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**DECLARATION OF CONDOMINIUM
FOR
VERANDA VII AT HERITAGE OAKS,
A CONDOMINIUM**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002006606 64 PGS
2002 JAN 11 03:59 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#125256

MADE this 10th day of JANUARY 2002 by U.S. Home Corporation, a Delaware corporation authorized to do business in the State of Florida, hereinafter called the "Developer", for itself and its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

1. THE LAND. The Developer owns certain real property located in Sarasota County, Florida, more particularly described in Exhibit "A" attached hereto (the "Land").

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2. SUBMISSION STATEMENT. The Developer hereby submits the Land described in Exhibit "A" and all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, located on and intended for use in connection therewith, to the condominium form of ownership and use in the manner provided by the Florida Condominium Act as it exists on the date of recording this Declaration, excluding therefrom, however, all public utility installations, cable television lines, and other similar equipment, if any, owned by the utility furnishing services to the Condominium. The covenants and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future unit owners. The acquisition of title to a unit, or the lease, occupancy, or use of any portion of the condominium property, shall constitute acceptance and ratification of all provisions of this Declaration as it may be amended from time to time, and shall signify agreement to be bound by its terms.

3. NAME. The name by which this Condominium shall be identified is Veranda VII at Heritage Oaks, a Condominium, (the "Condominium") and its address is 5320 - 5330 -5340 - 5350 Hyland Hills Ave., Sarasota, FL 34241.

4. DEFINITIONS. The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context clearly requires a different meaning.

4.1 "Architectural Review Committee" or "ARC" means the Architectural Review Committee as established and empowered in Section 6 of the Club Declaration.

4.2 "Assessment" means the share of the funds required to pay the common expenses, which from time to time is assessed against each of the units.

4.3 "Association" means Veranda VII at Heritage Oaks Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

Record and Return to:
North American Title Company
401 N. Cattleman Rd. #104
Sarasota, FL 34232

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4.4 **“Association Property”** means all property, real or personal, owned or leased by the Association for the use and benefit of the unit owners.

4.5 **“Board of Directors”** or **“the Board”** means the representative body which is responsible for the administration of the Association’s affairs, and is the same body referred to in the Condominium Act as the “Board of Administration.”

4.6 **“Club”** or **“the Club”** means Heritage Oaks Golf & Country Club, Inc., a Florida corporation not for profit, which is responsible for the maintenance and operation of the Club Common Areas within Heritage Oaks Golf & Country Club, as described in the Governing Documents.

4.7 **“Club Common Areas”** and **“Community Common Areas”** when read together, refer to the real property and all improvements thereon owned or to be owned by Heritage Oaks Golf & Country Club for the use and benefit of its members.

4.8 **“Club Declaration”** means the Declaration of Covenants, Conditions and Restrictions for Heritage Oaks Golf & Country Club, as recorded in the Official Records of Sarasota County, Florida, in Book 2994, at Pages 2529, *et seq.*, as the same is amended from time to time.

4.9 **“Condominium Documents”** means this Declaration and all recorded exhibits hereto, as amended from time to time.

4.10 **“County.”** All references in the Condominium Documents to “the County” or to a specific Florida County are intended to refer to Sarasota County, Florida, and shall be construed to do so.

4.11 **“Family”** or **“single family”** means any one of the following:

(A) One natural person.

(B) Two or more natural persons who commonly reside together as a single housekeeping unit, each of whom is related by blood, marriage or adoption to each of the others.

(C) Two or more natural persons meeting the requirements of (B) above, except that there is among them one person who is not related to some or all of the others.

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

4.13 **“Governing Documents.”** The “Governing Documents” are the Club Declaration and all recorded exhibits to it, including the Articles of Incorporation and Bylaws of the Club, all as amended from time to time.

4.14 **“Guest”** means any person (other than the unit owner and his family) who is physically present in, or occupies an unit on a temporary basis at the invitation of the unit owner or other permitted occupant, without the payment of consideration.

4.15 **“Institutional Mortgagee”** means:

(A) A lending institution having a first mortgage lien upon a unit, including any of the following institutions: a Federal or State savings and loan or building and loan association, a bank chartered by a state or federal government, a real estate investment trust, a pension and profit sharing trust, a mortgage company doing business in the State of Florida, or a life insurance company; or

(B) a governmental, quasi-governmental or private agency that is engaged in the business of buying, selling, holding, guaranteeing or insuring residential mortgage loans (including without limitation the Federal National Mortgage Association, Government National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Housing Administration and Veterans Administration) and which holds, guarantees or insures a first mortgage upon a unit; or

(C) the Developer, and any and all investors or lenders, or the successors and assigns of such investors or lenders which have loaned money to Developer to acquire, develop, or construct improvements in the Condominium, and who hold a lien on all or a portion of the Condominium securing such loan. An “**Institutional Mortgage**” is a mortgage held by an Institutional Mortgagee encumbering a unit.

4.16 “**Lease**” means the grant by a unit owner to another person of a temporary right to reside in the owner’s unit in return for payment or other valuable consideration.

4.17 “**Limited Common Elements**” means those common elements which are reserved for the use of a certain unit or units to the exclusion of other units.

4.18 “**Occupant**,” when used in connection with a unit, means a person who uses a unit as his place of residence on two or more consecutive days. “**Occupy**” means the act of being an occupant.

4.19 “**Primary Institutional Mortgagee**” means that institutional mortgagee which, at the time a determination is made, holds first mortgages encumbering more units in the Condominium than any other institutional mortgagee, such determination to be made by reference to the number of units encumbered, and not by the dollar amount of such mortgages.

4.20 “**Rules and Regulations**” means the rules and regulations promulgated by the Board of Directors concerning the use of the common elements and the operation of the Association.

4.21 “**Voting Group**” means a group of members of the Club whose Living Units are represented by one (1) or more Trustees of the Club, as more particularly described in Section 11.7 of the Club Declaration, and in a Supplemental Declaration to be recorded as provided therein.

4.22 “**Voting Interests**” refers to the arrangement established in the Condominium Documents by which the owners of each unit collectively are entitled to one vote in Association matters. There are fifty-two (52) units, so the total number of voting interests of the Association is fifty-two (52) votes.

4.23 “**Voting Representative**” means the representative selected by the Members of this Neighborhood to be responsible for casting all votes of the Members in the Neighborhood in all Club matters other than the election of Trustees.

5. DESCRIPTION OF IMPROVEMENTS; SURVEY AND PLANS.

5.1 Survey and Plot Plans. Attached to this Declaration as part of Exhibit "B" and incorporated by reference herein, are a survey of the Land and plot plans, which graphically describe the improvements in which units are located, and which show all the units, including their identification numbers, locations and approximate dimensions and the common elements and limited common elements. Together with this Declaration, the exhibit is in sufficient detail to identify each unit and the common elements, and their relative locations and dimensions.

5.2 Unit Boundaries. Each unit is comprised of those parts of the building in which the unit is located that lie within the following boundaries:

(A) Upper and lower boundaries. The upper and lower boundaries of the unit shall be the following boundaries, extended to their intersections with the perimeter boundaries:

(1) Upper boundaries. The horizontal plane or planes of the unfinished lower surface of the ceiling of the unit.

(2) Lower boundaries. The horizontal plane of the unfinished upper surface of the concrete floor of the unit.

(B) Perimeter boundaries. The perimeter boundaries of the unit shall be the vertical planes of the unfinished interior surfaces of the plasterboard walls bounding the unit as shown in Exhibit "B" hereto, extended to their intersections with each other and with the upper and lower boundaries.

(C) Interior walls. The non-structural interior partition walls within an unit are not part of the boundary of a unit, and are part of the unit.

(D) Apertures. Where there are openings in any boundary, including, without limitation, windows, doors and skylights, the unit boundary shall lie at the interior unfinished surfaces of the coverings of such openings, and the frames thereof. Therefore, windows, doors, glass, screens and all frames, casings and hardware therefor, are excluded from the unit.

(E) Utilities. The unit does not include any pipes, wiring, ducts or other utility installations that are physically located within the above-described boundaries, but which serve other units or the common elements. Such utility installations shall be common elements.

In cases not specifically covered in this Section 5.2, or in any case of conflict or ambiguity, the graphic depictions of the unit boundaries that appear in Exhibit "B" hereto shall control in determining the boundaries of a unit, except the provisions of Section 5.2(D) above shall control over Exhibit "B".

6. CONDOMINIUM PARCELS; APPURTENANCES AND USE.

6.1 Shares of Ownership. The Condominium contains fifty-two (52) units. The owner of each unit also owns a one fifty-second (1/52nd) undivided share in the common elements and the common surplus.

6.2 Appurtenances to Each Unit. The owner of each unit has certain rights and owns a certain interest in the condominium property, including without limitation the following:

(A) An undivided ownership share in the Land and other common elements of the Condominium and the common surplus of the Association, as specifically set forth in Section 6.1 above.

VERANDA VII AT HERITAGE OAKS - DECLARATION

(B) Membership and voting rights in the Association, which shall be acquired and exercised as provided in the Articles of Incorporation and Bylaws of the Association, attached hereto as Exhibits "C" and "D" respectively.

(C) Golf Membership in Heritage Oaks Golf & Country Club, Inc., with all rights and obligations provided in the Governing Documents.

(D) The exclusive right to use the limited common elements reserved for the unit, and the non-exclusive right to use the common elements. These use rights are subject to the use restrictions set forth in the Governing Documents, and to the rules of the Association.

(E) An exclusive easement for the use of the airspace occupied by the unit as it exists at any particular time and as the unit may lawfully be altered or reconstructed from time to time. An easement in airspace which is vacated shall be terminated automatically.

(F) Other appurtenances as may be provided by law or by this Declaration and its exhibits.

Each unit and its appurtenances constitutes a "**condominium parcel.**"

6.3 Use and Possession. A unit owner is entitled to exclusive use and possession of his unit. He is entitled to use the common elements and common areas in accordance with the purposes for which they are intended, but no use may unreasonably interfere with the rights of other unit owners or other persons having rights to use the condominium property. No unit may be divided or any fractional portion sold, leased or otherwise transferred. The use of the units, common elements, and limited common elements shall be governed by the Condominium Documents and by the rules and regulations adopted by the Association, through its Board of Directors, as set forth in the Bylaws.

7. COMMON ELEMENTS; EASEMENTS.

7.1 Definition. The term "common elements" means all of the condominium property not included within the units, and includes without limitation the following:

(A) The Land.

(B) All portions of the buildings and other improvements on the Land not included within the units, including limited common elements.

(C) Easements through units for conduits, ducts, plumbing, wiring, and other facilities for furnishing utility services to units and the common elements.

(D) An easement of support in every portion of the condominium property that contributes to the support of a building or structure.

(E) The property and installations required for furnishing utilities and other services to more than one unit or to the common elements.

7.2 Easements. Each of the following easements and easement rights is reserved through the condominium property and is a covenant running with the land of the Condominium, and notwithstanding any of the other provisions of this Declaration, may not be revoked and shall survive the exclusion of any land from the

Condominium. None of the easements specified in this Section may be encumbered by any leasehold or lien other than those on the condominium parcels. Any lien encumbering these easements shall automatically be subordinate to the rights of unit owners with respect to such easements.

(A) Utility and other easements. The Association has the power, without the joinder of any unit owner, to grant easements such as electric, gas, cable television, or other utility or service easements, or relocate any existing easements, in any portion of the common elements, and to grant access easements or relocate any existing access easements in any portion of the common elements, as the Association shall deem necessary or desirable for the proper operation and maintenance of the Condominium. This power also includes a limited power to convey easements, as provided for in Chapter 73, Florida Statutes. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the units. The Association may also transfer title to utility-related equipment, facilities or material, and to take any other action to satisfy the requirements of any utility company or governmental agency to which any such utility-related equipment, facilities or material are to be so transferred.

(B) Encroachments. If any unit encroaches upon any of the common elements or upon any other unit for any reason other than the intentional act of the unit owner, or if any common element encroaches upon any unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists, unless the encroachment materially interferes with the legal rights of the other owners or the Association.

(C) Ingress and egress. A non-exclusive easement shall exist in favor of each unit owner and occupant, their respective guests and invitees, as well as each and every other Member of Heritage Oaks Golf & Country Club, Inc., a Florida non profit corporation, their respective guests, tenants, lessees and invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portions of the common elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portions of the common elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways.

(D) Construction; maintenance. The Developer (including its designees and contractors) shall have the right to enter the condominium property and take any action reasonably necessary or convenient for the purpose of completing the construction thereof, provided such activity does not prevent or unreasonably interfere with the use or enjoyment of the condominium property by the unit owners.

(E) Sales activity. For as long as it is offering any unit in the Condominium for sale in the ordinary course of business, the Developer and its designees shall have the right to use, without charge, any units owned by it, and the common elements in order to establish modify, maintain and utilize, as it and they deem appropriate, model units and sales and other offices. Without limiting the generality of the foregoing, the Developer and its designees may show model units or the common elements to prospective purchasers or tenants, erect on the condominium property signs and other promotional material to advertise units for sale or lease, and take all other action helpful for sales, leases and promotion of the Condominium.

(F) The easements and rights described in (D) and (E) above shall terminate upon the sale of all units in the Condominium to purchasers other than a successor Developer.

7.3 Restraint Upon Separation and Partition. The undivided share of ownership in the common elements and common surplus appurtenant to a unit cannot be conveyed or encumbered separately from the unit and

passes with the title to the unit, whether separately described or not. No owner may maintain an action for partition of the common elements. A unit owner's interest in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his unit.

8. LIMITED COMMON ELEMENTS.

8.1 Description of Limited Common Elements. Certain common elements have been or may be designated as limited common elements, reserved for the use of a particular unit or units, to the exclusion of the other units. The limited common elements and the units to which their exclusive use has been assigned are as described in this Declaration and as further identified on the attached survey and plot plan.

(A) Garages. Certain one car garages and the driveways leading to them, as shown in Exhibit "B," are limited common elements, and the exclusive right to the use of each garage and driveway is assigned as an appurtenance to the unit bearing the same number.

