

THIS INSTRUMENT PREPARED BY:
Sean M. Ellis, Esquire
Roetzel & Andress LPA
2320 First Street, Suite 1000
Fort Myers, Florida 33901-2904

DECLARATION OF CONDOMINIUM
FOR
SANTA LUZ, A CONDOMINIUM

Section 1:	Introduction and Submission
Section 2:	Definitions
Section 3:	Description of Condominium, Present and Future Phases
Section 4:	Recreational Facilities
Section 5:	Restraint on Separation and Partition of Common Elements
Section 6:	Ownership of Common Elements and Common Surplus and Share of Common Expenses; Voting Rights
Section 7:	Amendments
Section 8:	Maintenance and Repairs
Section 9:	Additions, Alterations or Improvements by the Association
Section 10:	Additions, Alterations or Improvements by Unit Owner
Section 11:	Additions, Alterations or Improvements by Developer
Section 12:	Operation of the Condominium by the Association; Powers and Duties
Section 13:	Determination of Assessments
Section 14:	Collection of Assessments
Section 15:	Insurance
Section 16:	Reconstruction or Repair After Fire or Other Casualty
Section 17:	Condemnation
Section 18:	Occupancy and Use Restrictions
Section 19:	Selling, Leasing and Mortgaging of Units
Section 20:	Compliance and Default
Section 21:	Termination of Condominium
Section 22:	Additional Rights of Mortgagees and Others
Section 23:	Disclaimer of Warranties
Section 24:	Mediation and Arbitration
Section 25:	Master Covenants
Section 26:	Gateway Services District
Section 27:	Additional Provisions

**DECLARATION OF CONDOMINIUM
FOR
SANTA LUZ, A CONDOMINIUM**

This Declaration of Condominium of SANTA LUZ, a Condominium is made this 29th day of April, 2011 by SANTA LUZ OPERATING VENTURE LLC, a Florida limited liability company (hereinafter, together with its successors and assigns, referred to as "Developer").

1. Introduction and Submission.

A. The Land. The Developer owns the fee title to certain land located in Lee County, Florida, as more particularly described on the boundary survey contained in Exhibit "D" attached hereto (the "Land").

B. Submission Statement. The Developer hereby submits that portion of the Land legally described as Phase 1 on Exhibit "A" attached hereto, together with the Surveyor's Certificate of Substantial Completion for Building 1 together with all improvements from time to time erected or to be installed thereon, to the condominium form of ownership and use in the manner provided for in the Florida Condominium Act as it exists on the date of this Declaration, subject to the reservations, easements and restrictions contained herein, but excluding therefrom, however, all public utility installations, cable television lines, and other similar equipment, if any, owned by the utilities furnishing services to the Condominium. This Declaration is not effective until it is recorded in the Public Records of Lee County, Florida.

C. Property Subject to Certain Restrictions and Easements. The Condominium Property (as defined hereinafter) is subject to the covenants, conditions, restrictions and reserved rights of the Developer contained in this Declaration and such other easements, covenants, conditions and restrictions as shown on the Condominium Plat, as contained in any future amendments to this Declaration, as declared by the Developer pursuant to reserved rights contained herein, or as otherwise shown in the Public Records of Lee County, Florida.

D. Name. The name by which this condominium is to be identified is SANTA LUZ, A CONDOMINIUM (the "Condominium").

E. The Florida Condominium Act. The Florida Condominium Act (defined below), as the same exists on the date of this Declaration, is incorporated herein by reference and made a part hereof.

2. Definitions.

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

A. The Condominium Act or Act means the Florida Condominium Act (Chapter 718, Florida Statutes), as it exists on the date of this Declaration.

B. Articles or Articles of Incorporation means the Articles of Incorporation of the Association, as amended from time to time. The original Articles of Incorporation are attached hereto as Exhibit "B".

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

D. Association means SANTA LUZ CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, the entity responsible for the operation of the Condominium.

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

F. Board of Directors or Board means the Board of Directors of the Association.

G. Bylaws mean the Bylaws of the Association, as amended from time to time. The original Bylaws are attached hereto as Exhibit "C".

H. Capital Improvement Assessment means an assessment levied against the Unit Owners as provided in Section 13.B. herein.

I. Common Elements mean and include the portions of the Condominium Property which are not included within the Units including, without limitation, those portions of the storm water management system, if any, located on the Condominium Property, including dedicated lake tracts, lake maintenance or drainage easements, and corresponding infrastructure, tracts for right-of-way or access easements and corresponding roads and streets located on the Condominium Property, if any, utility easements or tracts for corresponding sewer and potable water, and all easements serving the Condominium Property.

J. Common Expenses mean all expenses incurred by the Association to accomplish its duties as contemplated by this Declaration and the Act, which shall be assessed or imposed against Units in the Condominium by the Association as authorized by this Declaration or the Act. If approved by the Board of Directors, Common Expenses shall include the cost of pest control within Units or communications services as defined in Chapter 202, Florida Statutes, information services, or internet services obtained pursuant to a bulk contract. For all purposes of this Declaration, Common Expenses shall also include all reserves required by the Act or otherwise established by the Association, regardless of when reserve funds are expended.

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

L. Condominium Parcel means a Unit, together with the undivided share in the Common Elements which is appurtenant to said Unit.

M. Condominium Plat means the condominium drawings required by Section 718.104 of the Act and attached hereto as Exhibit "D".

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

O. County means Lee County, Florida.

P. Declaration means this instrument, as it may be amended from time to time.

Q. Developer means SANTA LUZ OPERATING VENTURE LLC, a Florida limited liability company, and its successors and such of its assigns as to which its rights hereunder are assigned by written instrument recorded in the public records of the County. Such assignment may be made on an exclusive or non-exclusive basis and may be an assignment of all or only portions of the rights of Developer hereunder; provided, however, that no such assignment shall make any assignee the Developer for purposes hereof unless such assignment specifically states that it is the parties' intent that such assignee becomes the Developer.

R. Family or Single Family means one (1) natural person (as opposed to an artificial entity); or a group of two (2) or more natural persons living together, each of whom is related to each of the others by blood, marriage, legal custody or adoption; or not more than two (2) persons not so related, who reside together as a single housekeeping unit, along with their children, if any.

S. Guest means any person who is not the Unit Owner or a lessee or a member of the Unit Owner's or lessee's family, who is physically present in, or occupies the Unit on a temporary basis at the invitation of the Unit Owner or other legally permitted Occupant, without payment of consideration.

T. Institutional First Mortgagee means a bank, savings and loan association, insurance company, credit union, real estate or mortgage investment trust, pension fund, an agency of the United States Government, mortgage banker, the Federal National Mortgage Association (FNMA), the Federal Home Loan Mortgage Corporation (FHA) or any other lender generally recognized as an institutional lender, or the Developer, holding a first mortgage on a Unit or Units.

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

V. Occupy when used in connection with a Unit, means the act of staying overnight in a Unit. Occupant is a person who occupies a Unit.

W. Special Assessment means any assessment levied against Unit Owners other than Capital Improvement Assessments and the Assessment required by the annually adopted budget of the Condominium.

X. Unit or Condominium Unit is that portion of the Condominium Property which is subject to exclusive ownership, as further defined herein, and as delineated in the Condominium Plat. The term Unit is often used synonymously herein with Condominium Parcel when meaning the sum total of an Owner's ownership interest in the Condominium.

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

3. Description of Condominium; Present and Future Phases.

A. Identification of Units. Each Unit is identified by separate numerical designation with reference to the building number as shown on the Condominium Plat and the typical floor plans contained in Exhibit "D" attached hereto. There shall pass with each Unit as appurtenances thereto (a) an undivided share in the Common Elements and Common Surplus; (b) the exclusive right to use such portion of the Common Elements as may be the exclusive Limited Common Elements for such Unit; (c) an exclusive easement for the use of the airspace occupied by the Unit as it lawfully exists at any particular time and as the Unit may be lawfully altered or reconstructed from time to time, provided that the easement in airspace which is vacated from the unit shall be terminated automatically; (d) membership in the Association with the full voting rights appurtenant thereto; and (e) other appurtenances as may be provided by this Declaration or the Act.

B. Unit Boundaries.

Each Unit shall consist of the following:

(a) the volumes of space enclosed by the unfinished inner surfaces of perimeter walls, floors and ceilings reflected on the Condominium Plat, including vents, doors, windows and such other structural elements as are ordinarily considered to be enclosures of space;

(b) all interior dividing walls and partitions (including the space occupied by such interior walls and partitions), excepting load-bearing interior walls and partitions; and

(c) the decorated inner surfaces of the perimeter and interior walls (including decorated inner surfaces of all interior load-bearing walls), ceilings and floors consisting of wallpaper, paint, plaster, carpeting, tiles, and all other finishing materials affixed or installed as part of the physical structure of the Unit.

(d) any attic space contiguous to a Unit is a Common Element and not part of the Unit, and said attic space may not be used by the Unit Owner nor the Association for storage purposes.

Except for any telephone and cable television lines and equipment which are not part of the Common Elements of the Condominium, no pipes, wires, conduits or other utility lines or installations constituting a part of the overall systems designed for the service of any particular Unit, nor any of the structural members or portions of any kind, including fixtures and appliances within the Unit, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building, shall not be deemed to be a part of any Unit. In addition, any utility lines which are located within a Unit and which provide service to more than one Unit shall be considered to be Common Elements, notwithstanding their physical location being within the Unit's boundaries.

C. Phase Condominium; Property Which May Be Submitted to Condominium Form of Ownership.

The Condominium is a phase condominium. The Developer, pursuant to the provisions of Section 718.403, Florida Statutes, hereby retains the right at any time prior to seven (7) years after the recording date of this Declaration to submit to the condominium form of ownership, by amendment to this Declaration, the additional proposed phases depicted on the Condominium Plat and as described in Exhibit "A" attached hereto.

All future phases, if submitted to the Condominium, shall be constructed, finished and equipped on or before seven (7) years from the date of recording this Declaration. The above dates of completion are estimates only and subject to sales performance or building delays, except as otherwise required by applicable law.

Phase 1 shall contain two (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 1.

It is contemplated that proposed Phase 2, if added to the Condominium, shall contain (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 2. Proposed Phase 2 shall contain no more than two (2) and no less than two (2) buildings. There shall be a maximum of eight (8) Units and a minimum of eight (8) Units in the building in Phase 2, if added to the Condominium.

Phase 3, if added to the Condominium, shall contain one (1) building, which shall contain four (4) Units, for a total of four (4) Units in Phase 3. Proposed Phase 3 shall contain no more than one (1) and no less than one (1) building. There shall be a maximum of four (4) Units and a minimum of four (4) Units in the building in Phase 3, if added to the Condominium.

Phase 4, if added to the Condominium, shall contain (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 4. Proposed Phase 4 shall contain no more than two (2) and no less than two (2) buildings. There shall be a maximum of eight (8) Units and a minimum of eight (8) Units in the buildings in Phase 4, if added to the Condominium.

