6.1 of the Declaration, the Members, including the Developer, shall be entitled to elect, at a meeting of Members, two (2) additional Directors to the Board, resulting in a total of five (5) Directors.

The Developer shall turn over control of the Master Association to Members other than the Developer upon termination of the Class B membership by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of Members other than the Developer to elect Directors and assume control of the Master Association. Provided at least thirty (30) days notice of Developer's decision to cause its appointees to resign is given to Members, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations even if the Members other than the Developer refuse or fail to assume control. Control of the Master Association shall be deemed "turned over" upon the first to occur of the following: (i) January 1, 2030; or (ii) the date on which Developer ceases to own any portion of the Project; or (iii) termination of the Class B membership by resignation of all Developer-appointed Directors and delivery to the Secretary of the Master Association of a certificate, in recordable form, signed by the Developer and stating that the Developer elects to terminate the Class B Membership; or (iv) such earlier time as may be required by law. In the event that the Class B Membership is terminated pursuant to this subsection (iv), the Developer shall remain entitled to elect at least one member of the Board as long as the Developer holds for sale in the ordinary course of business at least 5% of the parcels in all phases of the Project. Upon any turnover, the Developer shall retain all voting rights incident to its ownership of Dwelling Units.

Within a reasonable time after control of the Master Association is turned over to Members other than the Developer (but not more than ninety (90) days after such event), the Developer shall deliver to the Master Association all property of the Members and of the Master Association held or controlled by the Developer.

- 4.16 Voting at Board and Committee Meetings. Directors may not vote by proxy or by secret ballot at Board meetings, except that secret ballots may be used in the election of officers. This Section also applies to the meetings of any committee, including the ARC.
- 4.17 Notice of Meetings Regarding Assessments/Amendments. An Assessment may not be levied at a Board meeting unless the notice of the meeting includes a statement that Assessments will be considered and the nature of the Assessments. Written notice of any meeting at which Special Assessments will be considered or at which amendments to rules regarding use of the Dwelling Units will be considered must be mailed, delivered or electronically transmitted to the Members

and posted conspicuously on the property not less than 14 days before the meeting.

4.18 Additional Matters Before Board. If 20% of the total voting interests petition the Board to address an item of business, the Board shall at its next regular meeting or at a special meeting of the Board, but not later than 60 days after the receipt of the petition, take the petitioned item up on an agenda. The Board shall give all Members at least 14 days' notice of the meeting at which the petitioned item shall be addressed. Each Member shall have the right to speak for at least 3 minutes on each matter placed on the agenda by petition, provided that the Member signs the sign up sheet, if one is provided, or submits a written request to speak prior to the meeting. Other than addressing the petitioned item at the meeting, the Board is not obligated to take any other action requested by the petition.

5. Authority of Board

- 5.1 Powers and Duties. The Board of Directors shall have the powers and duties necessary for the management and administration of the affairs of the Master Association and may take all acts, through the proper officers of the Master Association, in executing such powers, except such acts which by law, the Declaration, the Articles or these Bylaws may not be delegated to the Board of Directors by the Owners. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:
- (a) Operating and maintaining the Master Common Areas and other property owned by the Master Association.
 - (b) Determining the expenses required for the operation of the Master Association.
 - (c) Collecting the Assessments for Operating Expenses of the Master Association from Owners.
 - (d) Collecting Special Assessments from Owners.
 - (e) Employing and dismissing the personnel necessary for the maintenance and operation of the Master Common Areas and other property owned by the Master Association, and any other property the Master Association is charged with maintaining by any governmental authority.
 - (f) Adopting and amending rules and regulations concerning the details of the operation and use of the Project and any property owned by the Master Association, subject to a right of the Owners to overrule the Board as provided in Section 13 hereof.