(B) Stairs. Any stairways, stairwells and railings which are attached to and which exclusively serve particular units are limited common elements whose use is appurtenant to those units which they serve.

(C) Air Conditioning and heating equipment. All equipment, fixtures and installations located outside of a unit, which furnish air conditioning or heating exclusively to that unit, are limited common elements.

(D) Porch or lanai. The airspace above the unfinished concrete comprising any porch or lanai attached to and exclusively serving a unit is a limited common element.

(E) Others. Any part of the common elements that is connected to and exclusively serves a single unit, and is specifically required in Section 11 of this Declaration to be maintained, repaired or replaced by, or at the expense of, the unit owner, shall be deemed a limited common element, whether specifically described above or not. This paragraph includes windows, screens, glass, and doors, including all hardware, locks and frames therefor.

8.2 Exclusive Use. The exclusive right to use a limited common element is an appurtenance to the unit or units to which that right is designated or assigned. The use right passes with the unit, whether separately described or not, and cannot be separated from it, except as may be provided by law.

9. ASSOCIATION. The operation of the Condominium is by Veranda VII at Heritage Oaks Association, Inc., a Florida corporation not for profit, which shall perform its functions pursuant to the following:

9.1 Articles of Incorporation. A copy of the Articles of Incorporation of the Association is attached as Exhibit "C".

9.2 Bylaws. The Bylaws of the Association shall be the Bylaws attached as Exhibit "D", as they are amended from time to time.

9.3 Delegation of Management. The Board of Directors may contract for the management and maintenance of the condominium property and authorize a manager or management company to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection

of assessments, keeping of records, enforcement of rules, and maintenance and repair of the common elements with funds made available by the Association for such purposes. The Association and its Directors and officers shall, however, retain at all times the powers and duties provided in the Condominium Act.

9.4 Membership. The members of the Association are the record owners of legal title to the units, as further provided in the Bylaws.

9.5 Acts of the Association. Unless the approval or affirmative vote of the unit owners is specifically made necessary by some provision of the Condominium Act or the Condominium Documents, all approvals or actions permitted or required to be given or taken by the Association may be given or taken by its Board of Directors, without a vote of the unit owners. The officers and Directors of the Association have a fiduciary relationship to the unit owners. A unit owner does not have the authority to act for the Association by reason of being a unit owner.

9.6 Powers and Duties. The powers and duties of the Association include those set forth in the Condominium Act and in the Condominium Documents and Sections 607 and 617, as applicable. The Association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers and duties. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the condominium property and association property. The Association may impose reasonable fees for use of common elements or association property. The Association has the power to enter into agreements to acquire leaseholds, memberships and other possessory or use interests in lands or facilities contiguous to the lands of the Condominium, for the use and enjoyment of the unit owners.

9.7 Official Records. The Association shall maintain its official records as required by law. The records shall be open to inspection by members or their authorized representatives at all reasonable times. The right to inspect the records includes a right to make or obtain photocopies at the reasonable expense of the member seeking copies.

9.8 Purchase of Units. The Association has the power to purchase units in the Condominium and to acquire and hold, lease, mortgage, and convey them, such power to be exercised by the Board of Directors.

9.9 Acquisition of Property. The Association has the power to acquire property, real or personal. The power to acquire personal property shall be exercised by the Board of Directors. Except as provided in Section 9.8 above, the power to acquire interests in real property may be exercised by the Board of Directors, but only after approval by at least a majority of the voting interests.

9.10 Disposition of Property. Any property owned by the Association, whether real, personal or mixed, may be mortgaged, sold, or otherwise encumbered or disposed of by the Board of Directors, without need for authorization by the unit owners.

9.11 Roster. The Association shall maintain a current roster of names and mailing addresses of unit owners. A copy of the roster shall be made available to any member upon request.

9.12 Approval of Certain Litigation. Notwithstanding any other provisions of the Condominium Documents, the Board of Directors shall be required to obtain the prior approval of at least a majority of the voting interests of the Association prior to paying or incurring any obligation to pay any legal fees to any person engaged by the Association for the purpose of commencing any lawsuit, other than for the following purposes:

- (A) the collection of assessments;

- (B) the collection of other charges which members are obligated to pay;
- (C) the enforcement of the Condominium Documents;
- (D) the enforcement of the rules and regulations of the Association;
- (E) in an emergency, when waiting to obtain the approval of the members creates a substantial risk of irreparable injury to the Association or its members; or
- (F) filing a compulsory counterclaim.

9.13 Director Qualifications. Except for Directors appointed by the Developer, each Director must be a member or the spouse of a member.

10. ASSESSMENTS AND LIENS. The Association has the power to levy and collect assessments against each unit in order to provide the necessary funds for proper operation and management of the Condominium and for the operation of the Association, including regular assessments for each unit's share of the common expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts other than common expenses which are properly chargeable against such unit under this Declaration or the Bylaws. Assessments shall be levied and payment enforced as provided in Section 6 of the Bylaws and as follows:

10.1 Common Expenses. Common expenses include all expenses of the operation, maintenance, repair, replacement and protection of the common elements and association property, the expenses of operating the Association and any other expenses properly incurred by the Association for the Condominium, including any amounts budgeted to fund reserve accounts. The cost of water and sewer service to the units shall be a common expense. If the Board of Directors enters into a contract for pest control or cable television services in bulk for all units, the cost of such services shall be a common expense.

10.2 Share of Common Expenses. The owner of each unit is liable for a share of the common expenses of the Association equal to his share of ownership of the common elements and the common surplus, as set forth in Section 6.1 above.

10.3 Ownership. Assessments collected by or on behalf of the Association become the property of the Association; no unit owner has the right to claim, assign or transfer any interest therein except as an appurtenance to his unit. No owner has the right to withdraw or receive distribution of his share of the common surplus, except as otherwise provided herein or by law.

10.4 Liability for Assessments. The owner of each unit, regardless of how title was acquired, is liable for all assessments or installments thereon coming due while he is the owner. Multiple owners are jointly and severally liable. Except as provided in Sections 10.12 and 20.3 below, whenever title to a condominium parcel is transferred for any reason, the transferee is jointly and severally liable with the transferor for all monies owed by the transferor, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee.

10.5 No Waiver or Excuse from Payment. The liability for assessments may not be avoided or abated by waiver of the use or enjoyment of any common elements, by abandonment of the unit against which the assessments are made, or by interruption in the availability of the unit or the common elements for any reason

whatsoever. No unit owner may be excused from payment of his share of the common expenses unless all unit owners are likewise proportionately excused from payment, except as provided below as to certain mortgagees.

10.6 Application of Payments; Failure to Pay; Interest. Assessments and installments thereon paid on or before ten (10) days after the due date shall not bear interest, but all sums not paid by the tenth (10th) day shall bear interest at the highest rate allowed by law, until paid. Assessments and installments thereon shall become due, and the unit owner shall become liable for the assessments or installments, on the date established in the Bylaws or otherwise set by the Association for payment. The Association may impose a late payment fee, in addition to interest, as allowed by law. All payments on account shall be applied first to interest, then to late payment fees and attorney's fees and costs, and finally to unpaid assessments as required by law. No payment by check is deemed received until the check has cleared.

10.7 Acceleration. If any special assessment or quarterly installment of regular assessments as to a unit becomes more than thirty (30) days past due and a Claim of Lien is recorded, the Association shall have the right to accelerate the due date of the entire unpaid balance of the unit's annual assessment and all special assessments for that fiscal year as if the balance had originally been due on the date the Claim of Lien was recorded. The Association's Claim of Lien shall secure payment of the entire accelerated obligation, together with interest on the entire balance, attorneys fees and costs as provided by law; and said Claim of Lien shall not be satisfied or released until all sums secured by it have been paid. The right to accelerate is exercised by sending to the delinquent owner a notice of the exercise, which notice shall be sent by certified or registered mail to the owner's last known address, and shall be deemed given upon mailing of the notice, postpaid. The notice may be given as part of the notice of intent to foreclose required by Section 718.116 of the Condominium Act, or may be sent separately.

10.8 Liens. The Association has a lien on each condominium parcel securing payment of past due assessments, including interest and reasonable attorney's fees and costs incurred by the Association incident to the collection of the assessment or enforcement of the lien, whether before, during or after a lien foreclosure suit. The lien is perfected upon recording a Claim of Lien in the Public Records of Sarasota County, Florida, stating the description of the condominium parcel, the name of the record owner, the name and address of the Association, the assessments past due and the due dates. The lien is in effect until barred by law. The recorded Claim of Lien secures all unpaid assessments and charges coming due prior to a final judgment of foreclosure. Upon full payment, the person making the payment is entitled to a satisfaction of the lien.

10.9 Priority of Lien. Except as otherwise provided by law, the Association's lien for unpaid assessments is subordinate and inferior to the lien of any recorded first mortgage, unless the Association's Claim of Lien was recorded before the mortgage. The Association's lien is superior to, and takes priority over, any other mortgage or lien regardless of when the mortgage or claim of lien was recorded. Any lease of a unit is subordinate and inferior to any Claim of Lien of the Association, regardless of when the lease was executed.

10.10 Foreclosure of Lien. The Association may bring an action in its name to foreclose its lien for unpaid assessments in the manner provided in the Condominium Act, and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien rights.

10.11 Certificate as to Assessments. Within fifteen (15) days after request by a unit owner, unit purchaser or mortgagee, the Association shall provide a certificate stating whether all assessments and other monies owed to the Association by the unit owner with respect to the condominium parcel have been paid. Any person other than the owner who relies upon such certificate shall be protected thereby.

10.12 Statutory Assessment Guarantee; Liability of Developer for Common Expenses. The Developer guarantees that from the recording of this Declaration, until December 31, 2001, or such earlier date as unit owners other than the Developer first elect a majority of the Directors of the Condominium Association (the "turnover date"), assessments against unit owners for common expenses will not exceed \$481.00 per quarter. If the turnover date has not occurred by December 31, 2001, then the Developer further guarantees that from January 1, 2002, until the first to occur of the turnover date or December 31, 2002, assessments against unit owners for common expenses will not exceed \$553.00 per quarter. If the turnover date has not occurred by December 31, 2002, the Developer further guarantees that from January 1, 2003, until the turnover date, assessments against unit owners for common expenses will not exceed \$635.00 per quarter. During this guarantee period, the Developer and units owned by the Developer shall be exempt from the payment of assessments for common expenses. The Developer shall, however, be obligated to fund any deficit caused by the failure of assessments at the guaranteed level receivable from other unit owners to meet the common expenses incurred by the Association during the guarantee period.

11. MAINTENANCE; LIMITATIONS UPON ALTERATIONS AND IMPROVEMENTS. Responsibility for the protection, maintenance, repair and replacement of the condominium property, and restrictions on its alteration and improvement shall be as follows:

11.1 Association Maintenance. The Association is responsible for the protection, maintenance, repair and replacement of all common elements and association property (other than the limited common elements that are required elsewhere herein to be maintained by the unit owner). The cost is a common expense. The Association's responsibilities include, without limitation:

- (A) Electrical wiring up to the circuit breaker panel in each unit.
- (B) Water lines, up to the individual unit cut-off valve.
- (C) Cable television lines up to the wall outlet.
- (D) Main air conditioning condensation drain lines, up to the point where the individual unit drain line cuts off.
- (E) Sewer lines, up to the point where they enter the individual unit.
- (F) The exterior surfaces of the main entrance door to each unit.
- (G) All exterior building walls, including painting, waterproofing, and caulking.
- (H) All building roofs, and skylights (if any).

The Association's responsibility does not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within a unit and serving only that unit. All incidental damage caused to a unit or limited common elements by work performed or ordered to be performed by the Association shall be promptly repaired by and at the expense of the Association, which shall restore the property as nearly as practical to its condition before the damage, and the cost shall be a common expense unless the need for the work was caused by the unit owner. Regardless of the foregoing, the Association shall not be responsible for incidental damage to any alteration or addition to the common elements made by a unit owner or his predecessor in title.

11.2 Unit Owner Maintenance. Each unit owner is responsible, at his own expense, for all maintenance, repairs, and replacements of his own unit and of certain limited common elements. The owner's responsibilities include, without limitation:

- (A) All screens, windows, window glass, and related hardware and frames.
- (B) The entrance door to the unit and its interior surface.
- (C) All other doors within or affording access to the unit.
- (D) The electrical, mechanical and plumbing fixtures, switches, valves, drains and outlets (including connections) located partially or entirely within the unit and serving only the unit.
- (E) The circuit breaker panel and all electrical wiring going into the unit from the panel.
- (F) Appliances, built-in cabinets, water heaters, smoke alarms and vent fans.
- (G) All air conditioning, and heating equipment, thermostats, ducts and related installations serving the unit exclusively, except for the air conditioner pad which is a common expense.
- (H) Carpeting and other floor coverings.
- (I) Door and window hardware and locks.
- (J) Shower pans.
- (K) The main water supply shut-off valve for the unit.
- (L) Other facilities or fixtures which are located or contained entirely or partially within the unit and serve only the unit.
- (M) All interior, partition walls which do not form part of the boundary of the unit.

11.3 Other Unit Owner Responsibilities.

(A) Porches or lanais. Where a limited common element consists of a porch or lanai area, the unit owner who has the exclusive right to the use of that space shall be responsible for day-to-day cleaning and care of the walls, floor and ceiling bounding said area, if any; and all fixed glass and sliding glass doors in portions of the entrance way to said area, if any; and the wiring, electrical outlet(s) and fixture(s) thereon, if any, and the replacement of light bulbs. The Association is responsible for the maintenance, repair and replacement of all exterior walls of the building and the concrete slabs. No porch or lanai may be covered or enclosed in any way without the prior written approval of the Board of Directors. The maintenance, repair and replacement and insurance of such approved covering or enclosure is the responsibility of the unit owner. Maintenance, repair and replacement of all screening is the responsibility of the unit owner.