Phase 5, if added to the Condominium, shall not contain any Units, but shall consist of the recreational facilities that may become Common Elements of the Condominium, as more particularly described in Section 4 below.

Phase 6, if added to the Condominium, shall contain (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 6. Proposed Phase 6 shall contain no more than two (2) and no less than two (2) buildings. There shall be a maximum of eight (8) Units and a minimum of eight (8) Units in the buildings in Phase 6, if added to the Condominium.

Phase 7, if added to the Condominium, contain (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 7. Proposed Phase 7 shall contain no more than two (2) and no less than two (2) buildings. There shall be a maximum of eight (8) Units and a minimum of eight (8) Units in the buildings in Phase 7, if added to the Condominium.

Phase 8, if added to the Condominium, contain (2) buildings, which shall each contain four (4) Units, for a total of eight (8) Units in Phase 8. Proposed Phase 8 shall contain no more

than two (2) and no less than two (2) buildings. There shall be a maximum of eight (8) Units and a minimum of eight (8) Units in the buildings in Phase 8, if added to the Condominium.

Phase 9, if added to the Condominium, shall contain one (1) building, which shall contain four (4) Units, for a total of four (4) Units in Phase 9. Proposed Phase 9 shall contain no more than one (1) and no less than one (1) building. There shall be a maximum of four (4) Units and a minimum of four (4) Units in the building in Phase 9, if added to the Condominium.

Phase 10, if added to the Condominium, shall contain one (1) building, which shall contain four (4) Units, for a total of four (4) Units in Phase 10. Proposed Phase 10 shall contain no more than one (1) and no less than one (1) building. There shall be a maximum of four (4) Units and a minimum of four (4) Units in the building in Phase 10, if added to the Condominium.

Phase 11, if added to the Condominium, shall contain one (1) building, containing which shall contain four (4) Units, for a total of four (4) Units in Phase 11. Proposed Phase 11 shall contain no more than one (1) and no less than one (1) building. There shall be a maximum of four (4) Units and a minimum of four (4) Units in the building in Phase 11, if added to the Condominium.

The total square footage of each unit in a proposed phase will depend upon the model to be constructed therein. The Developer hereby reserves the right to alter the size of the models to be constructed as Units in proposed phases, provided that such models shall have no less than one thousand (1,000) square feet of air conditioned living area and no more than six thousand (6,000) square feet of air conditioned living area. The Condominium Plat shows the legal descriptions and the approximate locations of the proposed phases and improvements proposed to be constructed thereon. The Developer reserves the right to make nonmaterial changes in the legal descriptions of the proposed future phases.

The Developer is under no obligation to add any proposed phase to the Condominium. If and when a proposed phase is added to the Condominium, each Unit Owner's undivided share of the Common Elements will change according to the provisions of Section 6 hereof, and the number of members in the Association will increase in accordance with Section 6 hereof.

Except for Phase 1, the Developer is under no obligation to develop or add to the Condominium any additional phase or phases in the numerical order presented.

D. Amendment of Declaration Adding Phases. Notwithstanding anything to the contrary contained herein or the provisions of Section 718.110, Florida Statutes, the Developer, pursuant to this Section 3.D. and Section 718.403(6), Florida Statutes, expressly reserves the right to amend this Declaration so as to submit to condominium ownership any additional proposed phase or phases described in Section 3.C herein, together with improvements thereon constructed or to be constructed as part and parcel of this Condominium, without consent of the Association, Unit Owners (other than the Developer) or their mortgagees.

In order to submit any proposed phase to condominium ownership, the Developer shall amend this Declaration as aforescribed by filing an Amendment to Declaration among the public records of the County, which amendment shall describe and submit to condominium ownership any such proposed phase and which amendment shall have attached thereto such certificates, surveys, plans and sketches as are required by the Act. Such amendment need be executed and acknowledged only by the Developer and need not be approved by the Association, Unit Owners, or lienors or mortgagees of Units of the Condominium whether or not

elsewhere required for amendments, save and except that so long as any recognized lending institution has any interim and permanent financing on any of the properties of the Developer which have been submitted to condominium ownership, then only in that event shall it be mandatory for the Developer to obtain the approval of said recognized lending institution to the amendment as provided for herein.

NOTHING CONTAINED HEREIN SHALL REQUIRE THE DEVELOPER TO SUBMIT ANY ADDITIONAL PHASE TO CONDOMINIUM OWNERSHIP.

E. Timeshare Estates. Timeshare estates or interests shall not be created with respect to any Units in the Condominium.

F. Limited Common Elements.

(a) Definition of Certain Limited Common Elements. To the extent applicable and subject to the provisions of this Declaration, each Unit may have, as Limited Common Elements appurtenant thereto, such portions of the Common Elements as are defined herein and/or shown on the Condominium Plat, including, but not limited to, the following:

(i) any area labeled as a Limited Common Element on the Condominium Plat and contiguous to a Unit or identified as being appurtenant to a Unit, such as, but not necessarily limited to balconies, lanais and the individually enclosed garages which may be assigned to a Unit;

(ii) light and electrical fixtures outside the Unit or attached to the exterior walls of the building in which the Unit is located, which fixtures are designed to exclusively serve and benefit the Unit;

(iii) the structure(s) located on or adjacent to the exterior of the building on which is located any air-conditioning equipment serving the Unit;

(iv) any and all hurricane shutters which are attached to the exterior of the Unit and which are designed and constructed solely for the benefit and protection of such Unit;

(v) the mailbox which exclusively serves a Unit;

(vi) any and all installations for security purposes contained within a building which are designed to exclusively serve the Units contained within such building.

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

(a) There shall be an easement of support in every portion of a Unit which contributes to the support of any building or Common Elements of the Condominium or the other Units within the same building.

(b) An exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from

time to time, which easement shall be terminated automatically in the event the Unit vacates such air space.

(c) Non-exclusive easements are hereby reserved unto the Developer and also granted to the respective utility providers under, through and over the Condominium Property as may be required from time to time for the construction, use and maintenance of all utilities (whether public or private), cable television, communications and security systems, and other services which may serve the Condominium; provided, however, that these easements shall not permanently interfere with the residential use of the Units. A non-exclusive easement is also reserved unto the Developer and granted to the County over and across the Common Elements for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities; provided, however, that the Association shall be responsible for the continuous maintenance of the easements and rights-of-way of the drainage system located on the Condominium Property, if required by the local governing authority. This obligation shall run with the land as do other provisions of the Declaration, and any Unit Owner may enforce this covenant and will be entitled to costs and fees which result from such enforcement. A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair, the provision of such utility, cable television, communications and security systems, or other service or drainage facilities or the use of these easements.

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

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

(f) The Developer (including its designees, contractors, successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the Condominium Property and take all action necessary or convenient for the purpose of completing the construction thereof (including, but not limited to, any proposed phase), or any part thereof, or any improvements or Units located or to be located thereon (including, but not limited to, any proposed phase), and for repair, replacement and maintenance purposes or where the Developer, in its sole discretion, determines that it is required or desires to do so.

(g) For as long as there are any unsold Units, the Developer, its designees, successors and assigns, shall have the right to use any such Units and parts of the Common Elements for model units and sales, management and construction offices, to show model Units and the Common Elements to prospective purchasers and tenants of Units within the overall Condominium, and to erect on the Condominium Property signs and other promotional material to advertise Units for sale or lease.

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

(i) All easements described or shown on the Condominium Plat or created under the Act, including without limitation public utility and drainage easements over the Land for drainage and provision of utilities to the Units.

(j) Until such time as the Developer (i) completes and sells all of the Units in Phase 1 and (ii) either (A) completes and sells all of the Units in proposed Phase 2, (B) completes and sells all of the Units in one or more of the proposed phases of the Condominium and notifies all Unit Owners of Developer's intention not to add the remaining phases of the Condominium, or (C) notifies the Unit Owners in Phase 1 of its intention not to add any proposed phases to the Condominium, the Developer reserves the right to prohibit access to any portion of the Land, the Common Elements of the Condominium Property or uncompleted Units to any of the occupants of the Condominium, and to utilize various portions of the Common Elements or the Units in connection with such construction and development; provided, however, that no such actions by the Developer shall deny a Unit Owner the right of access to his Unit or the Common Elements or Limited Common Elements that provide such access. No Unit Owner or his guests or invitees shall in any way interfere or hamper the Developer, its employees, successors or assigns, in connection with such construction. Thereafter, during such time as the Developer, its successors or assigns, owns any Units and is carrying on any business in connection therewith, including the selling, renting or leasing of such Units, the Unit Owners, their guests and invitees, shall in no way interfere with such activities or prevent access to such Units by the Developer, its employees or its successors or assigns.

A Unit Owner shall do nothing within or outside his Unit that interferes with or impairs, or may interfere with or impair, the provision of services contemplated or the use of the easements created under this Section. The Association and its authorized agents shall have the irrevocable right of access to each Unit during reasonable hours, when necessary, to maintain, repair or replace those items and areas contemplated herein for which the Association is responsible, and to remove any improvements interfering with or impairing such facilities or easements herein reserved pursuant to the Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units.

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

H. Special Easements and Rights to Grant Easements.

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

(b) Developer hereby reserves unto itself and its successors and its assigns, and grants to the Association the power to assign, non-exclusive easements over, under, upon and through the Condominium Property for the purposes of access to, constructing or maintaining improvements upon, providing utility services to or across, or providing drainage to or from the Condominium Property, any other property which may become part of the Condominium Property pursuant to this Declaration, or any other property adjacent to the Condominium Property, provided that any such easement shall not interfere with the reasonable use of the Units for residential purposes.

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

I. Parking Spaces. The Common Element parking spaces shown on the Condominium Plat ("Parking Spaces") shall be common parking spaces for use guests and invitees of Unit Owners and may also be used by Unit Owners. All Parking Spaces shall remain Common Elements. The Condominium Association shall maintain and repair the Parking Spaces and the cost thereof shall be assessed as a common expense in the same manner as assessments for the maintenance and repair of other Common Elements. Use of the Parking Spaces may be regulated and limited by rules and regulations promulgated by the Board.