- (g) Maintaining bank accounts on behalf of the Master Association and designating the signatories required therefor.
- (h) Purchasing, leasing or otherwise acquiring Dwelling Units or other property in the name of the Master Association, or its designee.
- (i) Purchasing Dwelling Units at foreclosure or other judicial sales, in the name of the Master Association, or its designee.
- (j) Selling, leasing, mortgaging or otherwise dealing with Dwelling Units acquired by the Master Association, or its designee.
- (k) Settling or compromising claims of or against the Master Association in which all Owners have a common interest.
- (l) Organizing corporations and appointing persons to act as designees of the Master Association in acquiring title to or leasing Dwelling Units or other property.
- (m) Obtaining, maintaining and reviewing insurance for the Project and other property owned by the Master Association.
- (n) Making repairs, additions and improvements to the Master Common Areas in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or otherwise.
- (o) Enforcing obligations of the Owners, allocating profits and expenses, and taking such other actions as shall be deemed necessary and proper for the sound management of the Project.
- (p) Levying fines against appropriate Owners for violations of the rules and regulations established by the Master Association to govern the conduct of such Owners.
- (q) Borrowing money on behalf of the Master Association required in connection with the operation, care, upkeep, and maintenance of the Master Common Areas or the acquisition of property, and granting mortgages on and/or security interests in Master Association Property; provided, however, that the consent of the Owners of a least two-thirds (2/3) of the Dwelling Units represented at a meeting at which a quorum has been attained in accordance with the provisions of these Bylaws shall be required for the borrowing of any sum in excess of \$100,000.00.

Notwithstanding the foregoing, the Board shall have the power without such Owners' consent to borrow, as may be necessary, in a sum not to exceed \$500,000.00 to restore the Improvements on Master Common Areas from damage or destruction where a shortfall of insurance proceeds necessitates such expenditures. Any loan obtained for the purpose of such restoration must be for a term of less than 1 year. If any sum borrowed by the Board of Directors on behalf of the Master Association pursuant to the authority contained in this subparagraph (q) is not repaid by the Master Association, an Owner who pays to the creditor such portion thereof as his interest in the property owned by the Master Association bears to the interest of all the Owners in the property owned by the Master Association shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against, or which will affect, such Owner's Dwelling Unit. The Master Association shall take no action authorized in this paragraph without the prior written consent of the Developer as long as the Developer owns any Dwelling Unit.

- (r) Contracting for the management and maintenance of the Master Common Areas or other property owned by the Master Association and authorizing a management agent (who may be an affiliate of the Developer) to assist the Master Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, Special Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Master Common Areas or other Master Association property with funds as shall be made available by the Master Association for such purposes. The Master Association and its officers shall, however, retain at all times the powers and duties granted by the Declaration, including, but not limited to, the making of Assessments, Special Assessments, promulgation of rules and execution of contracts on behalf of the Master Association.
- (s) At its discretion, authorizing use of portions of the Master Common Areas or other property owned by the Master Association for special events and gatherings and imposing reasonable charges therefor.
- (t) Exercising (i) all powers specifically set forth in the Declaration, the Articles, and these Bylaws, and (ii) all powers incidental thereto, and all other powers of a Florida corporation not for profit.
- (u) Contracting with and creating special taxing districts.

- (v) Contracting with one or more cable television operators, or other providers of telecommunications services, to provide cable television or telecommunications services on a bulk rate basis to Owners.
- (w) Contracting with an independent contractor, who may be an Affiliate of the Developer, for the installation, operation, management and maintenance of a food and beverage service operation.
- (x) Exercising the power to sue and defend any suits.

5.2 Contracts. All contracts as further described herein or any contract that is not to be fully performed within one (1) year after the making thereof, for the purchase, lease or renting of materials or equipment to be used by the Master Association in accomplishing its purposes, and all contracts for the provision of services, shall be in writing. If a contract for the purchase, lease or renting of materials or equipment, or for the provision of services, requires payment by the Master Association that exceeds 10 percent of the total annual budget of the Master Association, including reserves, the Master Association shall obtain competitive bids for the materials, equipment, or services. Nothing contained herein shall be construed to require the Master Association to accept the lowest bid. Notwithstanding the foregoing, contracts with employees of the Master Association, and contracts for attorney, accountant, architect, community association manager, engineering, and landscape architect services are not subject to the provisions of this section. Nothing contained herein: (a) is intended to limit the ability of the Master Association to obtain needed products and services in an emergency; (b) shall apply if the business entity with which the Master Association desires to contract is the only source of supply within the county serving the Master Association; (c) shall excuse a party contracting to provide maintenance or management services from compliance with Florida Statutes §720.309.