(B) Garages and driveways. Maintenance of all interior spaces within the garages; the doors, windows and the automatic door opener, if any; and all related hardware shall be the unit owner's responsibility. Maintenance of exterior, roof, and structural components of the garages shall be by the Association and shall be a common expense. Day-to-day cleaning and care of the driveways and

the concrete floor of the garages is the responsibility of the unit owner having the exclusive right to use them. Resurfacing, sealing and other maintenance and repair are the Association's responsibility and are a common expense.

(C) Interior decorating. The unit owner is responsible for all decorating within his own unit, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps and other light fixtures, and other furnishings and interior decorating.

(D) Flooring. All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms or laundry rooms. An owner who desires to install any hard-surface floor covering (e.g., marble, slate, ceramic tile, parquet) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Directors prior to any work being done. If the installation is made without prior approval the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending unit owner.

(E) Window coverings. The covering and appearance of windows and doors, whether by draperies, shades, reflective film or other items, whether installed within or outside of the unit, visible from the exterior of the unit, shall be subject to the rules and regulations of the Association.

(F) Modifications and alterations. If a unit owner makes any modifications, installations or additions to the common elements with or without association approval, the unit owner, and his successors in title, shall thereby become financially responsible for:

- (1) insurance, maintenance, repair and replacement of the modifications, installations or additions; and
- (2) all damages to other property or persons caused by such modifications, installations or additions; and
- (3) the costs of removing and replacing or reinstalling such modifications if their removal by the Association becomes necessary in order to maintain, repair, replace, or-protect other parts of the condominium property; and
- (4) damage to the modifications, installations or additions caused by work being done by the Association.

(G) Use of licensed and insured contractors. Whenever a unit owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the unit or common elements, whether with or without Association approval, such owner shall be deemed to have warranted to the Association and its members that his contractor(s) are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

11.4 Appliance Maintenance Contracts. If there shall become available to the Association a program of contract maintenance for kitchen appliances or water heaters within units and/or air-conditioning compressors and/or air handlers serving individual units, which the Association determines is to the benefit of the owners

to consider, then upon agreement by a majority of the voting interests present, in person or by proxy and voting, at a meeting called for the purpose, or upon agreement by a majority of the voting interests in writing, the Association may enter into such contractual undertakings. The costs of such contractual undertakings to the Association shall be common expenses. All maintenance, repairs and replacements not covered by the contracts shall be the responsibility of the unit owner.

11.5 Alteration of Units or Common Elements by Unit Owners. No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, or in any manner change the exterior appearance of any portion of the Condominium, without first obtaining the written approval of the ARC, as well as the approval of the Board of Directors, which approval may be denied if the Board of Directors determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to, the Condominium in part or in whole. Any glass, screen, curtain, blind, shutter, awning, or other modifications, additions or installations which may be installed where visible from outside the unit, are subject to regulation by the Board of Directors. No owner may alter the landscaping of the common elements in any way without prior Board approval. The Board of Directors may revoke or rescind any approval of an alteration or modification previously given, if it appears that the installation has had unanticipated, adverse effects on the Condominium.

11.6 Alterations and Additions to Common Elements and Association Property. The protection, maintenance, repair, insurance and replacement of the common elements and association property is the responsibility of the Association and the cost is a common expense. Beyond this function, the Association shall make no material alteration of, nor substantial additions to, the common elements or real property owned by the Association costing more than \$20,000 in the aggregate in any calendar year without prior approval of at least a majority of the voting interests. Alterations or additions costing less than this amount may be made with Board approval. If work reasonably necessary to protect, maintain, repair, replace or insure the common elements or association property also constitutes a material alteration or substantial addition to the common elements, no prior unit owner approval is required. All alterations are subject to the prior approval of the ARC.

11.7 Enforcement of Maintenance. If after reasonable notice the owner of a unit fails to maintain the unit or its appurtenant limited common elements as required above, the Association may institute legal proceedings to enforce compliance, or may take any and all other lawful actions to remedy such violation, including but not limited to, entering the unit, with or without notice to or consent of the tenant or unit owner, to repair, replace, or maintain any common elements or of any portion of the unit to be maintained by the Association pursuant to this Declaration. Any expenses incurred by the Association in performing work within the unit as authorized by this Declaration shall be charged to the unit owner, together with reasonable attorney's fees and other expenses or collection, if any.

11.8 Negligence; Damage Caused by Condition in Unit. Each unit owner is liable for the expenses of any maintenance, repair or replacement of common elements, other units, or personal property made necessary by his act or negligence, or by that of any member of his family or his guests, employees, agents, or tenants. Each unit owner has a duty to maintain his unit, any limited common element appurtenant to the unit (except those limited common elements required to be maintained by the Association), and personal property therein, in such a manner as to prevent foreseeable and reasonably preventable damage to other units, the common elements or the property of other owners and residents. If any condition, defect or malfunction, resulting from an owner's failure to perform this duty causes damage to other units, the common elements, association property or property within other units, the owner of the offending unit shall be liable to the person or entity responsible for repairing the damaged property for all costs of repair or replacement not paid by insurance. If one or more of the units involved is not occupied at the time the damage is discovered, the Association may

enter the unit without prior notice to the owner and take reasonable action to mitigate damage or prevent its spread. The Association may, but is not obligated to, repair the damage with the prior consent of the owner.

11.9 Association Access to Units. The Association has an irrevocable right of access to the units for the purposes of protecting, maintaining, repairing and replacing the common elements or portions of a unit to be maintained by the Association under this Declaration, and as necessary to prevent damage to one or more units or the common elements. The Association's right of access includes, without limitation, entry for purposes of pest control and preventive maintenance of safety equipment, as well as the right, but not the duty, to enter under circumstances where the health or safety of residents may be endangered. The exercise of the Association's rights of unit access shall be accomplished with due respect for the rights of occupants to privacy and freedom from unreasonable annoyance, as well as with appropriate precautions to protect the personal property within the unit. The Association may retain a pass-key to all units. If it does, no unit owner shall alter any lock, nor install a new lock, which prevents access when the unit is unoccupied, unless the unit owner provides a key to the Association. If the Association is not given a key, the unit owner shall pay all costs incurred by the Association in gaining entrance to the unit, as well as all damage to his unit caused by forced entry, and all damage resulting from delay in gaining entrance to his unit caused by the non-availability of a key.

11.10 Pest Control. The Association may opt to supply pest control services inside of each unit, with the cost being a common expense. An owner has the option to decline such service unless the Association determines that such service is necessary for the protection of the balance of the Condominium, in which event the owner thereof must either permit the Association's pest control company to enter his unit or must employ a licensed pest control company to enter his unit on a regular basis to perform pest control services and furnish written evidence thereof to the Association. Because the cost of pest control services provided by the Association is a common expense, the election of any owner not to use the service shall not reduce the owner's assessments.

11.11 Porch or Lanai Enclosures. The Board of Directors, in its discretion, may adopt standard approved plans for screening and/or glassing-in of porches or lanais, subject to ARC approval. A unit owner may screen or enclose the porch or lanai serving his unit in accordance with the standard plan (if any) without specific consent from the Board of Directors, but only if the screening or enclosure conforms in all respects to the approved basic plans and specifications.

11.12 Hurricane Shutters. Subject to approval by the ARC, the Board of Directors shall adopt and approve a model, style and color of hurricane shutter as a standard hurricane shutter for use in the Condominium. No hurricane shutter except the standard model, color and style adopted by the Board of Directors shall be used in or upon the Condominium.

12. USE RESTRICTIONS. The use of the units and the common elements shall be in accordance with the following provisions, and with Section 5 of the Club Declaration, as long as the Condominium exists:

12.1 Units. Each unit shall at any time be occupied by only one family, its servants and guests, as a residence and for no other purpose. No business, commercial activity or profession may be conducted from any unit, nor may the name of the Condominium or the address of any unit be publicly advertised as the location of any business. The use of a unit as a public lodging establishment shall be deemed a business or commercial use. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library, from keeping his personal, business or professional records in his unit, or from handling his personal, business or professional telephone calls or written correspondence in and from his unit. Such uses are expressly declared customarily incident to residential use. This Section 12.1 is, however,

intended to prohibit commercial or business activity by a unit owner which would unreasonably disrupt the residential ambiance of the building, or make it obvious that a business is being conducted, such as by regular or frequent traffic in and out of the Condominium by persons making deliveries or pick-ups, by employees or other business associates, or by customers or clients.

12.2 Age. There is no restriction on the age of occupants of units. All occupants under eighteen (18) years of age must be closely supervised at all times by an adult to insure that they do not become a source of annoyance to other residents.

12.3 Pets. The owner of each unit may keep no more than two (2) small pets, of a normal domesticated household type (such as a cat or dog) in the unit. Dogs and cats must be leashed or carried at all times while outside of the unit. The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a reasonable source of annoyance to other residents. The owner is responsible for cleaning up after his pet. No pets of any kind are permitted in leased units. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the Condominium, but tropical fish or caged birds in reasonable numbers are permitted.

12.4 Nuisances. No owner shall use his unit, or permit it to be used, in any manner that is unreasonably disturbing, detrimental or a nuisance to the occupants of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. The use of each unit shall be consistent with existing laws, the Governing Documents and the Condominium Documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

12.5 Signs. No signs, banners, billboards or advertisements of any kind, including without limitation, those of Realtors, politicians, contractors or subcontractors, shall be erected or displayed anywhere within the Properties, including those posted in windows of buildings or motor vehicles. If any sign is erected in violation of this provision, the Declarant, the Club, or the Neighborhood Association shall have the right to enter the property on which the sign is located and remove it. The foregoing shall not apply to signs, banners, flags, billboards or advertisements used or erected by Declarant, entry and directional signs installed by Declarant, and signs required by law.

12.6 Motor Vehicles; Parking. No motor vehicle shall be parked anywhere on the condominium property except on a designated parking surface or within a garage.

(A) No commercial trucks, or other vehicles which are primarily used for commercial purposes, other than service or delivery vehicles temporarily present on business, nor any trailers, and trucks over (1) ton or trucks have dual rear wheels, may be parked on the condominium property.

(B) Boats, boat trailers, trailers, semitrailers, motorcycles, recreational vehicles, and the like, light pick-up trucks with single rear wheels of no more than one (1) ton designation, and any vehicles not in operable condition or validly licensed, may not be kept on the condominium property unless fully enclosed within a garage.

(C) No house trailer, house trailers, campers, travel trailers, mobile homes, motor homes, and other vehicles of similar size may be kept in the Condominium more than two (2) times in any month, and then only for loading and unloading purposes only.

Because the number of parking spaces is very limited, the right of the residents of any unit to keep or park more than one motor vehicle in the Condominium may be limited or regulated by the Association. For

purposes of this paragraph "kept" shall mean present for either a period of twelve (12) consecutive hours or overnight, whichever is less. Any vehicle parked in violation of this Section is subject to being towed away at the owner's expense without further warning.

12.7 Garages. The one-car garages which are limited common elements are intended for the primary purpose of parking operational motor vehicles. No garage shall be permanently enclosed or converted to any other primary use without the prior written approval of the Board. When ingress and egress to the garage is not required, the garage doors shall remain closed, except to permit ventilation when the garage is in use by the owner or other resident. Repair of motor vehicles, other than emergency repairs, is permitted only inside the garages.

13. LEASING OF UNITS. All leases of units must be in writing. A unit owner may lease only his entire unit, and then only in accordance with this Section. The ability of a unit owner to lease his unit is a privilege, not a right. The privilege may be revoked by the Board of Directors if it is abused by the unit owner, or the owner fails or refuses to follow the required procedures.

13.1 Procedures.

(A) **Notice.** An owner intending to lease his unit must give to the Board of Directors (or its designee) written notice of such intention at least five (5) days prior to the starting date of the proposed lease, together with the name and address of the proposed lessee, and other information about the lessee or the lease that the Board may reasonably require.

(B) **Failure to give notice.** Any lease entered into without notice in violation of the above provisions shall, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee by summary proceedings without securing consent to such eviction from the unit owner.

13.2 Term of Lease and Frequency of Leasing. The minimum lease term is thirty (30) consecutive days. No lease may begin sooner than thirty (30) days after the beginning of the last lease. No subleasing or assignment of lease rights by the lessee is allowed.

13.3 Occupancy During Lease Term. No one but the lessee and the members of his family within the first degree of relationship by blood, adoption or marriage may occupy the unit. The total number of overnight occupants of a leased unit is limited to six (6) persons. Pets are not permitted in leased units.

13.4 Use of Common Elements and Common Areas. To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the recreation or parking facilities during the lease term.

13.5 Regulation by Association. All of the provisions of the Condominium Documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. The Association may require lessees to post a security deposit as provided by law to protect against damage to the common elements. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the Condominium Documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not.

14. OWNERSHIP OF UNITS. The transfer of ownership of units shall be subject to the following restrictions:

14.1 Notice to Association. An owner intending to transfer ownership of his unit shall give the Association written notice of such intent at least seven (7) days prior to the closing of the sale, including the name of the purchaser and such other information about the purchaser as the Association may reasonably require. A new owner acquiring title shall provide to the Association a copy of the recorded deed, or other instrument evidencing title, within thirty (30) days after the transfer occurred.

14.2 Designation of Member of the Club. Where legal title to a unit is held in the name of two or more natural persons who are not husband and wife, or in the name of a corporation, partnership, or other entity which is not a natural person, the owner shall designate in writing one family as the member of the Club, as provided in Section 4 of the Club Declaration. For purposes of applying restrictions on the occupancy of units, the designated Club member shall also be deemed the owner of the unit

14.3 Life Estate. A unit may be subjected to a life estate, either by operation of law or by a voluntary conveyance. In that event, the life tenant shall be the member of the Club from such unit, and occupancy of the unit shall be as if the life tenant was the only owner. The life tenant shall be liable for all assessments and charges against the unit. Any consent, approval or vote required may be given by the life tenant, and the consent or approval of the holders of the remainder interest shall not be required. If there is more than one life tenant, they shall be treated as co-owners for purposes of determining voting and occupancy rights.