(a) Parking Area Flooding. EACH UNIT OWNER ACKNOWLEDGES AND AGREES THAT CERTAIN OF THE PARKING SPACES MAY BE LOCATED BELOW THE FEDERAL FLOOD PLANE AND, ACCORDINGLY, IN THE EVENT OF FLOODING, VEHICLES AND/OR PERSONAL PROPERTY STORED THEREIN ARE SUSCEPTIBLE TO WATER DAMAGE. ADDITIONALLY, INSURANCE RATES, BOTH FOR THE CONDOMINIUM ASSOCIATION IN INSURING THE COMMON ELEMENTS PARKING SPACES AND FOR UNIT OWNERS, MAY BE HIGHER THAN IF THE SUBJECT AREAS WERE ABOVE THE FEDERAL FLOOD PLANE. BY ACQUIRING TITLE TO, OR TAKING POSSESSION OF, A UNIT, OR ACCEPTING THE ASSIGNMENT OF A PARKING SPACE, EACH UNIT OWNER, FOR HIMSELF, HIS FAMILY MEMBERS AND HIS LESSEES, GUESTS AND INVITEES, HEREBY EXPRESSLY ASSUMES ALL RISKS TO VEHICLES AND/OR OTHER PERSONAL PROPERTY AND AGREES TO HOLD DEVELOPER AND THE CONDOMINIUM ASSOCIATION HARMLESS FROM ANY LOSS OR CLAIM ARISING FROM ANY FLOODING IN THE AREAS CONTAINING PARKING SPACES.

L. Incidental Damage. Any damage to any Unit caused by, or as a result of, the negligent carrying out of the maintenance responsibilities of the Association or a Unit Owner, shall be repaired promptly by the Association as a Common Expense, or the Unit Owner, as the case may be.

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

4. Recreational Facilities.

The Developer has not committed to construct any recreational facilities as a part of the Condominium; provided, however, that nothing contained herein shall prohibit Developer from constructing such recreational facilities within the Condominium Property as shall be determined by the Developer. In the event the Developer elects to construct any recreational facilities on the Condominium Property, such recreational facilities shall be located in Phase 5 of the Condominium and shall be Common Elements. The costs of maintenance, repair, replacement, operation and all other costs associated with such recreational facilities shall be Common Expenses.

5. Restraint on Separation and Partition of Common Elements.

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

6. Ownership of Common Elements and Common Surplus and Share of Common Expenses; Voting Rights.

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

(a) Upon recordation of the Declaration submitting Phase 1 to condominium ownership, each Unit in Phase 1 shall have attributable thereto an undivided share in the Common Expenses and ownership of the Common Elements and the Common Surplus equal to a fraction, the numerator of which is one (1), and the denominator of which is the total number of all Units submitted to the Condominium.

(b) If and when any proposed additional phase is completed and submitted to condominium ownership, the undivided share in the Common Expenses and ownership of the Common Elements and the Common Surplus attributable to each Unit submitted shall be automatically adjusted to reflect the ownership interest of all Units submitted to the

condominium form of ownership on the following basis: Upon submission of each additional phase, each Unit shall have attributable thereto an undivided share in the Common Expenses and ownership of the Common Elements and Common Surplus equal to a fraction, the numerator of which is one (1), and the denominator of which is the total number of all Units submitted to the Condominium. The adjusted percentage of the undivided share in the Common Expenses and ownership of the Common Elements and the Common Surplus attributable to each Unit shall automatically take effect on the recordation of the amendment submitting any proposed phase to condominium ownership pursuant to this Declaration. The adjusted percentage of the undivided share in the Common Expenses and ownership of the Common Elements and Common Surplus attributable to each Unit shall be binding upon the Unit Owners, their grantees, assigns, successors, executors and heirs.

B. Voting. Each Unit Owner shall be a member of the Association. Each Unit shall be entitled to one (1) vote to be cast by its Owner in accordance with the provisions of the Bylaws and Articles of Incorporation of the Association. The total number of votes shall at all times be equal to the number of Units submitted to the condominium form of ownership under this Declaration and amendments hereto. Membership in the Association shall automatically terminate upon the termination of ownership of a Condominium Parcel in this Condominium, and the subsequent owner(s) taking title shall automatically become entitled to membership, subject to the approval of the Association.

7. Amendments.

A. Amendment by Unit Owners. Except as otherwise provided in this Declaration, the Condominium Act or the exhibits attached hereto, this Declaration (including the Condominium drawings constituting Exhibits hereto) may be amended by affirmative vote of the Owners of not less than two thirds (2/3rds) of the Units present at an Association meeting duly called for such purpose pursuant to the Bylaws; provided, however, that (1) no amendment to this Declaration shall be made which affects any of the rights and privileges provided to the Developer as defined herein without the written consent of such Developer, and (2) no amendment may change the configuration or size of a Unit in any material fashion without the written consent of the affected Unit Owner(s). All amendments under this Section shall be recorded and certified as required by the Act.

B. Amendment by Developer.

(a) Amendment to Condominium Plans and Declaration. The Developer reserves the right to make whatever changes it may deem necessary or appropriate to the Condominium drawings recorded herewith and this Declaration until transition of control of the Association by the Developer to Unit Owners other than the Developer. The amendment reflecting such changes need only be executed by the Developer; provided, however, that no such amendment unilaterally approved by the Developer shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to the Unit, or change the proportion or percentage by which the Unit Owner shares the Common Expenses and owns the Common Surplus, unless such amendment is also approved by such Unit Owner, all record owner(s) of all liens on the Unit(s) and at least a majority of the total voting interests of the Association.

(b) Special Amendment. Developer reserves the right and power to record a special amendment ("Special Amendment") to this Declaration at any time and from time to time which amends the Declaration and any provision herein (i) to comply with requirements of the

Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Administration, the Veteran's Administration, or any other governmental agency or any other public, quasi-public or private entity which performs (or may in the future perform) functions similar to those currently performed by such entities; (ii) to induce any of such agencies or entities to make, purchase, sell, insure, guarantee or otherwise deal with first mortgages covering Units; and (iii) to bring this Declaration into compliance with applicable laws, ordinances or governmental regulations. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to the Developer to make or consent to a Special Amendment on behalf of each Unit Owner and the Association. Each deed, mortgage, trust deed, other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof shall be deemed to be a grant and acknowledgement of, and a consent to the reservation of, the power of the Developer to make, execute and record Special Amendments. The right and power to make Special Amendments hereunder shall terminate either on such date when Developer has sold all Units and has transferred control of the Condominium to the Association or on December 31, 2013, whichever shall occur first.

(c) Unilateral Amendments by Developer. This Declaration and all exhibits hereto, where applicable, may be amended unilaterally by the Developer for the purposes set forth and pursuant to Section 718.110(5), Florida Statutes; for purposes of correcting clerical or scrivener's errors; and pursuant to Section 718.403, Florida Statutes to add phases as provided for herein.

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

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

E. Limitations. No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Developer without the consent of said Developer in each instance. The provisions of this paragraph may not be amended in any manner without the consent of the Developer. No amendment of a materially adverse nature to the rights or interests of Institutional First Mortgagees may be made without the consent of Institutional First Mortgagees that represent at least fifty one percent (51%) of the votes of the Units that are subject to Institutional First Mortgages, which consent shall not be unreasonably withheld.

8. Maintenance and Repairs.

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

A. Common Elements.

(a) Except as otherwise provided in this Declaration, the Association shall manage, maintain, repair and replace, as part of the Common Expenses, all of the Common Elements as defined herein, including, but not limited to, the following:

(i) all water and waste water lines and piping, electric and other utility lines and systems serving the Common Elements or more than one (1) Unit exclusively;

(ii) all parts of the buildings and structures within the Condominium that are Common Elements and not part of the Units, including without limitation all elevators, with the exception of Limited Common Elements which are the responsibility of the Unit Owners as set forth in Section 8.C. below.

(iii) all landscaping, lawn and grass areas and irrigation systems within the Condominium Property;

(iv) any and all gates and fencing located on the Condominium Property,

(v) all parking areas and trash receptacle areas located on the Condominium Property;

(vi) all garage building exteriors, including building painting and maintenance, replacement, and repair of the roofs, but excluding the garage door, and such other items as set forth in Section 8.D(c), below.

(vii) all landscaping islands within the Condominium; and

(viii) all roads and streets within the Condominium Property which are not the responsibility on the Master Association as provided herein and in the Master Declaration.

B. Master Association. The Master Association (defined in Section 25 below) shall be responsible for management, maintenance, repair and replacement of all property and systems owned by the Master Association, and for the drainage and storm water management system serving the Condominium and development, including, without limitation, lake maintenance.

Nothing in this Section 8.B shall relieve the Association of its ultimate responsibility for maintenance, management, and operation of the Condominium Property as set forth in Section 718.111(3) Florida Statutes.

C. Units. The maintenance, repair and replacement of the Units shall be shared by the Association and the Unit Owners as follows:

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

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

(i) all exterior doors, windows, screens and frames originally installed and of any permitted improvement, which surfaces shall be maintained in such manner as to preserve a uniform appearance among the Units of the Condominium;

(ii) interior paint, finish, covering, wallpaper, drywall and decoration of all walls, floors and ceilings;

(iii) all built-in shelves, cabinets, counters, storage areas and closets;

(iv) any and all appliances and mechanical, ventilating, heating and air conditioning equipment contained within or serving the Unit;

(v) all bathroom fixtures, equipment and apparatuses;

(vi) all electrical, plumbing, telephone and television fixtures, apparatuses, equipment, outlets, switches, wires, pipes and conduits exclusively serving the Unit, and any and all electric lines between the Unit and its individual service panel or meter;

(vii) all interior doors, non-load-bearing walls, and partitions;

(viii) all furniture, furnishings and personal property contained within the Unit; and

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

D. Maintenance of Limited Common Elements. Except as set forth otherwise herein, the Limited Common Elements shall be maintained, repaired and replaced by the Association as part of the Common Expenses of the Condominium; provided, however, that:

(a) each respective Unit Owner may utilize the portions of the balconies which are constructed adjacent to and connected with a Unit for the exclusive use of such Unit Owner, and the Unit Owner shall be responsible for the maintenance of all items placed within such balconies;

(b) in the event such balconies contain screening and structures associated therewith, the Unit Owner shall be solely responsible for the maintenance, repair, replacement and reconstruction of all portions of such screening and the structures associated therewith in accordance with the rules and regulations of the Association; provided, however, the screening of any balcony shall be permitted only in accordance with the applicable provisions of this Declaration and with the prior written approval of the Association;

(c) each Unit Owner shall maintain the interior portions of the Garage which is permanently assigned for the exclusive use of the Unit Owner in accordance with the rules and regulations of the Association and as follows:

(i) each Unit Owner shall be responsible to maintain, repair and replace all portions of such Garage bounded as follows:

a. the volumes of space enclosed by the unfinished inner surfaces of perimeter walls, floors, and ceilings of such Garage area, including vents, interior doors, windows and such other structural elements as are ordinarily considered to be enclosures of space;

b. all dividing walls and partitions (including the space occupied by such interior walls and partitions) located within such Garage area, excepting load-bearing interior walls and partitions; and

c. the decorated inner surfaces of the perimeter and interior walls (including decorated inner surfaces of all interior load-bearing walls), ceilings and floors consisting of wallpaper, drywall, paint, plaster, carpeting, tiles, and all other finishing materials affixed or installed as part of the physical structure of the Garage area;