6. Officers.

6.1 Executive Officers. The executive officers of the Master Association shall be a President, Vice-President, a Treasurer and a Secretary (none of whom need be Directors), all of whom shall be elected by the Board of Directors and who may be removed for any reason (with or without cause) at any meeting at which a quorum of Directors is attained by concurrence of a majority of all of the present Directors. A person may hold more than one office, except that the President may not also be the Secretary. No person shall sign an instrument or perform an act in the capacity of more than one office. The Board of Directors from time to time shall elect such other officers and designate their powers and duties as the Board shall deem necessary or appropriate to manage the affairs of the Master

Association. Except for officers appointed by the Board when controlled by the Developer, officers shall be Owners within the Project.

- 6.2 President. The President shall be the chief executive officer of the Master Association. He shall have all of the powers and duties that are usually vested in the office of the president of a master association.
- 6.3 Vice-President. The Vice-President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the vice president of a master association and as shall otherwise be prescribed by the Directors.
- 6.4 Secretary. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He or she shall attend to the giving of all notices to the Members and Directors and other notices required by law. He or she shall have custody of the seal of the Master Association and shall affix it to instruments requiring the seal when duly signed. He or she shall keep the records of the Master Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of a master association and as may be required by the Directors or the President.
- 6.5 Treasurer. The Treasurer shall have custody of all property of the Master Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep books of account for the Master Association in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the Board of Directors at reasonable intervals and shall perform all other duties incident to the office of treasurer. All monies and other valuable effects shall be kept for the benefit of the Master Association in such depositories as may be designated by a majority of the Board of Directors.
- 6.6 Developer Appointees. No officer appointed by the Developer may be removed except as provided in Section 4.15 hereof and by law.
7. Compensation. Neither Directors nor officers shall receive compensation for their services as Directors or officers.
8. Resignations. Any Director or officer may resign his or her post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such later date unless withdrawn. The acceptance of a resignation shall not be required to make it effective. The conveyance of all Dwelling Units owned by any Director or officer or cessation of such Director's or officer's residency in the

Project (other than appointees of the Developer or other Directors or officers who are not Members) shall constitute a written resignation of such Director or officer.

9. Fiscal Management. The provisions for fiscal management of the Master Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

9.1 Budget.

- (a) Adoption by Board; Items. The Board shall from time to time, and at least annually, prepare a budget for the Master Association, determine the amount of Assessments payable by the Members to meet the expenses of the Master Association, and allocate and assess such expenses among the Members in accordance with the provisions of the Declaration. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must set out separately all fees or charges for recreational amenities, whether owned by the Master Association, the Developer, or another person. The Master Association shall provide each Member with a copy of the annual budget or a written notice that a copy of the budget is available upon request at no charge to the Member. The copy must be provided to the Member within ten (10) business days after receipt of a written request from the Member.

The adoption of a budget for the Master Association by the Board shall comply with the requirements hereinafter set forth:

- (i) Notice of Meeting. A copy of the proposed budget shall be mailed to each Member not less than fourteen (14) days prior to the meeting of the Board at which the budget will be considered, together with a notice of that meeting indicating the time and place of such meeting. The meeting shall be open to all of the Members, provided that such Members shall not have the right to participate, and need not be recognized, at such meeting.
- (ii) Special Membership Meeting. If a budget is adopted by the Board which requires Assessments against Members in any year exceeding one hundred fifteen percent (115%) of such Assessments for the preceding year, as hereinafter defined, upon written application of ten percent (10%) of the Members, a special meeting of the Members shall be held within thirty (30) days of delivery of such application to the Board. Each Member shall be given at least ten (10) days' notice of said meeting. At the special meeting, Members shall consider and adopt a budget. The adoption of said budget shall require a majority of votes which are

present at such meeting (in person or by proxy) at which a quorum is attained.