15. INSURANCE. In order to adequately protect the Association and its members, insurance shall be carried and kept in force at all times in accordance with the following provisions:

15.1 By the Unit Owner. Each unit owner is responsible for insuring certain parts of his own unit, and all of his personal property in the unit. The responsibility of the unit owner includes:

(A) All floor, wall and ceiling coverings of whatever kind or nature.

(B) Any of the following that are located within the unit, and are required under Section 11 of this Declaration to be maintained, repaired and replaced by the unit owner:

- (1) built-in cabinets
- (2) appliances
- (3) water heaters
- (4) air conditioning and heating equipment
- (5) electrical fixtures

(C) All alterations and improvements of, or additions to, a unit or the common elements, made by the owner, or other occupants of the unit, or by the owner's predecessors in title, without regard for whether the approval of the Association was required or obtained.

15.2 Unit Owner Insurance. Each unit owner is expected to carry an appropriate form and amounts of condominium unit owner's insurance (the standard policy is commonly called an "HO-6"). The insurance should include:

- (A) Endorsements to cover damage caused by leakage, seepage and wind-driven rain.
- (B) An endorsement covering all the additions and alterations to the unit or the common elements made by the owner or his predecessors in title.
- (C) Loss assessment protection, in such amounts as the owner deems necessary, to protect the owner against a large special assessment levied by the Association to pay for an uninsured loss by the Association.

If the unit owner fails to carry sufficient insurance to pay all possible liabilities, he bears financial responsibility for any damage to his property, or liability to others, that would otherwise be covered by such insurance. Every insurance policy issued to an individual unit owner is required by law to provide that the coverage afforded by that policy is excess over the amount recoverable under any other policy covering the same property, without rights of subrogation against the Association.

15.3 Association Insurance; Duty and Authority to Obtain. The Association shall obtain and keep in force all forms of insurance required herein or by law, and may also purchase and keep in force any other insurance the Board deems necessary or advisable. The cost is a common expense. On all policies the named insured shall be the Association, the unit owners without naming them, and the holders of mortgages and other liens encumbering units, as their interests shall appear. To the fullest extent permitted by law, the Association may self-insure, and may take into account the amount of reserves for capital expenditures and deferred maintenance it normally has available to be spent for repairs in the event of a substantial casualty. The policies may provide for reasonable and customary deductibles.

15.4 Required Coverage. The Association shall maintain adequate insurance to protect the Association, the association property, the common elements, and any parts of the condominium property required by law to be insured by the Association, with such limits of coverage as are determined and renewed at least bi-annually by the Board of Directors. A copy of each Association policy of insurance in effect must be available for inspection and photocopying by unit owners at reasonable times. The insurance to be carried by the Association includes, without limitation:

- (A) Property. Loss or damage by fire, extended coverage (including windstorm), vandalism and malicious mischief, and other hazards normally covered by what is commonly known as an "all risk" property contract. A policy issued to protect a condominium building is required by law to provide that the word "building" when used in the policy, includes all fixtures, installations, and additions located within the unfinished interior surfaces of the perimeter walls, floors, and ceilings of the individual units, as initially constructed or installed by the developer in conformity to the original plans and specifications, and all replacements of like kind or quality. If the original plans and specifications are not available, the Association's insurance covers the aforementioned items as they existed when the unit was initially conveyed by the developer to the first purchaser.
- (B) Liability. Premises and operations liability for bodily injury and property damage with such coverages and policy limits as are determined by the Board of Directors, with cross liability endorsements to cover potential liabilities of the unit owners as a group to any single unit owner. The Association's liability insurance shall also include a broad form comprehensive general liability endorsement, medical payments endorsement, and elevator liability and collision coverage.

(C) Automobile. To cover potential liability of the Association and the driver, for bodily injury and/or property damage resulting from an accident while the driver is operating any motor vehicle, with such coverage as may be determined by the Board of Directors.

(D) Compensation. The Association shall maintain Workers' Compensation insurance if and as required by law.

(E) Statutory fidelity bond. To the extent required by the Condominium Act as amended from time to time.

15.5 Optional Coverage. The Association may also obtain and maintain liability insurance protecting directors and officers, health or other insurance for the benefit of Association employees, an endorsement for losses caused by operation of local ordinances, and flood insurance covering the common elements, Association property, and units. The Association may also purchase and carry other insurance the Board of Directors determines to be in the best interest of the Association and its members.

15.6 Waiver of Subrogation. If available and where applicable, the Board of Directors shall seek insurance policies which provide that the insurer waives its right to subrogation as to any claim against the Association and its unit owners, or their respective servants, agents or guests, except for any claim based on intentional wrongdoing or gross negligence evidencing reckless, willful or wanton disregard for life or property.

15.7 Insurance Proceeds; Beneficiaries. All insurance policies purchased by the Association shall be for the benefit of the Association, the unit owners and their mortgagees as their interests may appear, and all proceeds from policies purchased by the Association shall be payable only to the Association. The duty of the Association shall be to receive the proceeds as paid, hold them in trust, and then disburse them for the purposes stated herein, to the benefit of the unit owners and their respective mortgagees in the following shares:

(A) Damage to property maintained by the Association. Proceeds on account of damage to common elements, association property, and any parts of the units which are required to be maintained, repaired and replaced by the Association shall be held in as many undivided shares as there are units, the shares of each unit owner being the same as his share in the common elements and common surplus, as provided in Section 6 above.

(B) Damage to property insured by Association but maintained by unit owners. Proceeds received from Association policies on account of damage within the units or to limited common elements that is the responsibility of the unit owner to maintain, repair or replace shall be held in percentage shares based on the estimated dollar amount within each damaged unit or its limited common elements as a percentage of the total damage within all units or their limited common elements.

(C) Mortgagee. If a mortgagee endorsement has been issued as to a unit, the shares of the mortgagee and the unit owner shall be as their interests appear. No mortgagee shall ever have the right to require application of insurance proceeds to any mortgage it may hold against a unit, unless the share of proceeds on account of damage to that unit are not to be used for repairs, or they exceed the actual cost of repairs or reconstruction. Except as otherwise expressly provided herein or by law with respect to a proposed termination of the condominium or a material change in the appurtenances to the encumbered unit, no mortgagee has a right to participate in determining whether improvements will be repaired or reconstructed after casualty.

(D) Deductibles. In the case of losses covered by Association property insurance, the burden of paying for damage not covered because of a deductible shall be borne by the person or entity that would be required to pay to repair or reconstruct the property in the absence of insurance. If multiple parties would be responsible, the deductible shall be allocated among them according to the percentage of the total uninsured loss each party must bear.

15.8 Distribution of Proceeds. Insurance proceeds from Association policies held by the Association in the shares provided for above, shall be distributed to or for the benefit of, the unit owners as provided herein.

(A) Costs of protecting and preserving the property. If a person other than the person responsible for repair and reconstruction has in good faith advanced funds to preserve or protect the property to prevent further damage or deterioration before repairs are made, the funds so advanced shall first be repaid, with interest if required.

(B) Cost of repair or reconstruction. If the damage for which the proceeds are paid is to be repaired or reconstructed the remaining proceeds shall be paid to defray the costs as provided in Sections 15.7 (A) and (B) above. Any proceeds remaining after repairs and reconstruction shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being paid jointly to them.

(C) Failure to repair or reconstruct. If it is determined in the manner elsewhere provided herein that the damages for which the proceeds are paid shall not be reconstructed or repaired, the proceeds on account of that damage shall be distributed to the beneficial owners of the unit, remittances to unit owners and their mortgagees being payable jointly to them.

15.9 Association as Agent. The Association is hereby irrevocably appointed as agent for each unit owner, with full authority to assert, negotiate, waive or settle any and all claims arising under insurance policies purchased by the Association for damage or loss to the unit or the unit owner's property.

16. REPAIR OR RECONSTRUCTION AFTER CASUALTY. If any part of the condominium property or association property is damaged, whether and how it shall be reconstructed or repaired shall be determined as follows:

16.1 Damage to Units. Where "less than very substantial" loss or damage occurs, and is confined largely or entirely within one or more units, the shares specified in Section 15.7 above, of any insurance proceeds from Association policies on account of the loss or damage shall be paid to or on behalf of the owner of each damaged unit, who shall be responsible to undertake and complete repairs within his unit.

16.2 Damage to Common Elements - "Less than Very Substantial." Where the common elements or association property are damaged, but the loss is "less than very substantial," as defined below, the Association must repair, restore and rebuild the damage in accordance with the following:

(A) The Board of Directors, without unreasonable delay, shall seek detailed estimates of the costs and methods of repair and restoration, and negotiate the contract for same.

(B) If the amount of available insurance proceeds and reserves is not sufficient to pay for repair and reconstruction of the common elements and association property, the Board of Directors shall promptly, upon determination of the deficiency, levy a special assessment to provide the necessary funds. Such special assessments do not require prior approval by the unit owners. The revenue from the special assessment shall be added to the funds available for repair and restoration of the property.

16.3 “Very Substantial Damage.” As used in this Declaration, the term “very substantial damage” means loss or damage caused by a common occurrence resulting in at least a majority of the total units being so badly damaged that they cannot reasonably be rendered habitable within sixty (60) days from the date of the casualty. Should such “very substantial damage” occur:

(A) Directors and officers, or any of them, are authorized, regardless of any other provision of this Declaration, to take such actions as may reasonably appear necessary under emergency conditions, including but not limited to actions authorized in Section 4.16 of the Bylaws. This authority includes the right to take actions to protect life and property, to evacuate or shore-up structures and salvage property, to engage security, services and take other actions to protect against looting or other criminal acts, and to alter the condominium property or association property as might be reasonable under the circumstances to protect the condominium property or association property from further damage or deterioration. This authority includes the authority to expend any and all available association funds, including reserves.

(B) The Board of Directors shall seek comprehensive, detailed estimates of the cost of repairs and shall proceed to settle all insurance claims that will provide funds for reconstruction.

(C) A meeting of the members shall be held within sixty (60) days after the Board has obtained the information to determine the will of the membership with reference to rebuilding or termination of the Condominium, subject to the following:

(1) If, as a result of its investigation of the amount of damage, the costs of repairs and reconstruction, and the likely sum of all insurance proceeds, reserves and other association funds available for the restoration and repairs, a majority of the Board determines that it is reasonable to anticipate that repairs and reconstruction can be accomplished without the need to levying additional assessments in excess of fifteen percent (15%) of the total annual budget (including reserves) for the Condominium in the year in which the casualty occurred, the damage shall be repaired and the Condominium rebuilt unless at least two-thirds (2/3rds) of the total voting interests of the Condominium vote for termination, in which case the Condominium shall be terminated.

(2) If upon the advice of legal counsel, engineers, and other experts, it appears unlikely that the then applicable zoning or other regulatory laws and administrative rules will allow reconstruction of the same number and general types of units; or if it appears that the insurance proceeds, reserves and other association funds available for repairs and reconstruction will not be sufficient to cover the estimated cost without also levying assessments exceeding fifteen percent (15%) of the total annual budget (including reserves) for the Condominium in the year in which the casualty occurred, the Condominium shall be terminated, unless at least two-thirds (2/3rds) of the total voting interests of the Condominium vote against termination. If the requisite number of unit owners vote against termination, the Board of Directors shall levy such assessments it deems necessary, and shall proceed with repairs and reconstruction.

(D) If any dispute arises as to whether “very substantial damage” has occurred, a determination by a majority vote of the entire Board of Directors shall be conclusive.

16.4 Application of Insurance Proceeds. It shall be presumed that the monies used or distributed for repairs and reconstruction are insurance proceeds, until all insurance funds are depleted. If it is determined that there are unused funds held in trust by the Association after the paying all costs of repair and

reconstruction, the balance shall be distributed to the unit owners, except as otherwise provided in Section 15.7(C) above.

16.5 Equitable Relief. If damage to the condominium property temporarily prevents occupancy of one or more units, and the Association does not undertake and complete repairs or reconstruction sufficient to make the unit useable within a reasonable period of time, the unit owner may petition a court for equitable relief, which in the discretion of the court may include termination of the Condominium, followed by partition of the former condominium and association property. For purposes of this Section 16.5, in the event of "very substantial damage" there is a rebuttable presumption that repairs and reconstruction have occurred within a reasonable period of time if substantial work begins within six (6) months after the casualty occurred, and the work is substantially completed within nine (9) months thereafter.

16.6 Plans and Specifications. All reconstruction and repairs must substantially conform to the plans and specifications for the original buildings, unless different plans and specifications are first approved by the Board of Directors, by the owners of at least two-thirds (2/3rds) of the units, by the ARC, and by the Primary Institutional Mortgagee. Such approvals may not be unreasonably withheld. However, no change in plans and specifications shall materially reduce the interior floor space of any unit without the consent of the unit owner and his institutional mortgagee, if any.

17. CONDEMNATION.

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

17.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after a taking by condemnation or eminent domain will be determined in the same manner provided for determining whether damaged property will be repaired or reconstructed or after a casualty.

17.3 Disbursement of Funds. If the Condominium is terminated, the proceeds of all awards and other payments will be deemed association property and shall be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a casualty. If the Condominium is not terminated, but the size of the Condominium will be reduced, the owners of units to be diminished or eliminated, if any, will first be made whole, and any property damaged by the taking will be made usable in the manner provided below. Proceeds of awards and special assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursements of funds after a casualty.

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

17.5 Units Reduced but Habitable. If the size of a unit must be reduced, and the remaining portion of the unit can be made habitable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) Rehabilitation of unit. The unit shall be made habitable. If the cost of doing so exceeds the amount of the award, the additional funds required shall be the obligation of the owner of the unit.

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

17.6 Unit Made Not Habitable. If the condemnation is of an entire unit or reduces the size of a unit so that it cannot be made habitable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) Payment of award. The award shall be paid to the owner of the unit and to each mortgagee of the unit as their interests may appear, the remittance being made payable jointly to the owner and mortgagee(s).