(ii) no installations (excluding construction or installation of shelving or installation of freezer equipment) may be made by a Unit Owner without the prior written consent of the Board of Directors or an architectural control committee created by the Board of Directors pursuant to the Bylaws;

(iii) the Unit Owner shall be solely responsible for the maintenance, repair and replacement of the automatic garage door opener which is designed to provide access to and from such Garage area, and all equipment and appurtenances related thereto (for purposes of reference herein, the Unit Owner shall be the owner of such automatic garage door opener regardless of the fact that such opener is not located within the physical boundaries of the Unit);

(iv) the Unit Owner shall be solely responsible for the maintenance of all installations and tracks upon which the garage door will rise in order to provide ingress and egress to and from the Garage area and all equipment and appurtenances related thereto;

(v) the Unit Owner shall be solely responsible for the maintenance, repair, replacement and reconstruction of the garage door, which responsibility shall include, but shall not be limited to, the painting and general upkeep of the garage door and maintenance of all locks contained therein. Only paint of a type and color designated by the Board may be used to paint garage doors;

(vi) the Unit Owner shall be solely responsible for the payment of all costs for providing electric service to the Garage area which is permanently assigned to the Unit Owner for such Unit Owner's exclusive use, and shall be solely responsible for the maintenance, repair, replacement and reconstruction of all installations related thereto;

(d) each Unit Owner shall be responsible for the maintenance, repair, replacement and reconstruction of any wiring and electrical outlets, electric and water meters and, where applicable, light fixture(s) affixed to the exterior walls of the building in which the Unit is located, which exclusively serve the Unit;

(e) each Unit Owner shall be responsible for replacing the necessary light bulbs for said light fixture(s) by the same color and bulb wattage as originally installed or as otherwise determined and permitted by the Board;

(f) each Unit Owner shall be solely responsible for the maintenance, repair, and replacement of all air-conditioning equipment and all wiring and piping related thereto which serve the Unit and which are constructed on the Limited Common Elements or, as may be applicable, the Common Elements (for purposes of reference herein, the Unit Owner shall be the owner of all such air conditioning equipment and all wiring and piping related thereto regardless of such equipment, wiring and piping being located outside of the physical boundaries of the Unit).

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

In the event a Unit Owner fails to adequately maintain, as determined by the Board, those items for which such Unit Owner is responsible, said Unit Owner shall adequately maintain said items after notice from the Association within a reasonable time after such notice, if a Unit Owner fails to adequately maintain said items, the Association shall have such rights and remedies as provided by Section 20 of this Declaration.

E. Disclaimer, Waiver, and Release of Claims Regarding Mold and Mildew.

Mold and other microbials occur naturally in almost all indoor environments. Mold spores may also enter a condominium through open doorways, windows or a variety of other sources. The Unit Owner acknowledges that the Condominium is located in a hot, humid climate ("Florida Environment"), which is conducive to the growth of mold and other microbials. Mold and other microbials may be present during or after construction in the indoor air and/or on the interior surfaces of the Unit, including, but not limited to, wall cavities, windows, and/or on the exterior surfaces of the Unit or any part thereof. Construction materials are often provided by suppliers and distributors with surface mold and microbials and such are typically not subsequently treated or removed. The Unit Owner understands and acknowledges that, except as otherwise specifically provided by the Condominium Act, Developer makes no warranty or representation of any kind, express or implied, warranty of habitability, merchantability, fitness for a particular purpose, or good workmanship as to building materials and/or construction means and methods with regard to indoor air quality or the presence or absence of mold and/or other microbials and any chemical or toxin secreted, in proximity to the Unit, or regarding the effectiveness of an architectural or engineering fixture or design for reducing the presence or growth of mold and/or other microbials, the responsibility for the prevention of these items being that of the Unit Owner through proper inspection and maintenance of the Unit.

Further, each Unit Owner acknowledges that the growth of mold and other microbials are generally the result of excess moisture in a Unit. Unit Owners shall be solely responsible to remove visible moisture accumulation, repair leaks, and prevent and eliminate excess humidity in their respect Unit immediately upon discovery thereof, whether from the Unit or from neighboring Units or through the Common Elements, and each Unit Owner shall perform periodic inspections of plumbing, drain and condensate lines, air handlers and ducts within their Unit or applicable Limited Common Elements in order to prevent the spread of water, prevent

leaks and avoid the growth or accumulation of mold or other microbial contamination in the Unit or in the Common Elements. Each Unit Owner shall promptly notify the Association in writing of any leaks, water penetration or excess humidity and any mold or other microbial contamination discovered in the Units, Limited Common Elements or in Common Elements. If required by Association, the applicable Unit Owner shall engage an indoor environmental specialist acceptable to Association to determine the cause of any leaks, water penetration or excess humidity, the extent of any Microbial Contamination, and the appropriate course of repair and remediation. Once approved by Association in writing, the applicable Unit Owner, at that Unit Owner's sole cost and expense, shall promptly undertake all repairs and remediation in order to repair such leaks, water penetration or excess humidity and to remediate, in accordance with applicable laws, statutes, regulations and ordinances and with nationally accepted remediation standards. Additionally, each Unit Owner shall prevent the accumulation of other contaminants, including but not limited to carbon dioxide, volatile organic compounds, formaldehyde and other chemicals or gases in their Unit or spreading from their Unit that are or might be injurious to human health. Unit Owners shall not use any biocides or chemicals in their Unit for removal of any contamination that are not EPA-registered for that particular purpose or which could be harmful to occupants of their Unit or other Units.

What the Unit Owner Can Do. The Unit Owner can take positive steps to reduce and/or eliminate the occurrence of mold growth in and around the Unit and thereby minimize the possibility of adverse effects that may be caused by mold. The following suggestions have been compiled from the recommendations of the U.S. Environmental Protection Agency, the Consumer Product Safety Commission, the American Lung Association, and the National Association of Home Builders, among others but they are not meant to be all-inclusive.

(i) Before bringing items into the Unit, check for signs of mold. Potted plants (roots and soil), furnishings, stored clothing and bedding material as well as many other household goods could already contain mold which can then be spread to other areas of the Unit.

(ii) Regular vacuuming and cleaning will help reduce mold levels.

(iii) Keep the humidity in the Unit low. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans, and/or by running air conditioning equipment to remove excess moisture in the air and to facilitate evaporation of water from wet surfaces.

(iv) Raise the temperature in areas where moisture condenses on surfaces, and open doors between rooms to increase air circulation in the Unit including doors to closets.

(v) Have major appliances (e.g. furnaces, heat pumps, central air conditioners, ventilation systems, and humidifiers) inspected, cleaned and serviced regularly by a qualified professional.

(vi) Clean and dry refrigerator, air-conditioner and dehumidifier drip pans and filters regularly and be certain that refrigerator and freezer doors seal properly.

(vii) Inspect for condensation and leaks in and around the Unit on a regular basis. Look for discolorations or wet spots. Take notice of musty odors and any visible signs of mold.

(viii) Fix leaky plumbing and leaks in the exterior and interior surfaces of the Unit and all other sources of moisture problems immediately.

(ix) Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry wet surfaces and materials. Do not let water pool or stand in the Unit. Promptly replace materials that cannot be thoroughly dried such as drywall or insulation.

(x) Do not let water pool or stand. If standing or excessive water is found, remove or seek professional help to remove it.

(xi) Perform routine visual inspections. Respond promptly upon seeing signs of moisture or mold. Thoroughly clean the affected area with a mild solution of bleach after first testing to determine if the affected material or surface is color safe. After cleaning, dry the affected surfaces completely. Porous materials such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, qualified trained professionals may be needed to assist in the remediation effort.

(xii) Regularly maintain the Unit. For example, regularly caulk the windows, faucets, drains, tub and showers.

(xiii) Do not run air conditioning with doors and windows left open.

(xiv) Do not turn off air conditioning during vacations and absences.

The Association shall not be responsible for the prevention of mold and/or other microbials or any damages, including, but not limited to any special or consequential damages, property damages, personal injury, loss of income, emotional distress, death, loss of use, loss of income, diminution or loss of value of the Unit, economic damages, and adverse health effects relating to, arising from or caused by mold and/or mildew accumulation regardless of the cause of said mold/or mildew. EACH UNIT OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS UNIT) AND EACH OTHER PERSON HAVING AN INTEREST IN (INCLUDING WITHOUT LIMITATION, ANY PERMITTED TENANT AND OCCUPANT) OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL CLAIMS, OBLIGATIONS, DEMANDS, DAMAGES, CAUSES OF ACTION, LIABILITIES, LOSSES AND EXPENSES, WHETHER NOW KNOWN OR HEREAFTER KNOWN, FORESEEN OR UNFORESEEN, THAT UNIT OWNER HAS, OR MAY HAVE IN THE FUTURE, IN LAW OR IN EQUITY ARISING OUT OF, RELATING TO, OR IN ANY WAY CONNECTED WITH INDOOR AIR QUALITY, MOISTURE, OR THE GROWTH, RELEASE, DISCHARGE, DISPERSAL OR PRESENCE OF MOLD AND/OR OTHER MICROBIALS OR ANY CHEMICAL OR TOXIN SECRETED THEREFROM. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DEVELOPER AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

9. Additions, Alterations or Improvements by the Association.

Whenever, in the judgment of the Board of Directors, the Common Elements, or any part thereof, shall require capital additions, alterations or improvements (as distinguished from maintenance, repairs and replacements) costing in excess of \$150,000.00 in the aggregate in any calendar year, the Association may proceed with such additions, alterations or improvements only if the making of such additions, alterations or improvements shall have been approved a majority of the voting interests represented at a meeting at which a quorum is attained. Any such additions, alterations or improvements to such Common Elements, or any part thereof, costing in the aggregate \$150,000.00 or less in a calendar year may be made by the Board of Directors without approval of the Unit Owners. The cost and expense of any such additions, alterations or improvements to such Common Elements shall be a "Capital Improvement Assessment" of the Unit Owners as provided in Section 13.B. hereof. For purposes of this Section, "aggregate in any calendar year" shall include the total debt incurred in that year, if such debt is incurred to perform the above-stated purposes, regardless of whether the repayment of any part of that debt is made beyond that year.

10. Additions, Alterations or Improvements by Unit Owner.

A. To the Common Elements. After the completion of the improvements included in the Common Elements which are set forth in this Declaration, or which are contemplated by the Developer in the completion of the development as set forth herein, there shall be no material alterations or substantial additions to Common Elements or Limited Common Elements of this Condominium, other than those specifically allowed elsewhere herein, except as authorized by the Board of Directors and approved by not less than seventy-five percent (75%) of the total voting interests of the Condominium, provided that no alterations or additions may be made to the Limited Common Elements of any particular Unit if such alteration or addition will adversely affect or prejudice the rights of such Unit Owner, unless his consent first has been obtained. The cost of the foregoing shall be assessed as Common Expenses unless otherwise provided herein. No Unit Owner shall make, or allow to be made, any addition, alteration or improvement of any manner (specifically including, but not limited to, satellite dishes, antennas and the like), to or on any Common Element or Limited Common Element without the prior written consent of the Association.