- (iii) Determination of Budget Amount. In determining whether a budget requires Assessments against Members in any year exceeding one hundred fifteen percent (115%) of Assessments for the preceding year, there shall be excluded in the computations any authorized provisions for reasonable reserves made by the Board in respect of repair or replacement of the Master Common Areas or in respect of anticipated expenses of the Master Association which are not anticipated to be incurred on a regular or annual basis, and there shall be excluded from such computation Assessments for improvements to the Master Common Areas and all Special Assessments including Individual Assessments against specific Member(s).
- (iv) Proviso. Anything herein to the contrary notwithstanding, prior to the date on which the Developer turns over control of the Master Association, the budget may be set by the Board without holding any meeting, giving notice thereof, or being subject to the 115% limitation set forth in the Subsection 9.1(a)(ii) above.
- (b) Adoption by Membership. In the event that the Board shall be unable to adopt a budget in accordance with the requirements of Subsection 9.1(a) above, the Board may call a special meeting of Members for the purpose of considering and adopting such budget, which meeting shall be called and held in the manner provided for such special meetings in said subsection. Alternatively, the Board may propose a budget in writing to all Members of the Master Association. If either such budget is adopted by a majority of the votes by the Members present at such meeting, or receiving such written budget, upon ratification by a majority of the Board, it shall be come the budget for such year.

- 9.2 Common Assessments. Assessments against the Members for their share of the items of the budget shall be made for the applicable fiscal year annually, if possible at least ten (10) days preceding the year for which the Assessments are made. Such Assessments shall be due in equal installments, payable in advance on the first day of each quarter (or other period at the election of the Board) of the year for which the Assessments are made. If an annual Assessment is not made as required, an Assessment shall be presumed to have been made in the amount of the last prior Assessment, and quarterly installments on such Assessment shall be due upon each installment payment date until changed by an amended Assessment.

- 9.3 Individual Assessments. Charges by the Master Association against less than all Members for other than routine Operating Expenses, shall be payable in advance. These charges may be collected by Individual Assessments. Individual Assessments may be made only when expressly provided for in the Declaration or the exhibits annexed thereto, as the same may be amended from time to time, which charges may include, without limitation, charges for the use of portions or the Master Common Areas or other Master Association property, maintenance services furnished at the expense of a Member, other services furnished for the benefit of a Member and damages and other sums due from such Member.
- 9.4 Special Assessments. In the event the annual Common Assessment proves to be insufficient, the Board may adopt a Special Assessment to cover any shortfall in the manner otherwise set forth for the adoption of regular annual Common Assessments and as further provided in the Declaration. Special Assessments shall be made in the manner and for the purposes otherwise provided in the Declaration.
- 9.5 Depository. The depository of the Master Association shall be such bank(s), savings bank(s), savings and loan Master Association(s), or similar lending institution(s) in the State of Florida as shall be designated from time to time by the Board and in which the monies of the Master Association shall be deposited. Withdrawal of monies from those accounts shall be made only by checks signed by such person or persons as are authorized by the Board. All sums collected by the Master Association from Assessments or otherwise may be commingled in a single fund or divided into more than one fund, as determined by the Board.
- 9.6 Acceleration of Assessment Installments upon Default. If a Member shall be in default in the payment of an installment upon an Assessment for more than thirty (30) days, the Board or its agent may accelerate the remaining installments of the annual Assessment upon written notice to such Member as provided in Section 7.01 of the Declaration.
- 9.7 Fidelity Bonds. Fidelity bonds may be required by the Board for all persons handling or responsible for the Master Association funds in such amount as shall be determined by a majority of the Board.
- 9.8 Accounting Records and Financial Reports. The Master Association shall maintain accounting records in the State of Florida, according to practices normally used by similar Master Associations or the manager under any applicable management contract. The records shall be open to inspection by Members or their authorized representatives at reasonable times and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, (b) an account for each Dwelling Unit designating the name and current mailing address of the

Member, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account, the dates so paid, and the balance due, (c) all tax returns, financial statements and financial reports of the Master Association, and (d) any other reports that identify, measure, record or communicate financial information. All financial and accounting records must be maintained for a period of at least 7 years.

Within sixty (60) days following the end of the fiscal year, the Board shall make available to each Member (and to any Institutional Mortgagee that has made a written request) a complete annual financial report of the Master Association's actual receipts and expenditures for the previous twelve (12) months.