(B) Addition to common elements. If possible and practical, any remaining portion of the unit shall become part of the common elements and shall be placed in condition for use by some or all unit owners in a manner approved by the Board of Directors.

(C) Adjustment of shares in common elements. The shares in the common elements appurtenant to the units that continue as part of the Condominium shall be adjusted to equitably distribute the ownership of the common elements among the changed number of units.

(D) Assessments. If the award to the Association for damage to the common elements resulting from a taking is not sufficient to pay the cost of converting the remaining portions of the unit for use as a part of the common elements, the additional funds required for those purposes shall be raised by special assessment against all unit owners who will continue as owners of units after the changes in the Condominium affected by the taking. The assessments shall be made in proportion to the shares of those owners in the common elements after the changes affected by the taking.

17.7 Taking of Common Elements. Awards for the taking of common elements only shall be used to make the remaining portion of the common elements usable in a manner approved by the Board of Directors. The balance of such awards, if any, shall become part of the common surplus.

17.8 Amendment of Declaration. Any changes in units and in the common elements, in the ownership of the common elements, and in the sharing of common expenses that are necessitated by condemnation or eminent domain shall be accomplished by amending this Declaration and Exhibits "A" and "B" in conformity to the changes mandated by Sections 17.5 and 17.6 above. Such amendments require approval by the owners of at least a majority of the units. Approval of, or joinder by, lien holders is not required for any such amendment.

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

18.1 Agreement. The Condominium may be caused to be terminated at any time by written agreement of the owners of at least three-fourths (3/4ths) of the units, and the Primary Institutional Mortgagee.

18.2 Very Substantial Damage. If the Condominium suffers "very substantial damage" as defined in Section 16.3 above, and it is not decided, as therein provided, that the Condominium will be rebuilt, the condominium form of ownership of the property in this Condominium will be terminated.

18.3 Certificate of Termination. The termination of the Condominium by either of the foregoing methods shall be evidenced by a Certificate of Termination, executed by the President or Vice-President with the formalities of a deed, and certifying as to the facts effecting the termination. The certificate shall also include the name and address of a Florida financial institution with trust powers, or a licensed Florida attorney, who is designated by the Association to act as Termination Trustee, and shall be executed by the Trustee indicating willingness and ability to serve in that capacity. Termination of the Condominium occurs when a Certificate of Termination meeting the requirements of this Section is recorded in the Public Records of Sarasota County, Florida. The recording of that Certificate of Termination automatically divests the Association and all unit owners of legal title, and vests legal title in the Termination Trustee named in the Certificate of Termination, to all real and personal property which was formerly the condominium property or association property, without need for further conveyance. Beneficial title to the former condominium and association property is owned by the former unit owners as tenants in common, in the same undivided shares as each owner previously owned in the common elements. Upon termination, each lien encumbering a condominium parcel shall be automatically transferred to the equitable share in the condominium property attributable to the unit encumbered by the lien, with the same priority.

18.4 Wind-up of Association Affairs. The termination of a Condominium does not, by itself, terminate the Association. The former unit owners and their successors and assigns shall continue to be members of the Association, and the members of the Board of Directors and the officers of the Association shall continue to have the powers granted in this Declaration, and in the Articles of Incorporation and Bylaws, for the purpose of winding up the affairs of the Association in accordance with this Section.

18.5 Trustee's Powers and Duties. The Termination Trustee shall hold title to the property for the benefit of the former unit owners and their successors, assigns, heirs, devisees, mortgagees and other lien holders, as their interests shall appear. If the former unit owners approve a sale of the property as provided in this Section, the Termination Trustee shall have the power and authority to convey title to the real property, and to distribute the proceeds in accordance with the provisions of this Section. The Termination Trustee shall be entitled to reasonable fees for acting in such capacity, and such fees, and all costs and expenses incurred by the Termination Trustee in the performance of its duties, shall be paid by the Association or paid from the proceeds of the sale of the former condominium and association property, or other Association assets, and shall constitute a lien on the property superior to any other lien. The Trustee shall be entitled to indemnification by the Association from any and all liabilities and costs incurred by virtue of acting as Termination Trustee unless such liabilities are the result of gross negligence or malfeasance. The Termination Trustee may rely upon the written instructions and information provided to it by the officers, Directors and agents of the Association, and shall not be required to inquire beyond such information and instructions. In the event of the resignation or incapacity of the Trustee, a successor Trustee may be appointed by the Circuit Court on the petition of the Association.

18.6 Partition; Sale. Following termination, the former condominium property and association property may be partitioned and sold upon the application of any unit owner. If following a termination, at least seventy-five percent (75%) of the voting interests agree to accept an offer for the sale of the property, the Board of Directors shall notify the Termination Trustee, and the Trustee shall complete the transaction. In that event, any action for partition of the property shall be held in abeyance pending the sale, and upon the consummation of the sale shall be discontinued by all parties thereto. If the unit owners have not authorized a sale of the former condominium and association property within 1 year after the recording of the Certificate of Termination, the Trustee may proceed to sell the property without agreement by the former unit owners. The proceeds of the sale of any of the property or assets of the Association shall be distributed by the Termination Trustee to the beneficial owners thereof, as their interests shall appear.

18.7 New Condominium. The termination of the Condominium does not bar creation of another condominium including all or any portion of the same property.

18.8 Provisions Survive Termination. The provisions of this Section 18 are covenants running with the land, and shall survive the termination of the Condominium until all matters covered by those provisions have been completed. The Board of Directors shall continue to function in accordance with the Bylaws and Articles of Incorporation, and shall have the power to levy assessments to pay the costs and expenses of maintaining the property until it is sold. The costs of termination, the fees and expenses of the Termination Trustee, as well as post-termination costs of maintaining the former condominium property and winding up the affairs of the Association, are common expenses, the payment of which shall be secured by a lien on the beneficial interest owned by each former unit owner, which to the maximum extent permitted by law, shall be superior to, and take priority over, all other liens.

19. OBLIGATIONS OF OWNERS.

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

- (A) The Association;
- (B) A unit owner;
- (C) Anyone who occupies a unit; or
- (D) Any member of the Board of Directors who willfully and knowingly fails to comply with these provisions.

19.2 Waiver of Rights. The failure of the Association or of a member to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or member to enforce such right, provision, covenant or condition in the future. A provision of the Condominium Act may not be waived by a unit owner if the waiver would adversely affect the rights of the owner or defeat the purpose of the provision, except that unit owners or Directors may waive notice of specific meetings as provided in the Bylaws. Any written instrument or instruction given by a prospective purchaser or unit owner to an escrow agent may be relied upon by the escrow agent, whether or not such instruction and the payment of funds thereunder might otherwise constitute a waiver of any provision of the Condominium Act.

19.3 Attorney's Fees. In any legal proceeding arising out of an alleged failure of a tenant, unit owner or the Association to comply with the requirements of the Condominium Act or the Condominium Documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys fees as may be awarded by the court.

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

20. RIGHTS OF MORTGAGEES.

20.1 Approvals. Written consent of the institutional mortgagee of a unit shall be required for any amendment to the Declaration which would decrease the percentage interests of the unit in the ownership of the common elements, except as provided in Section 17.6(C) above.

20.2 Notice of Casualty or Condemnation. In the event of condemnation, eminent domain proceedings, or very substantial damage to, or destruction of, any unit or any part of the common elements, the record holder of any first mortgage on an affected unit shall be entitled to notice.

20.3 Mortgage Foreclosure. If the mortgagee of a first mortgage of record, or any other person, acquires title to a condominium parcel as a result of foreclosure of the mortgage, or by a deed given in lieu of foreclosure, the liability of the new owner for payment of the shares of common expenses or assessments attributable to the condominium parcel, which came due prior to the acquisition of title shall be governed by the Condominium Act, as it may be amended from time to time. Any unpaid share of common expenses for which such the new owner is exempt from paying becomes a common expense collectible from all unit owners, including the acquirer and his successors and assigns. No owner or acquirer of title to a condominium parcel by foreclosure (or by a deed in lieu of foreclosure) may, during his period of ownership, whether the parcel is occupied or not, be excused from paying any assessments coming due during the period of such ownership.

20.4 Redemption. If proceedings are instituted to foreclose any mortgage or lien on any unit, the Association, on behalf of one or more unit owners and with the permission of the mortgagee, may redeem the mortgage or lien for the amount due thereon and be thereby subrogated to all of the mortgagee's or lienor's rights of action, or the Association may purchase the unit at the foreclosure sale. A mortgagee has an unrestricted, absolute right to accept title to the unit in settlement and satisfaction of the mortgage or to foreclose its mortgage in accordance with its terms, and to bid upon the unit at the foreclosure sale.

20.5 Right to Inspect Books. The Association shall make available to institutional mortgagees, upon written request, current copies of the recorded Condominium Documents, and the books, records and financial statements of the Association. "Available" means ready for inspection, upon written request, during normal business hours, or under other reasonable circumstances. Photocopies provided at the request of the mortgagee shall be at the expense of the mortgagee.

20.6 Financial Statements. Any institutional mortgagee is entitled, upon written request, to a copy of the financial statement or financial report of the Association as delivered to the owners for the immediately preceding fiscal year, as required by Section 718.11(14), Florida Statutes.

20.7 Lender's Notices. Upon written request to the Association, an institutional mortgagee is entitled to timely written notice of:

- (A) Any delinquency of sixty (60) days or longer in the payment of assessments or charges owed by the owner of any unit on which it holds a mortgage.
- (B) A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association.
- (C) Any proposed action that requires the consent of a specified number or percentage of mortgage holders.

21. DEVELOPER'S RIGHTS AND DUTIES. Notwithstanding any other provision of this Declaration, so long as the Developer or any successor in interest to the developmental rights of the Developer is offering any units in the Condominium for sale in the ordinary course of business, the following shall apply:

21.1 Developer's Use. Until the Developer has completed all of the contemplated improvements and has sold all of the units in the Condominium neither the unit owners nor the Associations may use the condominium property in any way that unreasonably interferes with the completion of construction and the sale of units. The Developer may make any use of the unsold units and the common elements as may reasonably be expected to facilitate completion and sales, including, but not limited to, maintenance of a sales office, display of signs, leasing units, and showing the units for sale to prospective purchasers. Until it no longer owns any units for sale in the ordinary course of business, the Developer also reserves the right to sell and lease back one or more units for use as "hospitality suites," providing short term guest accommodations for prospective purchasers or other business guests of the Developer,

21.2 Assignment. All or any of the rights, privileges, powers and immunities granted or reserved to the Developer in the Condominium Documents may be assigned by the Developer to a successor developer without the consent of any other unit owner or any holder of a mortgage secured by any unit. In the event of the foreclosure of any construction mortgage owed by the Developer, or deed in lieu of such foreclosure, the person first acquiring title to such interest by reason of such foreclosure, or deed in lieu of foreclosure, shall succeed to all rights, powers, privileges and immunities of the Developer.

21.3 Amendments by Developer. The Developer has the right under the Condominium Act to amend this Declaration and any of its exhibits for certain specific purposes. Said amendments may be made and executed solely by the Developer and recorded in the Public Records of Sarasota County, Florida, and without any requirement of securing the consent of any unit owner, the Association, or the owner and holder of any lien encumbering a condominium parcel. Developer reserves the right to construct any mix of unit types in each building, including omitting a particular unit type altogether, based on customer demand.

21.4 Sale of Units. The Developer shall have the right to sell or transfer any unit owned by it to any person, on such terms and conditions as it deems in its own best interest.

21.5 Transfer of Association Control. By electing a majority of the Directors, the unit owners other than the Developer assume control. At that time the Developer must deliver to the Association all property and records of the Association held or controlled by the Developer. The Developer may turn over control of the Association to unit owners other than the Developer before the statutory deadlines by causing all of its appointed Directors to resign, whereupon it becomes the affirmative obligation of unit owners other than the Developer to elect Directors and assume control. Provided at least sixty (60) days notice of the Developer's decision to cause its appointees to resign is given to unit owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with the resignations if unit owners other than the Developer refuse or fail to assume control.

21.6 Developer's Rights. As long as the Developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer.

- (A) Any amendment of the Condominium Documents which would adversely affect the Developer's rights.
- (B) Any assessment of the Developer as a unit owner for capital improvements.

(C) Any action by the Association that would be detrimental to the sales of units by the Developer. However, an increase in assessments for common expenses shall not be deemed to be detrimental to the sales of units.

22. AMENDMENT OF DECLARATION. Except as otherwise provided above as to amendments made by the Developer, all amendments to this Declaration shall be proposed and adopted as follows:

22.1 Proposal. Amendments to this Declaration may be proposed by the Board of Directors or by written petition signed by the owners of at least one-fourth (1/4th) of the units.

22.2 Procedure. If any amendment to this Declaration is proposed as provided above, the proposed amendment shall be submitted to a vote of the unit owners not later than the next annual meeting for which proper notice can be given. In the case of proposed amendments by petition of the unit owners, the Association may have Association counsel revise the wording of the amendment or its manner of presentation, but only for the purpose of meeting minimum requirements for form or presentation of amendments, and to clarify or correct the wording of the amendment without materially changing the intent and effect of the amendment if it is adopted. The Association is under no obligation to present to the members for a vote any proposed amendment that in the opinion of Association counsel would require or permit any person to perform an unlawful act or omission to act.

22.3 Vote Required. Except as otherwise provided by law, or by specific provision of the Condominium Documents, this Declaration may be amended if the proposed amendment is approved by at least two-thirds (2/3rds) of the voting interests of the Condominium who are present in person, or by proxy, and voting at any annual or special meeting called for the purpose. Prior to the assumption of control of the Association by unit owners other than the Developer, this Declaration and all exhibits may be amended by vote of a majority of the Directors, and no vote of the unit owners is required.

22.4 Certificate; Recording; Effective Date. A copy of each adopted amendment shall be attached to a certificate attesting that the amendment was duly adopted, which certificate shall be in the form required by law and shall be executed by the President or Vice President of the Association. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Sarasota County, Florida.