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

C. To the Units. Except as otherwise reserved by the Developer, no Unit Owner shall make any alteration or improvement to such Unit Owner's Unit except in accordance with this Section 10.C. A Unit Owner may make alterations and improvements to a Unit so long as such alterations or improvements are not visible from the outside of the Unit, do not impair the structural integrity of the building in which such Unit is contained, do not otherwise violate the terms of this Declaration, and are in compliance with all applicable building codes and laws. A Unit Owner may not expand, enlarge or relocate the boundaries of such Owner's Unit. Other alterations or improvements to a Unit which are not discussed in this Declaration may be made only if prior approval in writing is obtained from the Board or a committee designated by the Board in accordance with the Bylaws. As a condition to approval, the Board may require the

Unit Owner to submit plans and specifications and a time frame for the alterations or improvements. The Board may refuse to approve alterations or improvements based on, among other things, aesthetic considerations.

D. Floor Coverings. Hard and/or heavy surface floor coverings, including, without limitation, tile, marble, or wood, in any area of a Unit, may not be installed without the prior written consent of the Association, except for in kitchen, bathroom and entry areas which have not been relocated or expanded to areas above the living rooms or bedrooms in the Units below, based on the locations shown in the floor plans attached hereto. The Association shall not approve the installation of hard and/or heavy surface floor coverings for which approval is required, unless the aggregate sound isolation and acoustical treatment carries a minimum Sound Transmission Classification (STC) of fifty (50) and a minimum Impact Isolation Classification (IIC) of forty eight (48). The installation of the foregoing materials shall be performed in a manner that provides proper mechanical isolation of the flooring materials for any ridged part of the building structure, whether of the concrete subfloor (vertical transmission) or adjacent walls and fittings (horizontal transmission).

The structural integrity of balconies and terraces constructed of steel reinforced concrete is affected adversely by water intrusion and rust aggravated by the water retention qualities of indoor-outdoor carpet, river rock, and unglazed ceramic tile and its grout. For this reason, no indoor-outdoor carpet or river rock may be used on balconies or terraces, and all tile and its bedding and grout must be approved by the Association, be of adequate material and be applied as to be waterproof. Any flooring installed by a Unit Owner on a balcony or terrace of a Unit must be installed so as to ensure proper drainage.

E. Indemnification by Unit Owner. A Unit Owner making or causing to be made any additions, alterations or improvements to the Unit or the Limited Common Elements as contemplated herein agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after that date of installation or construction thereof as may be required by the Association without a recorded covenant to run with the Unit.

11. Additions, Alterations or Improvements by Developer.

The foregoing restrictions of Section 10 shall not apply to Developer-owned Units. The Developer shall have the additional right, without the consent or approval of the Board of Directors or other Unit Owners, to make alterations, additions or improvements, structural and non-structural, interior and exterior, ordinary and extraordinary, in, to and upon any Unit owned by it, to the proposed or already constructed Units and the Limited Common Elements appurtenant thereto. Such work shall include, without limitation (i) the removal of walls, floors, ceilings and other structural portions of the Unit; (ii) changes to the layout or number of rooms in any Developer-owned Units; and (iii) changes to the size and/or number of Developer-owned Units by combining separate Developer-owned Units or otherwise. Any amendments to this Declaration or the Condominium Plat required by actions taken pursuant to this Section may be effected by the Developer alone without the consent of any other person; provided, however, if any such amendment shall change the configuration or size of any Unit in any material fashion, materially alter or modify the appurtenances to the Unit, or change the proportion or percentage by which the Unit Owner shares the Common Expenses and owns the Common Surplus, the execution of the amendment to the Declaration effecting such change must be joined in by the

record owners of the Unit, all record owners of liens on the affected Unit, and at least a majority of the total voting interests in the Association. The provisions of this Section may not be added to, amended or deleted unless by, or with the prior written consent of, the Developer.

12. Operation of the Condominium by the Association; Powers and Duties.

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

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

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

(c) The duty to maintain accounting records, according to generally accepted accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times upon prior request.

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

(e) The power to borrow money, execute promissory notes and other evidences of indebtedness and to give as security therefor mortgages and security interests in property owned by the Association, if any, including, without limitation, the right to receive assessments. Common Elements shall not be used as security for any obligations.

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

(g) The power to acquire, lease, mortgage, and convey real and personal property and to grant, modify and cancel easements regarding such property, provided that such action may be done only (i) upon the approval of a majority of the Board of Directors, and

(ii) upon a finding by the Board that such action is for the benefit of the members of the Association. The requirements of Section 9 pertaining to the Unit Owners' approval of costs in excess of the threshold amount stated therein (including the provision as to the debt incurred) shall also apply to this provision dealing with acquisition of property; provided, however, that the acquisition of a Unit as a result of a foreclosure of the lien for Assessments shall be exempt from these requirements.

(h) The power to enter into bulk service contracts on behalf of all Units in the Condominium, and the same shall be a Common Expense.

(i) The power to acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities for recreational purposes.

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

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

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

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

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

FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE CONDOMINIUM PROPERTY AND THE VALUE THEREOF;

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

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

EACH UNIT OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS UNIT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DEVELOPER AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

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

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

F. Acts of the Association. Unless the approval or action of Unit Owners, and/or a certain specific percentage of the Board of Directors, is specifically required in this Declaration, the Articles of Incorporation or Bylaws of the Association, applicable rules and regulations or applicable law, all approvals or actions required or permitted to be given or taken by the Association shall be given or taken by the Board of Directors, without the consent of Unit Owners. When an approval or action of the Association is permitted to be given or taken hereunder or thereunder, such action or approval may be conditioned in any manner the Association deems appropriate, and the Association may refuse to take or give such action or approval without the necessity of establishing the reasonableness of such conditions or refusal.

G. Binding Effect of Condominium Documents. Every Unit Owner, whether having acquired such ownership by gift, conveyance or transfer by operation of law, or otherwise, shall be bound by the Articles of Incorporation, Bylaws and this Declaration. Membership in the Association shall automatically terminate upon the termination of ownership of a Condominium Parcel in this Condominium, and the subsequent owner(s) taking title shall automatically become entitled to membership, subject to the written approval of the Association.

13. Determination of Assessments.

A. General Assessment. The Board of Directors shall from time to time, and at least annually, prepare and adopt a budget for the Condominium, determine the amount payable by the Unit Owners to meet the Common Expenses of the Condominium, and allocate and assess such expenses among the Unit Owners in accordance with the provisions of this Declaration and the Bylaws ("General Assessment"). The Board of Directors shall advise all Unit Owners promptly in writing of the amount of the General Assessment payable by each of them as determined by the Board of Directors. The Budget for Common Expenses shall include the reserves required by law or determined appropriate by the Board, the costs of carrying out the powers and duties of the Association and any other expenses designated as Common Expenses by the Act, this Declaration, the Articles or Bylaws of the Association, applicable rules and regulations or by the Association. Any adopted Budget of Common Expenses shall be subject to change by the Board of Directors, and the amount of the General Assessment shall be changed in accordance with such revised Budget for Common Expenses to cover actual expenses at any time.

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

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

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

(c) Special Assessments and Capital Improvement Assessments may be levied by the Board of Directors and shall be payable in lump sums or installments, in the discretion of the Board; provided that if such Special Assessments, in the aggregate in any year, exceed \$150,000.00, or if such Capital Improvement Assessments, in the aggregate in any year, exceed \$150,000.00, the Board must obtain approval of a majority of the voting interests represented at a meeting at which a quorum is attained.

14. Collection of Assessments.

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

A. Liability for Assessments. A Unit Owner, regardless of how title is acquired, including by purchase at a judicial sale or by deed in lieu of foreclosure, shall be liable for all Assessments coming due while he is the Unit Owner. Additionally, a Unit Owner shall be jointly and severally liable with the previous owner for all unpaid Assessments that came due up to the time of the conveyance, without prejudice to any right such Unit Owner may have to recover from the previous owner the amounts paid by such Unit Owner. The liability for Assessments may not be avoided by waiver of the use or enjoyment of any Common Elements or by the abandonment of the Unit for which the Assessments are made or otherwise.

B. Application of Payments; Failure to Pay; Interest.

(a) Assessments and installments on Assessments not paid within ten (10) days from the date when they are due shall bear interest at the rate established from time to time by the Board of Directors from due date until paid (provided, however, that no such rate shall exceed the maximum allowed by law). In the event the Board has not established such rate, the interest rate shall be eighteen percent (18%) per annum or the maximum amount allowed by law, whichever is less. Each delinquent payment shall be subject to an administrative late fee in an amount not to exceed the greater of Twenty-Five and No/100 Dollars (\$25.00) or five percent (5%) of each delinquent installment. Any payments received by the Association from a delinquent Unit Owner shall be applied first to any interest accrued as provided above, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection as aforesaid and then to the delinquent and any accelerated Assessment. The foregoing application of funds received shall be applicable despite any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

(b) If a Unit Owner is delinquent for more than ninety (90) days in paying any monetary obligation due to the Association, the Association may suspend the Unit Owner's right to use common elements, common facilities, or any other Association property until the monetary obligation is paid, except for limited common elements intended to be used only by that Unit, common elements that must be used to access the Unit, utility services provided to the Unit, parking spaces or elevators. Any such suspension must be imposed at a properly noticed Board meeting, and after the imposition of such suspension, the Association must notify the Unit Owner and, if applicable, the Unit's occupant, licensee, or invitee by mail or hand delivery.

(c) The Association may also suspend the voting rights of a member due to non-payment of any monetary obligation due to the Association which is more than ninety (90) days delinquent. The suspension ends upon full payment of all obligations currently due or overdue the Association.

(d) If the unit is occupied by a tenant and the Unit Owner is delinquent in paying any monetary obligation due to the Association, the Association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the Association, and the tenant must make such payment. The demand is continuing in nature and, upon demand, the tenant must pay the monetary obligations to the Association until the Association releases the tenant or the tenant discontinues tenancy in the unit. The Association must mail written notice to the Unit Owner of the association's demand that the tenant make payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an Association is immune from any claim from the Unit Owner.

(i) If the tenant prepaid rent to the Unit Owner before receiving the demand from the Association and provides written evidence of paying the rent to the Association within fourteen (14) days after receiving the demand, the tenant shall receive credit for the prepaid rent for the applicable period and must make any subsequent rental payments to the Association to be credited against the monetary obligations of the Unit Owner to the Association.

(ii) The tenant is not liable for increases in the amount of the monetary obligations due unless the tenant was notified in writing of the increase at least ten (10) days before the date the rent is due. The liability of the tenant may not exceed the amount due from the tenant to the tenant's landlord. The tenant's landlord shall provide the tenant a credit against rents due to the Unit Owner in the amount of moneys paid to the Association under this section.