- (a) The Master Association shall prepare or cause to be prepared a complete set of financial statements in accordance with generally accepted accounting principles. The financial statements shall be based upon the Master Association's total annual revenues, as follows:
 - (1) An association with total annual revenues of \$100,000 or more, but less than \$200,000, shall prepare compiled financial statements.
 - (2) An association with total annual revenues of at least \$200,000, but less than \$400,000, shall prepare reviewed financial statements.
 - (3) An association with total annual revenues of \$400,000 or more, shall prepare audited financial statements.
- (b)
 - (1) An association with total annual revenues of less than \$100,000 shall prepare a report of cash receipts and expenditures.
 - (2) An association in a community of fewer than 50 parcels, regardless of the association's annual revenues, may prepare a report of cash receipts and expenditures in lieu of financial statements required by paragraph (a) unless the governing documents provide otherwise.
 - (3) A report of cash receipts and disbursement must disclose the amount of receipts by accounts and receipt classifications and the amount of expenses by accounts and expense classifications, including, but not limited to, the following, as applicable: costs for security, professional, and management fees and expenses; taxes; costs for recreation facilities; expenses for refuse collection and utility services; expenses for lawn care; costs for building maintenance and repair; insurance costs; administration and salary expenses; and reserves if maintained by the association.

- (c) If 20 percent of the Members petition the board for a level of financial reporting higher than that required by this section, the Master Association shall duly notice and hold a meeting of Members within 30 days of receipt of the petition for the purpose of voting on raising the level of reporting for that fiscal year. Upon approval of a majority of the total voting interests of the Members, the Master Association shall prepare or cause to be prepared, shall amend the budget or adopt a Special Assessment to pay for the financial report regardless of any provision to the contrary, and shall provide within 90 days of the meeting or the end of the fiscal year, whichever occurs later: (1) compiled, reviewed, or audited financial statements, if the Master Association is otherwise required to prepare a report of cash receipts and expenditures; (2) reviewed or audited financial statements, if the Master Association is otherwise required to prepare compiled financial statements; or (3) audited financial statements, if the Master Association is otherwise required to prepare reviewed financial statements.
- (d) If approved by a majority of the voting interests present at a properly called meeting of the Master Association, the Master Association may prepare or cause to be prepared: (1) a report of cash receipts and expenditures in lieu of a compiled, reviewed, or audited financial statement; (2) a report of cash receipts and expenditures or a compiled financial statement in lieu of a reviewed or audited financial statement; or (3) a report of cash receipts and expenditures, a compiled financial statement, or a reviewed financial statement in lieu of an audited financial statement.

9.9 Other Official Records. In addition to the financial reports and accounting records indicated in Section 9.8, and the minutes of the Board and Member meetings, the Master Association shall maintain each of the following items, when applicable, which constitute official records of the Master Association:

- (a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the Master Common Areas or other property that the Master Association is obligated to maintain, repair, or replace.
- (b) A copy of the bylaws of the Master Association and of each amendment to the bylaws.
- (c) A copy of the articles of incorporation of the Master Association and of each amendment thereto.
- (d) A copy of the Declaration and a copy of each amendment thereto.

- (e) A copy of the current rules of the Master Association.
- (f) A current roster of all members and their mailing addresses and Dwelling Unit identifications, as well as the electronic mailing addresses and numbers designated by members for receiving notice by electronic transmission of those members consenting to receipt of notice by electronic transmission. The electronic mailing addresses and numbers provided by Owners to receive notice by electronic transmission shall be removed from the official records when consent to receive notice by electronic transmission is revoked.
- (g) All of the Master Association's insurance policies or a copy thereof, which policies must be retained for at least 7 years.
- (h) A current copy of all contracts to which the Master Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Master Association has any obligation or responsibility. Bids received by the Master Association for work to be performed must also be considered official records and must be kept for a period of 1 year.
- (i) A copy of the disclosure summary set forth in Fla.Stat. Section 720.401(1).
- (j) All other written records of the Master Association not specifically included in the foregoing which are related to the operation of the Master Association.