22.5 Proviso. An amendment to this Declaration may change the configuration or size of any unit in a material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the owner of a parcel shares the common expenses and owns the common surplus, only if the record owner of the unit, his institutional mortgagee, if any, and the owners of at least a majority of the units, consent to the amendment. This proviso does not apply to changes ordered by a governmental agency as a result of condemnation or a taking by eminent domain under Section 17 above, nor to mergers under Section 22.7 below.

22.6 Amendment of Provisions Relating to Developer. As long as the Developer is offering any units in the Condominium for sale in the ordinary course of business, no amendment shall be effective to change any provision relating specifically to the Developer without the Developer's written consent.

22.7 Mergers and Consolidations. The Heritage Oaks Golf & Country Club development is planned to contain several condominiums or other forms of residential development, each with its own mandatory membership association, and with all owners sharing the use of certain common facilities operated by the

Club. This multi-development, multi-association structure is administratively convenient and desirable from the Developer's perspective.

(A) Corporate mergers or consolidations. It is possible, however, that the unit owners in two or more of the condominiums and/or other residential developments in Heritage Oaks Golf & Country Club, after they have assumed control of their associations, will determine that it is financially beneficial and in their best interests collectively to consolidate or merge any or all of the neighborhood associations in Heritage Oaks Golf & Country Club into one association, in the manner provided in Chapter 617, Florida Statutes, as it may be amended from time to time, for the merger or consolidation of non-profit corporations, without necessarily merging the condominiums or property comprising other neighborhoods operated by the neighborhood associations involved. In that event, this Declaration and all recorded exhibits to it can be amended in any way necessary to facilitate or permit such a merger or consolidation of associations, by the approval of at least a majority of the voting interests of this Condominium who are present in person or by proxy and voting at a meeting of the members called for the purpose of approving the proposed merger or consolidation.

(B) Mergers of condominiums. It is also possible that the unit owners in two or more condominiums and/or other residential developments in Heritage Oaks Golf & Country Club after they have assumed control of their associations, will determine that it is financially beneficial and in their best interests collectively to consolidate or merge the property comprising two or more Neighborhoods in Heritage Oaks Golf & Country Club into a single condominium, operated by one association, as provided for in Section 718.110(7), Florida Statutes (1997), as amended. For that reason, regardless of any other provision in this Declaration to the contrary, this Declaration and all of the recorded exhibits to it may be amended in any way reasonably necessary to accomplish such a property merger by the written consent of a least seventy-five percent (75%) of the voting interests of each condominium involved, and the approval of all record owners of liens on the units. No other approval, consent or joinder of any other person shall not be necessary. Proviso: the amendments or new documents accomplishing a property merger must provide that:

- (1) The security and priority of all existing mortgages and liens, and the rights of existing mortgagees and lienholders, shall not be impaired by the merger;
- (2) The then-existing restrictions on the use, occupancy and transfer of units shall not be materially changed as part of the merger; and
- (3) The share of common expenses and ownership of the common elements for each unit in the new condominium shall be a fraction, the numerator of which is the number "one" (1), and the denominator of which is the total number of dwelling units in all condominiums or other developments being merged.

23. MISCELLANEOUS.

23.1 Severability. The invalidity or non-enforceability in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision of this Declaration, or any exhibit attached thereto, shall not affect the remaining portions thereof.

23.2 Applicable Statutes. The validity, application and construction of this Declaration and its exhibits shall be governed by the Laws of Florida, particularly the Condominium Act, as it exists on the date of recording this Declaration in the Public Records of Sarasota County, Florida.

23.3 Conflicts. If there is an irreconcilable conflict between any provision of this Declaration and the Governing Documents or the Condominium Act, the Governing Documents or the Condominium Act shall control. If there is a conflict between this Declaration and the Association's Articles of Incorporation or Bylaws, this Declaration shall control.

23.4 Interpretation. The Board of Directors is responsible for interpreting the provisions of this Declaration and its exhibits. Such interpretation shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board is not unreasonable shall conclusively establish the validity of such interpretation.

23.5 Exhibits. There are hereby incorporated within this Declaration any materials contained in any of the exhibits hereto which, under the Condominium Act, are required to be part of the Declaration.

23.6 Headings, Emphasis, and Capitalization. The headings used in the Condominium Documents, the use of bold print and italics, and the capitalization of certain words, are intended to enhance the clarity and readability of the documents, but they do not constitute substantive matter intended to be considered in construing the terms and provisions of these documents.

IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

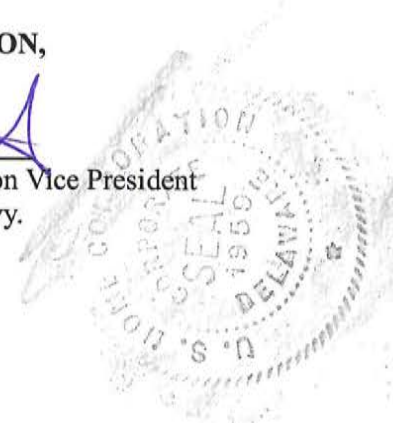
Signed in the presence of:

Karen S. Ebert
Witness
Print name: KAREN S. EBERT

Deborah Bellinder
Witness
Print name: Deborah Bellinder

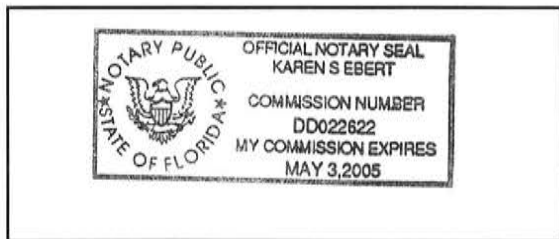
U.S. HOME CORPORATION,
a Delaware corporation
By: Charles A. Danna, Jr.
Charles A. Danna, Jr. Division Vice President
10481 Six Mile Cypress Pkwy.
Ft. Myers, FL 33912

(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed before me this 10th day of JANUARY, 2002, by Charles A. Danna, Jr., Division Vice President, of U. S. Home Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me, or did produce _____ as identification.



Notarial Seal

Karen S. Ebert
Notary Public Signature
KAREN S. EBERT
Print name

VERANDA VII AT HERITAGE OAKS

DESCRIPTION:

PARCEL G-2:

A parcel of land lying in Section 9, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Begin at the most northwesterly corner of Tract 523-A, Heritage Oaks Golf & Country Club, Unit VIII, recorded in Plat Book 40, Pages 17, 17A-17D, Public Records of Sarasota County, Florida, same being the point of curvature of a curve to the right having a radius of 401.70 feet, a central angle of $15^{\circ}45'29''$, a chord length of 110.13 feet and a chord bearing of $S.60^{\circ}15'25''W.$; thence along the arc of said curve an arc length of 110.48 feet to the point of tangency; thence $S.70^{\circ}05'38''W.$, a distance of 170.26 feet; thence $S.84^{\circ}39'45''W.$, a distance of 62.58 feet; thence $S.80^{\circ}41'48''W.$, a distance of 336.90 feet; thence $S.49^{\circ}51'48''W.$, a distance of 49.92 feet; thence $N.21^{\circ}12'53''W.$, a distance of 84.25 feet; thence $N.11^{\circ}51'47''W.$, a distance of 82.56 feet; thence $N.80^{\circ}41'47''E.$, a distance of 427.45 feet to the point of curvature of a curve to the left having a radius of 496.00 feet, a central angle of $25^{\circ}13'57''$, a chord length of 216.67 feet and a chord bearing of $N.68^{\circ}04'48''E.$; thence along the arc of said curve an arc length of 218.43 feet; thence leaving said curve $S.48^{\circ}14'02''E.$, a distance of 153.89 feet to the POINT OF BEGINNING.

Parcel contains 98095 square feet more or less.

PARCEL G-3:

A parcel of land lying in Section 9, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the most northwesterly corner of Tract 523-A, Heritage Oaks Golf & Country Club, Unit VIII, recorded in Plat Book 40, Pages 17, 17A-17D, Public Records of Sarasota County, Florida; thence $N.48^{\circ}14'02''W.$, a distance of 180.70 feet to the POINT OF BEGINNING; thence continue $N.48^{\circ}14'02''W.$, a distance of 46.64 feet to a point on a curve to the right having a radius of 425.00 feet, a central angle of $22^{\circ}53'14''$, a chord length of 168.64 feet and a chord bearing of $S.69^{\circ}15'10''W.$; thence along the arc of said curve an arc length of 169.77 feet to the point of tangency; thence $S.80^{\circ}41'47''W.$, a distance of 199.17 feet to the point of curvature of a curve to the left having a radius of 22.00 feet, a central angle of $30^{\circ}00'00''$, a chord length of 11.39 feet and a chord bearing of $S.05^{\circ}41'47''W.$; thence along the arc of said curve an arc length of 11.52 feet to the point of compound curvature of a curve to the left having a radius of 24.00 feet, a central angle of $90^{\circ}00'00''$, a chord length of 33.94 feet and a chord bearing of $S.54^{\circ}18'13''E.$; thence along the arc of said curve an arc length of 37.70 feet to the point of tangency; thence $N.80^{\circ}41'47''E.$, a distance of 178.11 feet to the point of curvature of a curve to the left having a radius of 470.00 feet, a central angle of $24^{\circ}27'32''$, a chord length of 199.12 feet and a chord bearing of $N.68^{\circ}28'01''E.$; thence along the arc of said curve an arc length of 200.64 feet to the POINT OF BEGINNING.

Parcel contains 17296 square feet more or less.

PARCEL G-4:

A parcel of land lying in Section 9, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the most northwesterly corner of Tract 523-A, Heritage Oaks Golf & Country Club, Unit VIII, recorded in Plat Book 40, Pages 17, 17A-17D, Public Records of Sarasota County, Florida; thence N.48°14'02"W., a distance of 227.34 feet to a point on a curve to the right having a radius of 425.00 feet, a central angle of 22°53'14", a chord length of 168.64 feet and a chord bearing of S.69°15'10"W.; thence along the arc of said curve an arc length of 169.77 feet to the point of tangency; thence S.80°41'47"W., a distance of 233.06 feet to the POINT OF BEGINNING; thence continue S.80°41'47"W., a distance of 84.95 feet to the point of curvature of a curve to the right having a radius of 295.00 feet, a central angle of 24°40'49", a chord length of 126.09 feet and a chord bearing of N.86°57'49"W.; thence along the arc of said curve an arc length of 127.07 feet; thence leaving said curve S.01°27'34"W., a distance of 73.24 feet; thence N.80°41'47"E., a distance of 200.75 feet to the point of curvature of a curve to the left having a radius of 24.00 feet, a central angle of 90°00'00", a chord length of 33.94 feet and a chord bearing of N.35°41'47"E.; thence along the arc of said curve an arc length of 37.70 feet to the point of compound curvature of a curve to the left having a radius of 22.00 feet, a central angle of 30°00'00", a chord length of 11.39 feet and a chord bearing of N.24°18'13"W.; thence along the arc of said curve an arc length of 11.52 feet to the POINT OF BEGINNING.

Parcel contains 10942 square feet more or less.

PARCEL G-5:

A parcel of land lying in Section 9, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the most northwesterly corner of Tract 523-A, Heritage Oaks Golf & Country Club, Unit VIII, recorded in Plat Book 40, Pages 17, 17A-17D, Public Records of Sarasota County, Florida, same being the point of curvature of a curve to the right having a radius of 401.70 feet, a central angle of 15°45'29", a chord length of 110.13 feet and a chord bearing of S.60°15'25"W.; thence along the arc of said curve an arc length of 110.48 feet to the point of tangency; thence S.70°05'38"W., a distance of 170.26 feet; thence S.84°39'45"W., a distance of 62.58 feet; thence S.80°41'48"W., a distance of 336.90 feet; thence S.49°51'48"W., a distance of 179.14 feet; thence S.18°39'50"W., a distance of 69.18 feet; thence S.02°44'33"E., a distance of 59.68 feet; thence S.87°15'27"W., a distance of 191.13 feet to the POINT OF BEGINNING; thence continue S.87°15'27"W., a distance of 33.00 feet; thence N.01°27'34"E., a distance of 80.91 feet; thence N.18°39'50"E., a distance of 224.24 feet; thence S.58°04'37"E., a distance of 46.23 feet; thence S.18°39'50"W., a distance of 229.37 feet to the point of curvature of a curve to the left having a radius of 114.00 feet, a central angle of 16°08'51", a chord length of 32.02 feet and a chord bearing of S.10°35'25"W.; thence along the arc of said curve an arc length of 32.13 feet to the point of tangency; thence S.02°30'59"W., a distance of 18.54 feet to the POINT OF BEGINNING.

Parcel contains 12510 square feet more or less.

(Parcel G-7)

A parcel of land lying in Section 9, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the most northwesterly corner of Tract 523-A, Heritage Oaks Golf & Country Club, Unit VIII, recorded in Plat Book 40, Pages 17, 17A-17D, Public Records of Sarasota County, Florida, same being the point of curvature of a curve to the right having a radius of 401.70 feet, a central angle of $15^{\circ}45'29''$, a chord length of 110.13 feet and a chord bearing of $S.60^{\circ}15'25''W.$; thence along the arc of said curve an arc length of 110.48 feet to the point of tangency; thence $S.70^{\circ}05'38''W.$, a distance of 170.26 feet; thence $S.84^{\circ}39'45''W.$, a distance of 62.58 feet; thence $S.80^{\circ}41'48''W.$, a distance of 336.90 feet; thence $S.49^{\circ}51'48''W.$, a distance of 90.19 feet to the POINT OF BEGINNING; thence continue $S.49^{\circ}51'48''W.$, a distance of 88.95 feet; thence $S.18^{\circ}39'50''W.$, a distance of 69.18 feet; thence $S.02^{\circ}44'33''E.$, a distance of 59.68 feet; thence $S.87^{\circ}15'27''W.$, a distance of 165.02 feet; thence $N.02^{\circ}30'59''E.$, a distance of 16.15 feet to the point of curvature of a curve to the right having a radius of 88.00 feet, a central angle of $16^{\circ}08'51''$, a chord length of 24.72 feet and a chord bearing of $N.10^{\circ}35'25''E.$; thence along the arc of said curve an arc length of 24.80 feet to the point of tangency; thence $N.18^{\circ}39'50''E.$, a distance of 279.56 feet to the point of curvature of a curve to the right having a radius of 88.00 feet, a central angle of $62^{\circ}01'57''$, a chord length of 90.69 feet and a chord bearing of $N.49^{\circ}40'49''E.$; thence along the arc of said curve an arc length of 95.28 feet to the end of said curve; thence $S.26^{\circ}57'13''E.$, a distance of 194.73 feet to the POINT OF BEGINNING.