(iii) The Association may issue notices under Section 83.56 and may sue for eviction under Sections 83.59-83.625 as if the Association were a landlord under Part II of Chapter 83 if the tenant fails to pay a required payment to the Association. However, the Association is not otherwise considered a landlord under Chapter 83 and specifically has no duties under Section 83.51.

(iv) The tenant does not, by virtue of payment of monetary obligations to the Association, have any of the rights of a Unit Owner to vote in any election or to examine the books and records of the Association.

(v) A court may supersede the effect of this sub-section by appointing a receiver.

C. Acceleration. If any special assessment or installation of a regular assessment 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 assessments for that fiscal year. The due date for all accelerated amounts shall be the date the Claim of Lien was recorded in the public records. The Association's Claim of Lien shall secure payment of the entire accelerated obligation, together with interest on the entire balance, attorney's 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 shall be 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, as required by Section 718.116 of the Condominium Act, or may be sent separately.

D. Liens. The Association has a lien on each condominium parcel securing payment of past due assessments, including interest and 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. Except as otherwise provided by Section 718.116 F.S., the lien is effective from and shall relate back to the recording of the original Declaration of Condominium. However, as to first mortgages of record, the lien is effective from and after recording of a Claim of Lien in the Public Records of Lee County, Florida. The Claim of Lien must state the description of the condominium parcel, the name of the record Owner, the amount due, the name and address of the Association, and the due dates. The lien is in effect until barred by law. The Claim of Lien secures all unpaid assessments which are due and which may accrue after the Claim of Lien is recorded and through the entry of a final judgment,

as well as interest and all reasonable costs and attorney's fees incurred by the Association incident to the collection process. Upon full payment, the person making the payment is entitled to a satisfaction of the lien.

E. Priority of Lien. The Association's lien for unpaid assessments shall be subordinate and inferior to the lien of a recorded first mortgage, but only to the least extent required by the Condominium Act, as amended from time to time. The Association's lien shall be superior to, and take priority over, any other mortgage or lien regardless of when the mortgage or lien was recorded, except as otherwise expressly provided by law. Any lease of a Unit shall be subordinate and inferior to the Association's lien, regardless of when the lease was executed

F. 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.

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

H. First Mortgagee. In the event an First Mortgagee shall obtain title to a Unit by foreclosure, or by deed in lieu of foreclosure, such First Mortgagee, its successors and assigns, shall be liable for prior Assessments or other related expenses authorized under the Act to the maximum extent provided by the Act, as the same may be amended from time to time. This provision shall not apply unless the first mortgage joined the Association as a Defendant in the foreclosure action. If, due to the applicable provisions of the Act, any unpaid share of the Assessments or other related expenses authorized under the Act are not required to be paid, then such unpaid share or other related expenses authorized under the Act shall be deemed to be a Common Expense collectible from all of the Unit Owners, including such acquirer, and such acquirer's successors and assigns. No acquirer of title to a condominium parcel by foreclosure, or by a deed in lieu of foreclosure, may be excused from the payment of any assessments coming due during the period of such ownership

I. Certificate of Unpaid Assessments. Within fifteen (15) days after request by a Unit Owner or mortgagee of a Unit, the Association shall provide a certificate (sometimes referred to as an "estoppel letter") stating all Assessments and other moneys owed to the Association by the Unit Owner with respect to his Unit. Any person other than the Unit Owner who relies upon such certificate shall be protected thereby. The Association or its authorized agent may impose a reasonable fee in connection with issuing the certificate. The Association or its authorized agent shall not be required to provide a prospective purchaser or lienholder with information about the Condominium or the Association other than information or documents required by the Condominium Act to be made available or disclosed. The Association or its authorized agent may impose a reasonable fee to a prospective purchaser, lienholder, or the Owner for its time in providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than information required by law. The Association and its authorized agent are not liable for providing such information in good faith pursuant to a written request if the person providing the information includes a written statement

in substantially the following form: "The responses herein are made in good faith and to the best of my ability as to their accuracy".

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

15. Insurance.

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

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

B. Purchase, Custody and Payment.

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

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

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

(d) Copies to Mortgagees. One (1) copy of each insurance policy, or a certificate evidencing such policy, and all endorsements thereto, shall be furnished by the Association upon request to each Institutional First Mortgagee who holds a mortgage upon a Unit covered by the policy. Copies or certificates shall be furnished not less than ten (10) days prior to the beginning of the term of the policy, or not less than ten (10) days prior to the expiration of each preceding policy that is being renewed or replaced, as appropriate.

(e) Exceptions from Association Responsibility; Unit Owner's Personal Coverage. Except as specifically provided herein or by the Act, the Association shall not be responsible to Unit Owners to obtain insurance coverage upon any property lying within the boundaries of their Unit (i.e. personal property and permitted fixtures contained therein) , or for their personal liability and living expense or for any other risks not otherwise insured in accordance herewith.

Unit Owners may be required to purchase flood insurance for their respective Units if such insurance is required by their mortgagees. In the event flood insurance is required, such

insurance shall be for the lesser of one hundred percent (100%) of the current replacement cost of the Unit as contained within the building, or the maximum amount of flood insurance available with regard to such property.

The Association may obtain flood insurance on the buildings and any other improvements constructed on the Condominium Property.

The Unit Owner shall be responsible for insuring, without limitation, any and all floor coverings, wall coverings and ceiling coverings; electrical fixtures, appliances, air conditioning or heating equipment; water heaters and water filters; built in cabinets and counter tops; window treatments, including curtains, drapes, blinds and hardware; replacements for any of the above listed property; and air conditioning compressors that serve only the Unit Owner's Unit no matter where located.

It shall be the obligation of the individual Unit Owner, if such Unit Owner so desires, to purchase and pay for insurance as to all such and other risks not covered by insurance carried by the Association. The individual Unit Owner shall further have the right to obtain, purchase and pay for secondary coverage for all items within the Unit, whether described herein as common Elements, Limited Common Elements, or portions of the Unit, which the Association is responsible for the primary coverage of pursuant to the terms of this Declaration.

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

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

(b) Liability. Comprehensive general public liability and automobile liability insurance covering loss or damage resulting from accidents or occurrences on or about or in connection with the Insured Property or adjoining driveways and walkways, or any work, matters or things related to the Insured Property, with such coverage as shall be required by the Board of Directors of the Association, and with a cross liability endorsement to cover liabilities of the Unit Owners as a group to any Unit Owner, and vice versa, if such endorsement is obtainable.

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

(d) Fidelity Insurance. Fidelity Insurance as required by the Act, covering all persons who control or disburse Association funds, such insurance to be in the amount required by Law or more if determined by the Board.

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

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

When appropriate and obtainable, each of the foregoing policies, including, without limitation, those policies of insurance obtained by an individual Unit Owner, shall waive the insurer's right to: (i) subrogation against the Association, its officers, members of the Board, the Developer, any management firm and its respective employees and agents, and against the Unit Owners individually and as a group; (ii) to pay only a fraction of any loss in the event of coinsurance or if other insurance carriers have issued coverage upon the same risk; and (iii) avoid liability for a loss that is caused by an act of the Board of Directors, a member of the Board of Directors, any management firm or its respective employees and agents, one (1) or more Unit Owners or as a result of contractual undertakings. Additionally, each policy shall provide that any insurance trust agreement will be recognized, that the insurance provided shall not be prejudiced by any act or omissions of the management firm or the individual Unit Owners that are not under the control of the Association, and that the policy shall be primary, even if a Unit Owner has other insurance that covers the same loss.

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

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

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

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

(a) Insured Property. Proceeds on account of damage to the Insured Property shall be held in undivided shares for each Unit Owner, such shares being the same as the undivided shares in the Common Elements appurtenant to each Unit; provided, however, that prior to any distributions to the Unit Owners, such proceeds shall first be distributed in accordance with the provisions of this Section.

(b) Mortgagees. No mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds, except for actual distributions thereof made to the Unit Owner and mortgagee pursuant to the provisions of this Declaration.

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

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

(b) Reconstruction or Repair. If the damaged property for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as elsewhere provided herein. Any proceeds remaining after defraying such costs shall be distributed to each Unit Owner, by check made payable jointly to such Unit Owner and its respective mortgagee(s).

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

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

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

16. Reconstruction or Repair After Fire or Other Casualty.

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

progress payments. If the Insurance Trustee has not been appointed, then the Board of Directors shall act as if it were the Insurance Trustee hereunder.

If seventy-five percent (75%) or more of the Insured Property is substantially damaged or destroyed and if eighty percent (80%) of the total voting interests duly and promptly resolve not to proceed with the repair or restoration thereof, the Condominium Property shall not be repaired and the net proceeds of insurance resulting from such damage or destruction shall be distributed to each Unit Owner, by check made payable to such Unit Owner and its respective mortgagee(s).

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

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

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

(a) Association - Lesser Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is less than or equal to \$1,000,000.00, then the construction fund shall be disbursed in payment of such costs upon the order of the Board of Directors.

(b) Association – Major Damage. If the amount of the estimated costs of reconstruction and repair which are the responsibility of the Association is more than \$1,000,000.00, then the construction fund shall be disbursed in payment of such costs in the manner contemplated by subparagraph (i) above, but then only upon the further approval of an architect or engineer qualified to practice in Florida and employed by the Association to supervise the work.

(c) Unit Owners. If there is a balance of insurance proceeds after payment of all costs of reconstruction and repair that are the responsibility of the Association, this balance shall be distributed to each Unit Owner, by check made payable jointly to such Unit Owner and its respective mortgagee(s) or, at the direction of the Board, such balance may be considered Common Surplus.

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

D. Assessments. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be effected by the Association, or the estimated costs of reconstruction and/or repair are not within, or covered by, the reasonable deductible provisions of the Association's policies, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Assessments on account of damage to the Insured Property shall be in proportion to all of the Owners' respective shares in the Common Elements.

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

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

17. Condemnation.

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

A. Deposit of Certain Condemnation Awards with Insurance Trustee. Condemnation awards pertaining to the taking of Common Elements shall be paid over by each Unit Owner to the Insurance Trustee, if appointed, or to the Board of Directors, for use as noted hereinafter in this Section. In the event the Unit Owner fails to turn over such award as required, the defaulting Unit Owner shall be charged the maximum interest which does not constitute usury under Florida law until such amount is fully paid and may be treated and collected as an assessment.

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

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

C. Disbursement of Fund. If the Condominium is terminated following a condemnation, the proceeds of the awards pertaining to the condemnation of Common Elements will be deemed to be insurance proceeds and shall be owned and distributed in the manner provided with respect to the ownership and distribution of insurance proceeds if the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced and the property damaged by the taking will be made usable in the manner provided below. The proceeds of any such awards shall be used for these purposes and shall be disbursed in the manner provided for disbursement of funds by the Insurance Trustee (if appointed) after a casualty, or as elsewhere in this Section 17 specifically provided.