9.10 Inspection and Copying. The official records shall be maintained within the state and must be open to inspection and available for photocopying by members or their authorized agents at reasonable times and places within 10 business days after receipt of a written request for access. This subsection may be complied with by having a copy of the official records available for inspection or copying in the Project. If the Master Association has a photocopy machine available where the records are maintained, it must provide Members with copies on request during the inspection if the entire request is limited to no more than 25 pages. The Master Association may adopt reasonable rules governing the frequency, time, location, notice, records to be inspected and manner of inspections, but may not impose a requirement that a Member demonstrate any proper purpose for the inspection, state any reason for the inspection or limit a Member's right to inspect records to less than one 8-hour business day per month. The Master Association may charge up to 50 cents per page for copies made on the Master Association's photocopy machine. If the Master Association does not have a photocopy machine where the records are kept, or if the records requested to be copied

exceed 25 pages, the photocopies may be made by an outside vendor and the Master Association may charge the actual cost of copying. The Master Association shall maintain an adequate number of copies of the recorded Project Documents, to ensure their availability to Members and Prospective Members. Notwithstanding the foregoing, the following records shall not be available or accessible to Members:

- (a) Any record protected by the attorney client privilege or work product privilege;
- (b) Information obtained by the Master Association in connection with the approval of the lease, sale or other transfer of a Dwelling Unit;
- (c) Disciplinary, health, insurance and personnel records of the Master Association's employees;
- (d) Medical records of Dwelling Unit Owners or residents in the Project.

9.11 Application of Payment. All payments made by a Member shall be applied as provided in these Bylaws and in the Declaration or as determined by the Board.

9.12 Developer Exemption From Assessments for Lawsuits. Neither the Developer nor its Affiliates shall be liable for the payment of any Assessments applicable to Dwelling Units they own which relate in any way to the payment of legal or other fees to persons or entities engaged for the purpose of suing, or making, preparing or investigating possible claims against the Developer or its Affiliates.

10. Roster of Owners. The Master Association shall maintain current information regarding the title holders of all Dwelling Units. Such information shall be obtained by engaging the services of a qualified title company, or if the Board so elects, by requiring each Member to file with the Master Association a copy of the deed or other document showing his ownership. The Master Association may rely upon the accuracy of any such information for all purposes until notified in writing of changes therein. Only Members of record on the date notice of any meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Members shall produce adequate evidence, as provided above, of their interest and shall waive in writing notice of such meeting.
11. Parliamentary Rules. Roberts' Rules of Order (latest edition) shall govern the conduct of the Master Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.
12. Amendments. Except as in the Declaration provided otherwise, these Bylaws may be amended in the following manner:

- 12.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered. During the time that the Developer controls the Master Association, the Board may amend these Bylaws, or any Rules, without a meeting as long as the requisite consent to the amendment is obtained. The meeting requirements set forth in sections 4.6 and 4.7 do not apply to such amendments.
- 12.2 Adoption. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board of Directors or by not less than one-third (1/3) of the Members of the Master Association. Directors who are absent from the Board meeting and Members not present in person or by limited proxy at the Members' meeting considering the amendment, may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. The approval must be:
- (a) at any time, by not less than a majority of the votes of all Members of the Master Association represented at a meeting at which a quorum has been attained and by not less than 60% of the entire Board of Directors; or
 - (b) after control of the Master Association is turned over to Owners other than the Developer, by not less than 80% of the votes of the Members of the Master Association represented at a meeting at which a quorum has been attained; or
 - (c) after control of the Master Association is turned over to Owners other than the Developer, by not less than 100% of the entire Board of Directors; or
 - (d) before control of the Master Association is turned over to Owners other than the Developer, by not less than 60% of the entire Board of Directors.
- 12.3 Provision. 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 or mortgagees of Dwelling Units without the consent of said Developer or mortgagees in each instance. No amendment shall be made that is in conflict with the Articles or Declaration. No amendment to this Section shall be valid.
- 12.4 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the Declaration and Bylaws, which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Master Association with the formalities of a deed, or by the Developer alone if the amendment has been adopted consistent with the provisions of the Declaration

allowing such action by the Developer. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of Broward County, Florida.