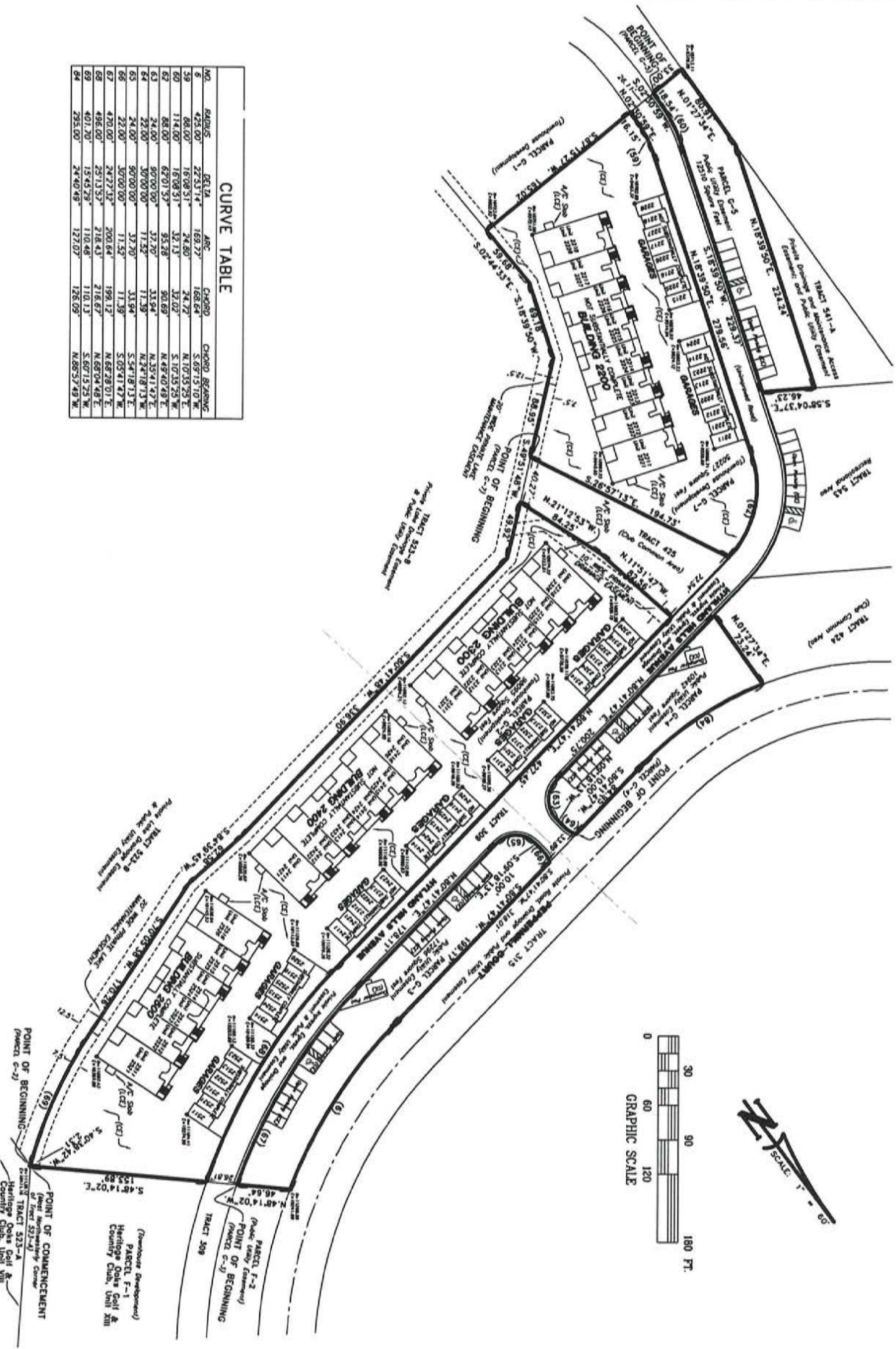
Parcel contains 50227 square feet more or less.

VERANDA VII AT HERITAGE OAKS

A CONDOMINIUM
IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____

SHEET 2 OF 7

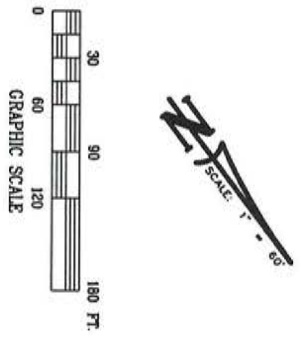


NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	423.00'	22°53'14"	168.77'	168.64'	S.69°15'10"W
59	68.00'	16°08'51"	24.80'	24.72'	N.10°55'29"E
60	114.00'	16°08'51"	32.13'	32.02'	S.10°55'29"W
62	68.00'	62°01'57"	93.28'	90.69'	N.48°40'49"E
63	24.00'	90°00'00"	31.70'	33.94'	N.55°41'47"E
64	24.00'	90°00'00"	31.70'	33.94'	N.24°18'13"E
65	23.00'	90°00'00"	31.20'	33.58'	S.54°18'13"E
66	430.00'	24°32'13"	303.32'	198.12'	N.68°28'01"E
68	492.00'	25°13'57"	218.43'	210.17'	S.62°14'26"W
69	401.20'	15°45'29"	110.48'	110.13'	S.62°14'26"W
84	293.00'	24°40'49"	127.07'	126.09'	N.68°57'49"W

LEGEND:

- Denotes 4" x 4" Concrete Monument Found, PPM LS 3879
- Denotes 5/8" Capped Iron Rod Found, LR 6636

IMPROVEMENTS SHOWN HEREON ARE PROPOSED
UNLESS OTHERWISE INDICATED



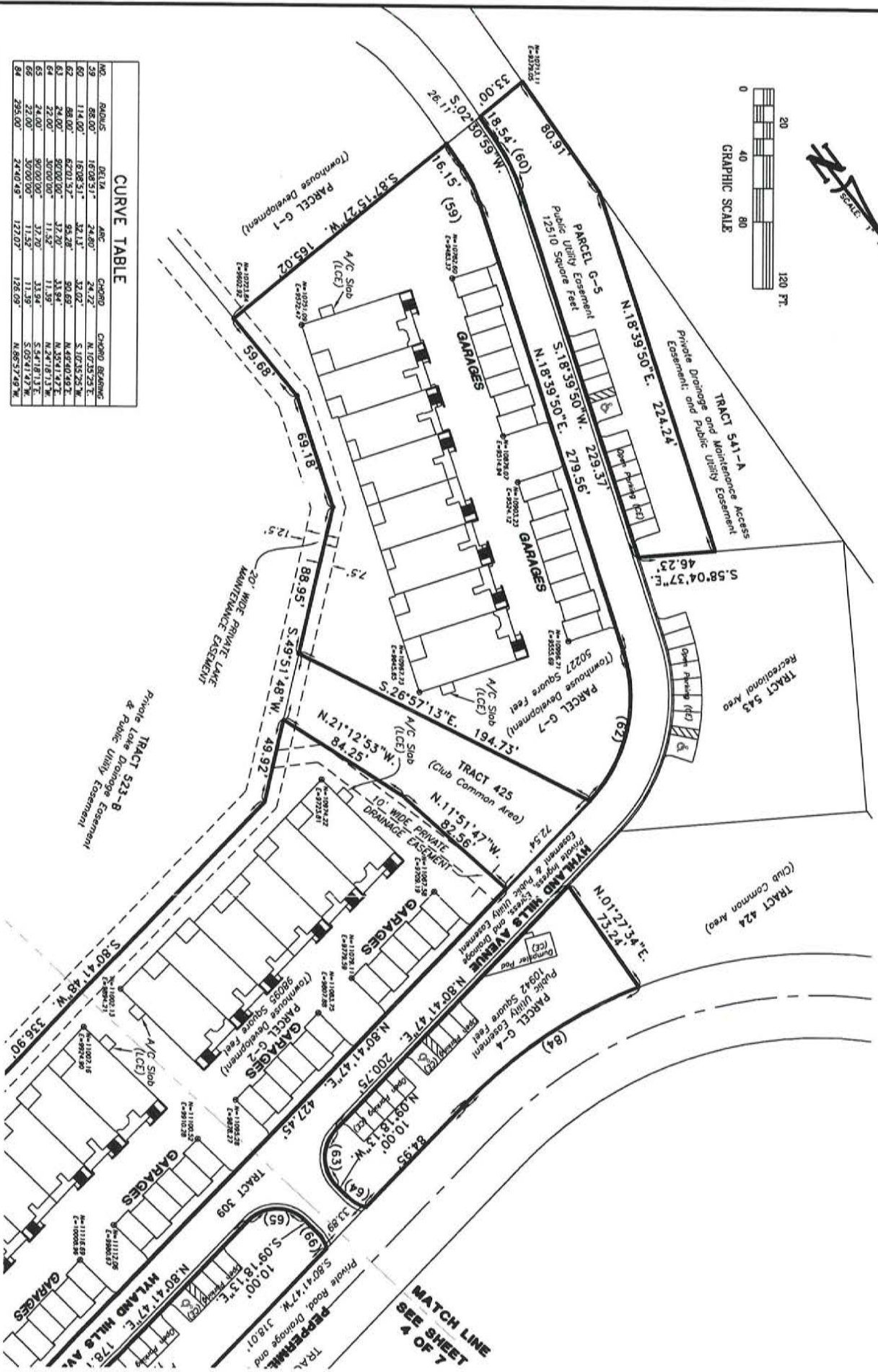
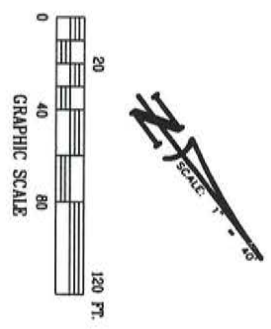
BRITT
LAND SURVEYORS AND MAPPERS
606 CROSS AVENUE
SUITE 3
SEASONS, FLORIDA 34202
(813) 377-8454

BRITT SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
1-198
6386 DANNEY DRIVE
SUITE 3
SEASONS, FLORIDA 34202
(813) 377-8454

VERANDA VII AT HERITAGE OAKS

A CONDOMINIUM
 IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 19 EAST
 SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____
 SHEET 3 OF 7



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
59	68.00'	167°08'51"	24.80'	24.22'	N. 107°35'25"E.
60	114.00'	167°08'51"	32.11'	32.02'	S. 107°35'25"E.
61	68.00'	62°01'52"	93.28'	90.69'	N. 46°40'49"E.
62	24.00'	90°00'00"	12.70'	13.94'	N. 35°41'47"E.
63	22.00'	90°00'00"	11.52'	11.99'	N. 24°18'13"E.
64	22.00'	90°00'00"	11.52'	11.99'	S. 54°18'13"E.
65	225.00'	24°40'49"	127.07'	126.09'	N. 65°31'49"W.

- LEGEND:**
- - Denotes 4"x4" Concrete Monument Found, PBM LS 3979
 - - Denotes 5/8" Copied Iron Rod 5/4, LB 6638
 - - Denotes Blazing Corner coordinate & location.

IMPROVEMENTS SHOWN HEREON ARE PROPOSED
 UNLESS OTHERWISE INDICATED

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB-6638
 606 CONGRESS AVENUE
 SARASOTA, FLORIDA 34230
 (813) 577-8424