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

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

The following changes shall be made in the Condominium following a taking as described in this Section 17:

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

(b) Adjustment of Shares. The shares in the Common Elements, Common Expenses and Common Surplus appurtenant to the Units that continue as part of the Condominium shall be adjusted to distribute the shares in the Common Elements, Common Expenses and Common Surplus among the reduced number of Unit Owners. This distribution shall be determined in accordance with the formula contained in Section 6 herein.

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

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

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

18. Occupancy and Use Restrictions.

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

A. Occupancy. Each Unit shall be used as a single family residence only, except as may be otherwise herein expressly provided. The provisions of this subsection shall not be applicable to Units used by the Developer for model Units, guest accommodations, sales or other offices or management services.

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

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

D. Rules and Regulations. All Unit Owners, their guests, tenants and invitees, shall abide by the Rules and Regulations of the Condominium, as amended by the Board from time to time.

19. Selling, Leasing and Mortgaging of Units.

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

A. Sales. No Unit Owner may sell, transfer, devise or otherwise transfer his Unit without the express written consent of the Association, which consent shall not be unreasonably withheld. At least thirty (30) days prior to any proposed transfer of a Unit, the Owner shall provide the Association with the name, address and telephone number of the proposed transferee, and shall provide the Association with any other information it may request. With

such notice the Owner or transferee seeking approval may make a written demand that if the transfer is disapproved without good cause, the Association shall furnish an approved alternate purchaser who shall purchase the Unit at the same price and upon substantially the same terms as in the disapproved sales contract, or if no contract is involved, for the fair market value of the Unit determined as provided below. The Association may require the personal appearance of the proposed transferee and his family as a condition of approval. The Association shall approve or disapprove the proposed transfer within thirty (30) days of receipt of all information to which the Association is entitled. The failure of the Association to approve or deny the proposed transfer within thirty (30) days set forth above shall be deemed an approval of the transfer. In the event the Association approves the transfer, or fails to disapprove the transfer within thirty (30) days of receipt of all information, said approval must be evidenced by a written Consent to Transfer executed by an officer or an agent of the Association, which Consent to Transfer must be recorded in the public records of the County.

(a) Disapproval for Good Cause. Approval of the Association shall be withheld for good cause only if a majority of the whole Board so votes. Only the factors set forth in Section 19.G below shall be deemed to constitute good cause for disapproval.

(b) Disapproval Without Good Cause. The Association's approval shall not be denied unless a majority of the whole Board so votes. If the Board disapproves without good cause, and if the Owner or transferee has made the demand set forth above in Section 19.A, then within 30 days after the Board meeting at which the disapproval took place, the Board shall deliver in writing to the Owner the name of an approved purchaser (which may be the Association) who will purchase the Unit at the same price, and upon substantially the same terms, as in the disapproved sales contract. If no sales contract was involved, or if the Association challenges the contract price as not being a good faith purchase price, then the purchase price shall be paid in cash, and the price to be paid shall be determined by agreement, or in the absence of agreement, shall be the fair market value determined by the arithmetic average of appraisals by two state-certified property appraisers, one selected by the Owner and the other by the Association. The cost of the appraisals, and all other closing costs in cases where no sales contract is involved, shall be shared equally by the purchaser and selling Owner, except that the purchaser shall pay for his own title insurance, and all costs of mortgage financing. Real property taxes and Condominium assessments shall be prorated to the day of closing and the parties shall bear their own attorneys fees, if any. The closing shall take place not longer than 60 days after the date of Board disapproval or 30 days after determination of fair market value by appraisal, whichever occurs last. Failure or refusal to close by either party shall constitute a breach of contract and shall entitle the other party to seek specific performance or damages.

(c) If the Board fails to deliver the name of the approved purchaser within 30 days as required above, then the original proposed purchaser shall be deemed to be approved, despite the Board's former disapproval, and upon demand a Consent to Transfer shall be issued.

B. Leases. No lease or rental of a Unit may be for a period of less than one (1) month. Any proposed lease of a Unit must be preapproved in writing by the Association, and no Unit may be leased more than three (3) times in a calendar year. At least thirty (30) days prior to any proposed lease, the Unit Owner desiring to so lease the Unit shall provide the Association with the name, address and telephone number of the proposed tenant, and shall provide the Association with any other information it may request. The Association may require the personal appearance of the proposed tenant and his family as a condition of approval. The

Association may request a security deposit as security for all of the common elements. The Association shall approve or disapprove the proposed lease within thirty (30) days of receipt of all information to which it is entitled. The failure to render a decision within said thirty (30) days shall be deemed approval. No Unit Owner may lease or rent his Unit if he is delinquent in the payment of any Assessments. The Association shall have the right to require that a substantially uniform form of lease or sub-lease be used by all Unit Owners intending to rent or lease and to provide such form as a Common Expense of the Condominium. Entire Units only may be rented, and no individual rooms may be rented and no transient may be accommodated. There shall not be any subleasing of any Unit, but any impermissible sub-leasing or sub-renting of a Unit Owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof.

A tenant of a Unit shall have all of the use rights in the Association Property and Common Elements otherwise readily available for use generally by Unit Owners, and the Owner of the leased Unit shall not have such rights, except as a guest. This shall not, however, interfere with access rights of an Owner as landlord pursuant to applicable law. Each Unit Owner shall be responsible to ensure that all tenants and occupants of the Unit comply with all of the terms and conditions of this Declaration.

C. Continuing Liability. The liability of the Unit Owner under these covenants shall continue, notwithstanding the fact that he may have sold, transferred, leased, rented or sub-let said interest as provided herein. Every purchaser, tenant or lessee shall take title to his Unit subject to this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association, as well as the provisions of the Act.

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

E. Committee or Outside Contractor. The Board may designate a committee or may engage the services of an outside consulting firm to carry out the approval and disapproval obligations of the Association hereunder. In the event the Board engages the services of an outside firm, the cost of such firm shall be a Common Expense.

F. Transfer Fees. The Association may charge a fee to any Unit Owner requesting approval of a proposed transfer or lease of a Unit, said fee to be in an amount determined by the Board from time to time and not to exceed the maximum amount permitted by the Act.

G. Factors Which May Be Considered. The Board or its designee may consider the following factors in making its decision, and any other factors it deems appropriate, any one of which shall be grounds for disapproval:

(a) The proposed transferee or Tenant has been convicted of a felony involving violence to persons or property, or demonstrating dishonesty or moral turpitude.

(b) The proposed transferee or tenant has a record of financial irresponsibility including without limitation prior bankruptcies, foreclosures or bad debts.

(c) The application for approval indicates on its face that the proposed transferee or tenant or any proposed occupant intends to act in a manner inconsistent with the covenants and restrictions applicable to the Condominium.

(d) The proposed transferee or tenant has a history of disruptive behavior or disregard for the rights and property of others.

(e) The Association has not received all information to which it is entitled.

(f) Any untrue statements made by the applicant on any documents required by the Association.

(g) If the proposed transferee occupies the Unit prior to obtaining approval by the Association.

20. Compliance and Default.

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

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

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

C. Fines. The Association may levy reasonable fines against a Unit Owner for the failure of the Unit Owner or his occupant, licensee or invitee to comply with any provision of this Declaration, the Bylaws of the Association, or reasonable rules and regulations imposed by the Board of Directors from time to time. No fine will become a lien against a Unit. No fine shall exceed one hundred dollars (\$100.00) per violation, or the maximum amount allowed by Section 718.303(3), Florida Statutes whichever is greater. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, provided that no such fine shall in the aggregate exceed one thousand dollars (\$1,000.00), or the maximum amount allowed by Section 718.303(3), Florida Statutes, whichever is greater. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the Unit Owner and, if applicable, his licensee or invitee. The hearing shall be held before a committee of other Unit Owners who are neither Board members nor persons residing in a Board member's household. If the committee does not agree with the fine, the fine shall not be levied. The above procedural requirements for fines do not apply to unoccupied Units.

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

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

F. Association's Rights Cumulative. All rights, remedies, and privileges granted to the Association or Unit Owners pursuant to this Declaration or any of the Condominium Documents shall be deemed to be cumulative and the exercise of any one or more of such rights, remedies, or privileges shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising any other or additional rights, remedies, or privileges.

G. Maintenance Responsibilities. All Unit Owners and other beneficiaries of the dedicated property and corresponding infrastructure, including the storm water management system, shall have the legal right to enforce the maintenance covenants contained herein against the responsible entity.

21. Termination of Condominium.

The Condominium may be terminated in the following manner:

A. Agreement. The Condominium may be terminated at any time by a plan of termination approved by the lesser of the lowest percentage of Voting Interests necessary to amend this Declaration or as otherwise provided in this Declaration for approval of termination when:

(a) The total estimated cost of construction or repairs necessary to restore the improvements to their former condition or bring them into compliance with applicable laws or regulations exceeds the combined fair market value of all Units in the condominium after completion of the construction or repairs; or

(b) It becomes impossible to operate or reconstruct this Condominium to its prior physical configuration because of land use laws or regulations.

B. Approval. Except as provided above in Section 18.1, the condominium form of ownership of the property may be terminated pursuant to a plan of termination approved by at least seventy-five percent (75%) of the Voting Interests of this Condominium if not more than ten percent (10%) of the Voting Interests of this Condominium have rejected the plan of termination by negative vote or by providing written objections thereto. The approval of a plan of termination by the holder of a recorded mortgage lien is not required unless the plan of termination will result in less than the full satisfaction of the mortgage lien affecting the condominium parcel. If such mortgagee approval is required and not given, a holder of a recorded mortgage lien who objects to the plan of termination may contest the plan as provided below. At the time of sale, the lien shall be transferred to the proportionate share of the

proceeds assigned to the condominium parcel in the plan of termination or as subsequently modified by the court.

C. Very Substantial Damage. If the Condominium, as a result of common casualty, be substantially damaged to the extent described in Section 16 (A), and it not be decided as therein provided that it will be reconstructed or repaired, the condominium form of ownership will thereby terminate without agreement.

D. Title vested in termination trustee. If termination is pursuant to a plan of termination under Section 21 (A) or (B), the Unit Owners' rights and title as tenants in common in undivided interests in the Condominium Property vest in the termination trustee when the plan is recorded or at a later date specified in the plan. The Unit Owners thereafter become the beneficiaries of the proceeds realized from the plan of termination. The termination trustee may deal with the Condominium Property or any interest therein if the plan confers on the trustee the authority to protect, conserve, manage, sell, or dispose of the Condominium Property. The trustee, on behalf of the Unit Owners, may contract for the sale of real property, but the contract is not binding on the Unit Owners until the plan is approved pursuant to Section 21 (A) or (B).