13. Rules and Regulations. The Board may, from time to time, adopt, modify, amend or add to the Rules concerning the use and operation of the Project, except that subsequent to the date control of the Board is turned over by the Developer to Owners other than the Developer, Owners of a majority of the Dwelling Units represented at a meeting at which a quorum is present may overrule the Board with respect to the adoption or modifications of any Rules. Copies of such Rules shall be furnished by the Board to each affected Owner not less than thirty (30) days prior to the effective date thereof. At no time may any Rule be adopted which would prejudice the rights reserved to the Developer.
14. Construction. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. If any portion hereof shall be found by competent judicial authority to be unenforceable, then only that portion shall be deemed deleted and the remainder shall be given its nearest permissible meaning and effect.
15. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.
16. Conflict. In the event there should be found any irreconcilable conflict among or between the Declaration, the Articles and/or these Bylaws and in the absence of any express language indicating which document controls the particular subject matter, then the provisions of the Declaration shall be paramount, the Articles next paramount and these Bylaws subordinate.
17. Indemnification of Officers and Directors. Subject to the further provisions of this paragraph, the Master Association shall indemnify and hold harmless all officers and Directors, and members of any committee appointed by the Board, past or incumbent, from and against all costs, claims, damages, reasonable expenses and liabilities of any kind whatsoever, including reasonable attorneys' fees and costs at all tribunal levels, arising out of the performance of such person's duties hereunder. Such indemnification and hold harmless provision shall (i) exist regardless of whether the Master Association itself is named as a party defendant or alleged to have any liability, (ii) include the payment of any settlements upon approval by the Board, and (iii) include indemnification of the estate and heirs of the indemnified party. Such indemnification and hold harmless provision shall not be applicable (i) to the extent the claim or liability is covered by insurance, or (ii) in the event a court of competent jurisdiction finally determines, after all appeals have been exhausted or not timely pursued, that the indemnified party did not act in good faith within what he reasonably believed to be the scope of his duty and/or authority and for purposes which he reasonably believed to be in the best interests of the

Master Association or its Members generally and such court further specifically determines that indemnification should be denied. The provision of this paragraph may not be amended to terminate the effect hereof as to any persons who became officers or Directors while this paragraph was effective.

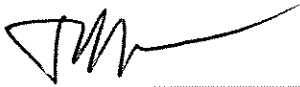
18. Suspension of Privileges; Fines. The Master Association may suspend, for reasonable periods of time, the rights of a Member or a Member's tenants, guests and invitees, or both, to use the Common Areas and may levy reasonable fines, not to exceed the maximum amounts permitted by Section 720.305(2) of the Florida Statutes, against a Member, tenant, guest or invitee, for failure to comply with any provision of this Declaration including, without limitation, those provisions benefiting the SFWMD.
 - 18.1 A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. Fines in the aggregate are not capped to any amount.
 - 18.2 A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three (3) persons (the "**Violations Committee**") appointed by the Board who are not officers, directors or employees of Master Association, or the spouse, parent, child, brother, sister of an officer, director or employee. If the Violations Committee does not by a majority vote approve a fine or suspension the same may not be imposed. The written notice of violation shall be in writing to the Member, tenant, guest or invitee and detail the infraction or infractions. Included in the notice shall be the date and time of the hearing of the Violations Committee.
 - 18.3 The non-compliance shall be presented to the Violations Committee acting as a tribunal, after which the Violations Committee shall hear reasons why a fine should not be imposed. The hearing shall be conducted in accordance with the procedures adopted by the Violations Committee from time to time. A written decision of the Violations Committee shall be submitted to the Member, tenant, guest or invitee, as applicable, by not later than twenty-one (21) days after the meeting of the Violations Committee. The Member, tenant, guest or invitee shall have a right to be represented by counsel and to cross-examine witnesses.
 - 18.4 The Violations Committee may impose a fine against the Member in the amount of \$100 (or any greater amount permitted by law from time to time) for each violation. Each day of non-compliance shall be treated as a separate violation and there is no cap on the aggregate amount the Violations Committee may fine an Owner, tenant, guest or invitee. Fines shall be paid not later than five (5) days after notice of the imposition of the fine. All monies received from fines shall be allocated as directed by the Board of Directors.

18.5 The Board may suspend, without notice or hearing, the voting rights of a Member who is delinquent in Common Assessments for more than 90 days. The Board may also suspend, without notice or hearing, the Member's right to use the Master Common Areas (except for means of ingress and egress) because of the Member's failure to pay Assessments when due.

18.6 Notwithstanding the foregoing, the Master Association shall not have the right to impose any fine against Declarant.

The foregoing was adopted as the Bylaws of TOWNPARK MASTER ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, at its first meeting of the Board of Directors on the 20~~th~~ day of November, 2006.