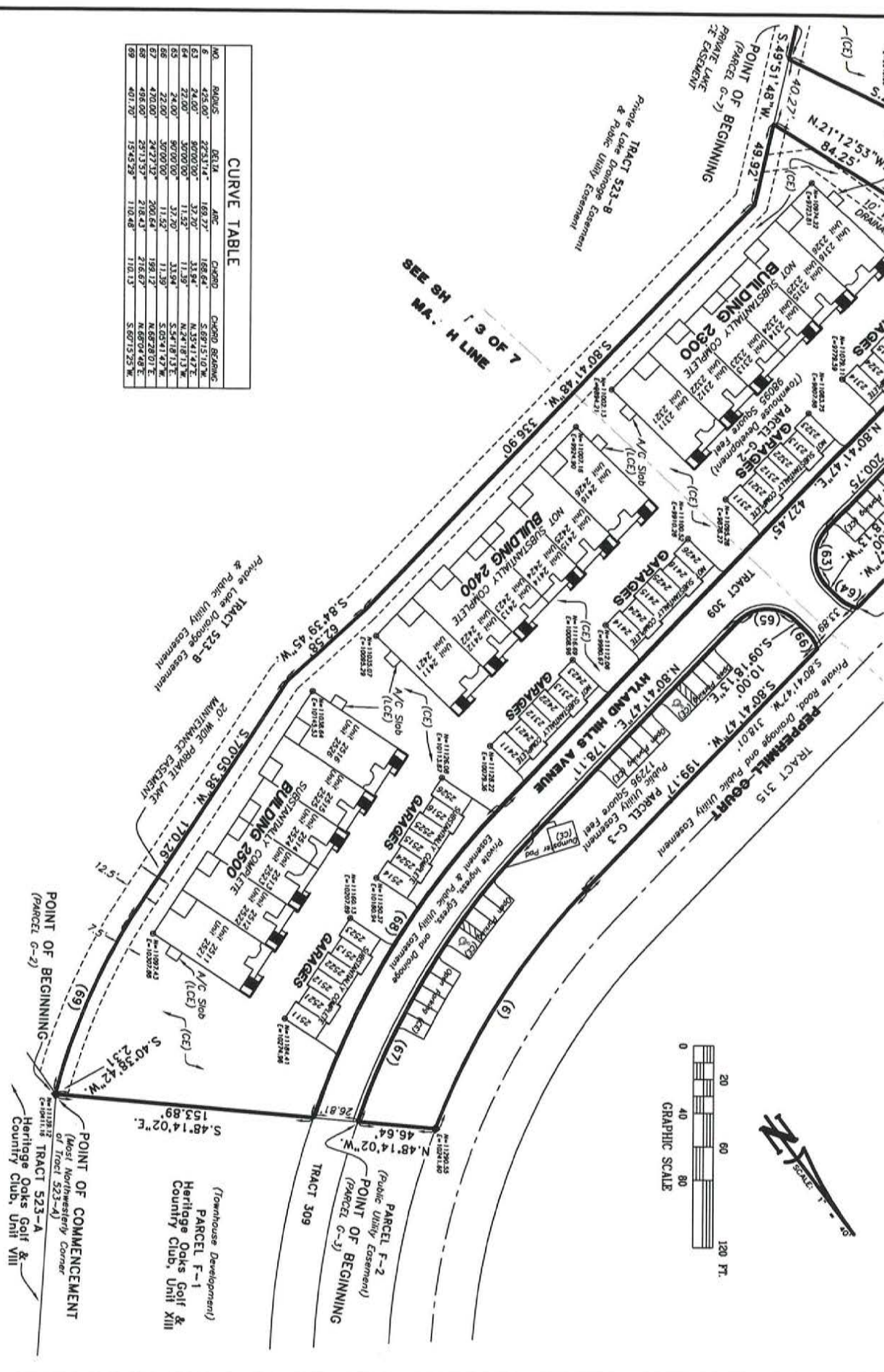
VERANDA VII AT HERITAGE OAKS

A CONDOMINIUM
IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____

SHEET 4 OF 7

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	425.00'	273.514°	189.27'	188.64'	S.69°15'10"W
2	425.00'	90°00'00"	37.50'	37.50'	N.55°41'47"E
3	425.00'	90°00'00"	37.50'	37.50'	S.54°18'17"W
4	425.00'	90°00'00"	37.20'	37.20'	N.55°41'47"E
5	425.00'	90°00'00"	37.20'	37.20'	S.54°18'17"W
6	425.00'	24°27'32"	200.64'	198.12'	N.68°28'07"E
7	425.00'	25°13'57"	218.43'	216.67'	N.68°04'48"E
8	425.00'	15°45'59"	110.48'	110.13'	S.67°15'25"W



LEGEND:
 ■ - Denotes 4"x4" Concrete Monument Found, Per L.S. 3879
 ● - Denotes 5/8" Copied Iron Rod Found, LBS838
 ⊙ - Denotes Blasting Corner coordinate & location.

IMPROVEMENTS SHOWN HEREON ARE PROPOSED
UNLESS OTHERWISE INDICATED

BRITT
 BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. LB 8638
 606 CONGRESS AVENUE, SUITE 202
 SARASOTA, FLORIDA 34236
 (813) 377-8454

VERANDA VII AT HERITAGE OAKS

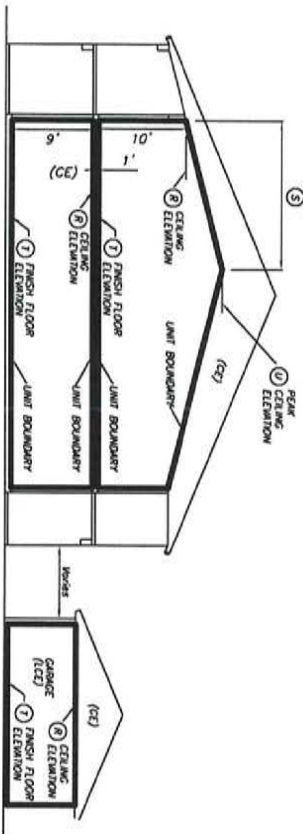
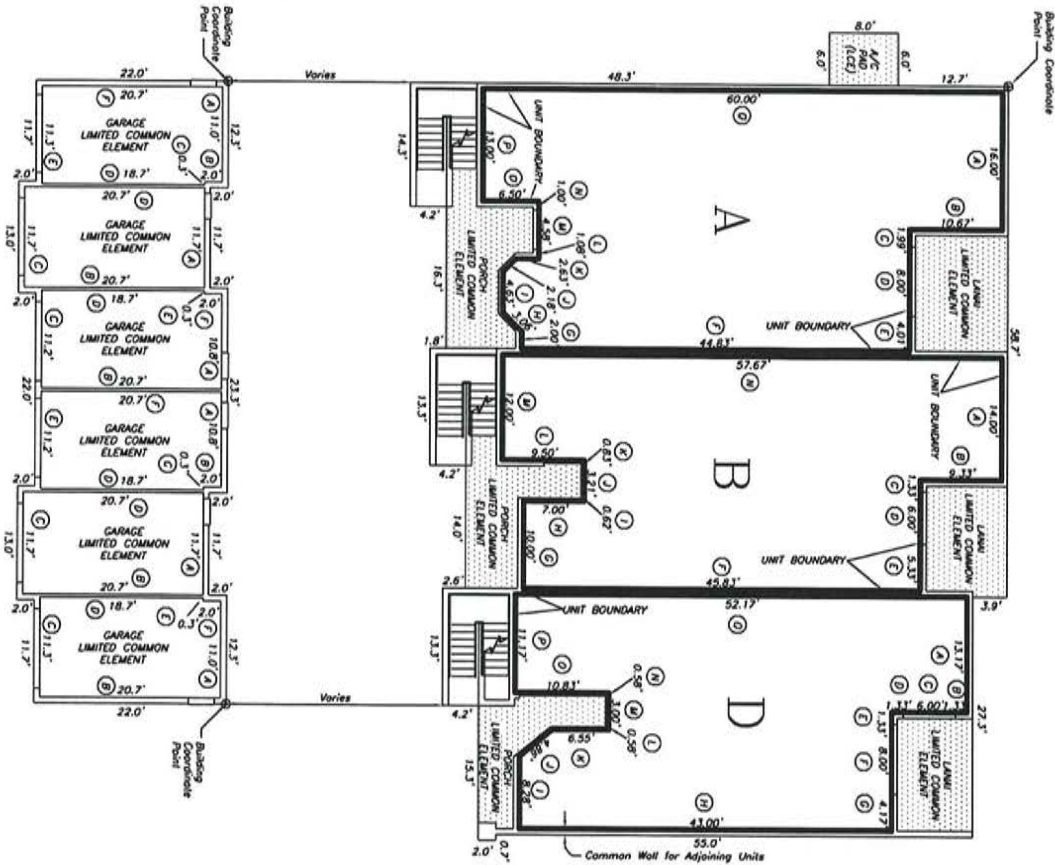
A CONDOMINIUM
 IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 19 EAST
 SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____

SHEET 5 OF 7



Buildings 2200 & 2500
 Building 2200 is Not Substantially Complete
 Building 2500 is Substantially Complete



UPPER & LOWER BOUNDARIES

LEGEND:

Building Coordinate Point

IMPROVEMENTS SHOWN HEREON ARE PROPOSED
 UNLESS OTHERWISE INDICATED

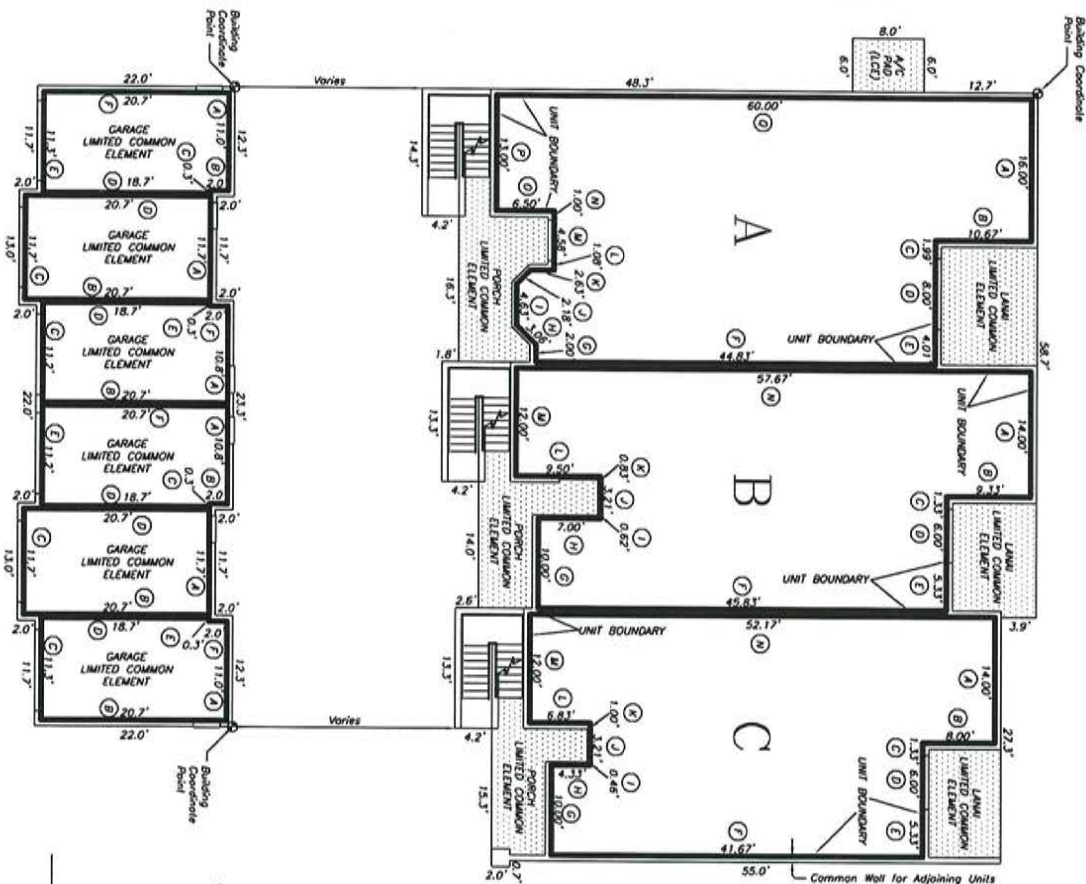
BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 608 CHINNESS AVENUE UNIT J
 SARASOTA, FLORIDA 34237
 (941) 557-1399

VERANDA VII AT HERITAGE OAKS

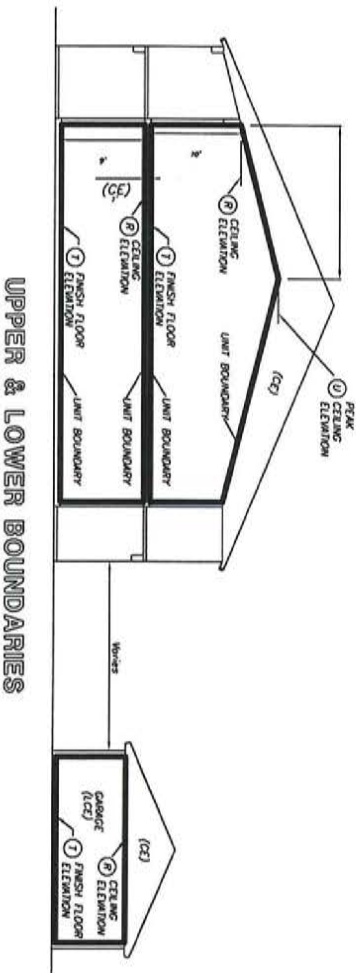
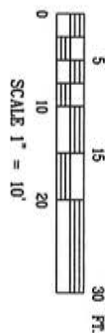
A CONDOMINIUM
 IN SECTION 9, TOWNSHIP 37 SOUTH, RANGE 19 EAST
 SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____

SHEET 6 OF 7



Buildings 2300 & 2400
 Building 2300 is Not Substantially Complete
 Building 2400 is Not Substantially Complete



PERIMETER BOUNDARIES

UPPER & LOWER BOUNDARIES

LEGEND:

Building Coordinate Point

IMPROVEMENTS SHOWN HEREON ARE PROPOSED
 UNLESS OTHERWISE INDICATED

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6636
 6159 DRUMM DRIVE UNIT 3 SARASOTA, FLORIDA 34237
 (941) 491-1195 (941) 377-8054

CERTIFICATE OF SURVEY

As to Building 2500, VERANDA VII AT HERITAGE OAKS, A Condominium, in Section 9, Township 37 North, Range 19 East, Sarasota County, Florida.

I, Randall E. Britt, of Sarasota County, Florida, hereby certify as follows:

1. That I am a Professional Surveyor & Mapper authorized to practice in the State of Florida.
2. That this Certificate is made as to Building 2500, VERANDA VII AT HERITAGE OAKS, A Condominium, in compliance with Section 718.104(4)(e), Florida Statutes.
3. That the applicable pages of Exhibit "B", dated 01/04/02, to the Declaration of Condominium of VERANDA VII AT HERITAGE OAKS, A Condominium, together with the provisions of the Declaration relating to matters of survey, constitute a correct representation of the improvements as they now exist and there can be determined from them the identification, location, dimensions and size of the common elements, and each unit within said building.
4. That all planned improvements including landscaping, utility services, and access to said units and common element facilities serving the units within said building have been substantially completed.

Date: January 4, 2002

By: 
Randall E. Britt, PSM
Florida Certificate No. 3979



Not valid unless imprinted with embossed Surveyor & Mapper Seal.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of VERANDA VII AT HERITAGE OAKS ASSOCIATION, INC., a Florida corporation, filed on July 23, 2001, as shown by the records of this office.

The document number of this corporation is N01000005234.

OFFICIAL RECORDS INSTRUMENT # 2002006606 64 pgs

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-fifth day of July, 2001



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State