Approved:



President

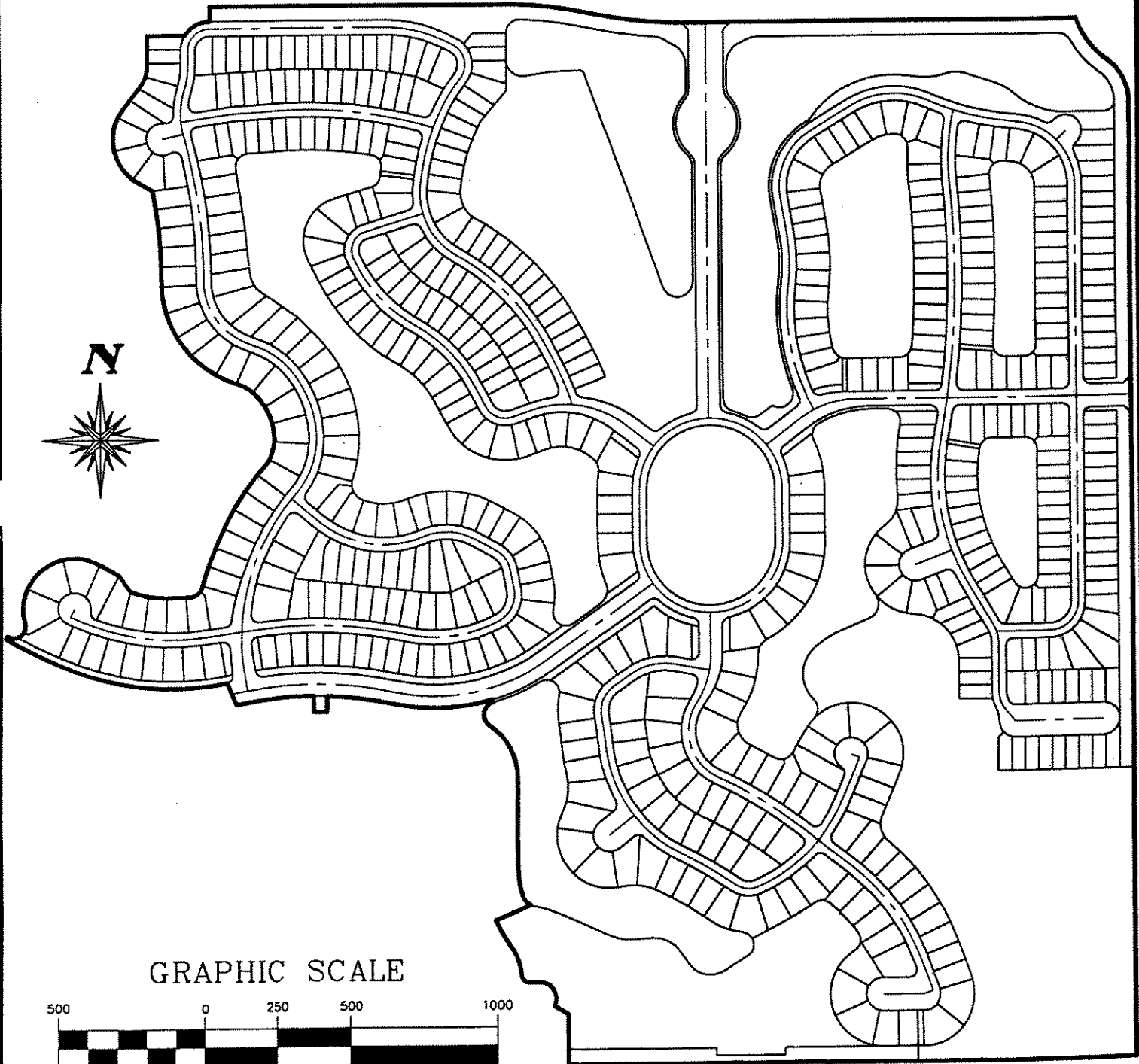


Secretary

EXHIBIT "F"

PROJECT PLAN

EXHIBIT "F"
TRADITION PLAT No. 19 -
TOWNPARK PHASE ONE



GRAPHIC SCALE



(IN FEET)