E. Certificate. The termination of the Condominium shall be evidenced by a certificate of the Association executed by its President and Secretary certifying as to the facts effecting the termination. Termination shall become effective when the certificate is recorded in the Public Records of Lee County, Florida.

F. Notice.

(a) Within thirty (30) days after a plan of termination has been recorded, the termination trustee shall deliver by certified mail, return receipt requested, notice to all Unit Owners, lienors of the Condominium Property, and lienors of all Units at their last known addresses that a plan of termination has been recorded. The notice must include the book and page number of the public records in which the plan was recorded, notice that a copy of the plan shall be furnished upon written request, and notice that the Unit Owner or lienor has the right to contest the fairness of the plan.

(b) The trustee, within ninety (90) days after the effective date of the plan, shall provide to the Division of Florida Condominiums, Timeshares and Mobile Homes a certified copy of the recorded plan, the date the plan was recorded, and the county, book, and page number of the public records in which the plan is recorded.

G. Right to contest. A Unit Owner or lienor may contest a plan of termination by initiating a summary procedure pursuant to Florida Statutes Section 51.011 within ninety (90) days after the date the plan is recorded. A Unit Owner or lienor who does not contest the plan within the ninety (90) day period is barred from asserting or prosecuting a claim against the association, the termination trustee, any Unit Owner, or any successor in interest to the Condominium Property. In an action contesting a plan of termination, the person contesting the plan has the burden of pleading and proving that the apportionment of the proceeds from the sale among the Unit Owners was not fair and reasonable. The apportionment of sale proceeds is presumed fair and reasonable if it was determined pursuant to the methods prescribed herein. The court shall determine the rights and interests of the parties and order the plan of termination to be implemented if it is fair and reasonable. If the court determines that the plan of termination is not fair and reasonable, the court may void the plan or may modify the plan to apportion the proceeds in a fair and reasonable manner pursuant to this section based upon the proceedings

and order the modified plan of termination to be implemented. In such action, the prevailing party shall recover reasonable attorney's fees and costs.

H. Powers in connection with termination. The approval of the plan of termination does not terminate the Association. It shall continue in existence following approval of the plan of termination with all powers and duties it had before approval of the plan. Notwithstanding any provision to the contrary in the declaration or bylaws, after approval of the plan the Board shall:

(a) Employ directors, agents, attorneys, and other professionals to liquidate or conclude its affairs.

(b) Conduct the affairs of the Association as necessary for the liquidation or termination.

(c) Carry out contracts and collect, pay, and settle debts and claims for and against the Association.

(d) Defend suits brought against the Association.

(e) Sue in the name of the Association for all sums due or owed to the association or to recover any of its property.

(f) Perform any act necessary to maintain, repair, or demolish unsafe or uninhabitable improvements or other Condominium Property in compliance with applicable codes.

(g) Sell at public or private sale or exchange, convey, or otherwise dispose of assets of the association for an amount deemed to be in the best interests of the Association, and execute bills of sale and deeds of conveyance in the name of the association.

(h) Collect and receive rents, profits, accounts receivable, income, maintenance fees, special assessments, or insurance proceeds for the Association.

(i) Contract and do anything in the name of the Association which is proper or convenient to terminate the affairs of the Association.

I. Natural disasters.

(a) If, after a natural disaster, the identity of the directors or their right to hold office is in doubt, if they are deceased or unable to act, if they fail or refuse to act, or if they cannot be located, any interested person may petition the circuit court to determine the identity of the directors or, if found to be in the best interests of the Unit Owners, to appoint a receiver to conclude the affairs of the Association after a hearing following notice to such persons as the court directs. Lienholders shall be given notice of the petition and have the right to propose persons for the consideration by the court as receiver.

(b) The receiver shall have all powers given to the board pursuant to this Declaration and the Bylaws, and any other powers that are necessary to conclude the affairs of the association and are set forth in the order of appointment. The appointment of the receiver is subject to the bonding requirements of such order. The order shall also provide for the payment

of a reasonable fee to the receiver from the sources identified in the order, which may include rents, profits, incomes, maintenance fees, or special assessments collected from the Condominium Property.

J. Reports and Replacement of Receiver.

(a) The Association, receiver, or termination trustee shall prepare reports each quarter following the approval of the plan of termination setting forth the status and progress of the termination, costs and fees incurred, the date the termination is expected to be completed, and the current financial condition of the Association, receivership, or trusteeship and provide copies of the report by regular mail to the Unit Owners and lienors at the mailing address provided to the Association by the Unit Owners and the lienors.

(b) The Unit Owners may recall or remove members of the board of administration with or without cause at any time as provided in s. 718.112(2)(j).

(c) The lienors representing at least fifty percent (50%) of the outstanding amount of liens may petition the court for the appointment of a termination trustee, which shall be granted upon good cause shown.

K. Distribution.

(a) Following termination of this Condominium, the Condominium Property, Association Property, common surplus, and other assets of the Association shall be held by the termination trustee, as trustee for Unit Owners and holders of liens on the Units, in their order of priority.

(b) Not less than thirty (30) days before the first distribution, the termination trustee shall deliver by certified mail, return receipt requested, a notice of the estimated distribution to all Unit Owners, lienors of the Condominium Property, and lienors of each Unit at their last known addresses stating a good-faith estimate of the amount of the distributions to each class and the procedures and deadline for notifying the termination trustee of any objections to the amount. The deadline must be at least fifteen (15) days after the date the notice was mailed. The notice may be sent with or after the notice required by subsection (15). If a Unit Owner or lienor files a timely objection with the termination trustee, the trustee need not distribute the funds and property allocated to the respective Unit Owner or lienor until the trustee has had a reasonable time to determine the validity of the adverse claim. In the alternative, the trustee may interplead the Unit Owner, lienor, and any other person claiming an interest in the Unit and deposit the funds allocated to the Unit in the court registry, at which time the Condominium Property, Association Property, common surplus, and other assets of the Association are free of all claims and liens of the parties to the suit. In an interpleader action, the trustee and prevailing party may recover reasonable attorney's fees and costs.

(c) The proceeds from any sale of Condominium Property or Association Property and any remaining Condominium Property or Association Property, common surplus, and other assets shall be distributed in the following priority:

(i) To pay the reasonable termination trustee's fees and costs and accounting fees and costs.

(ii) To lienholders of liens recorded prior to the recording of this Declaration.

(iii) To purchase-money lienholders on Units to the extent necessary to satisfy their liens.

(iv) To lienholders of liens of the association which have been consented to under Florida Statutes Section 718.121(1).

(v) To creditors of the Association, as their interests appear.

(vi) To Unit Owners, the proceeds of any sale of Condominium Property subject to satisfaction of liens on each Unit in their order of priority, in shares specified in the plan of termination, unless objected to by a Unit Owner or lienor as provided in paragraph (b).

(vii) To Unit Owners, the remaining Condominium Property, subject to satisfaction of liens on each Unit in their order of priority, in shares specified in the plan of termination, unless objected to by a Unit Owner or a lienor as provided in paragraph (b).

(viii) To Unit Owners, the proceeds of any sale of Association Property, the remaining Association Property, common surplus, and other assets of the association, subject to satisfaction of liens on each Unit in their order of priority, in shares specified in the plan of termination, unless objected to by a Unit Owner or a lienor as provided in paragraph (b).

(d) After determining that all known debts and liabilities of an association in the process of termination have been paid or adequately provided for, the termination trustee shall distribute the remaining assets pursuant to the plan of termination. If the termination is by court proceeding or subject to court supervision, the distribution may not be made until any period for the presentation of claims ordered by the court has elapsed.

(e) Assets held by the Association upon a valid condition requiring return, transfer, or conveyance, which condition has occurred or will occur, shall be returned, transferred, or conveyed in accordance with the condition. The remaining association assets shall be distributed pursuant to paragraph (c).

(f) Distribution may be made in money, property, or securities and in installments or as a lump sum, if it can be done fairly and ratably and in conformity with the plan of termination. Distribution shall be made as soon as is reasonably consistent with the beneficial liquidation of the assets.

L. New Condominium. The termination of this Condominium does not bar the filing of a declaration of condominium or an amended and restated declaration of condominium affecting all or any portion of the same property.

M. Provisions Survive Termination. The provisions contained in this Section 18 shall be deemed covenants running with the land, and shall survive the termination of the Condominium for a period long enough to accomplish all the purposes stated herein.

22. Additional Rights of Mortgagees and Others.

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

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

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

(a) to examine current copies of this Declaration, the Bylaws, rules and regulations and the books, records and financial statements of the Association during normal business hours;

(b) to receive, without any charge and within a reasonable time after such request, the annual financial report which is prepared and distributed by the Association to the Unit Owners at the end of its fiscal year;

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

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

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

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

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

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

E. Any holder of a first mortgage on a Unit who receives a written request to approve additions or amendments and fails to deliver or mail to the requesting party a negative response within sixty (60) days shall be deemed to have approved such request.

F. Any action to terminate the Condominium after substantial destruction or condemnation occurs or for other reasons must be agreed to by Institutional First Mortgagees that represent at least fifty one percent (51%) of the votes of the Units that are subject to Institutional First Mortgages

G. As required by Section 718.110, Florida Statutes, any mortgagee consent required under this Declaration shall not be unreasonably withheld.

23. Disclaimer of Warranties.

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

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

24. Mediation and Arbitration.

All issues or disputes which are recognized by the Act or by administrative rules promulgated under the Act as being appropriate or required for mediation or arbitration shall be resolved through such alternative resolution procedures instead of civil litigation.

25. Master Covenants.

The Condominium Property is also subject to all the terms, conditions, obligations and restrictions described in the Declaration and General Protective Covenants for Gateway Greens Community recorded at O.R. book 1977, Page 1367, of the Public Records of Lee County, Florida, as amended and supplemented (the "Gateway Greens Restrictions"). All Unit Owners shall automatically be members of the Gateway Greens Community Association, Inc., (the "Gateway Greens Association") and are subject to, and may enjoy the benefits of, the Gateway Greens Restrictions, the Articles of Incorporation, Bylaws and Rules and Regulations of the Gateway Greens Community Association, Inc., as any or all of the same may exist from time to time. As such, Unit Owners shall be responsible for the payment of assessments to the Gateway Greens Community Association, Inc. The assessments shall be used for the maintenance and operation of the properties, services, and facilities that are the responsibility of Gateway Greens Community Association, Inc. The Gateway Greens Community Association, Inc. shall have various easements over, under and through the Condominium Property as set forth herein and in the Gateway Greens Restrictions.

The Condominium Property is further subject to the terms, conditions, obligations and restrictions described in the Declaration of Restrictions and Protective Covenants for Tract "L", Gateway Phase 9, Area One, Gateway, dated September 2, 1993, and recorded on September 27, 1993, at O.R. Book 2427, Page 2759, of the Public Records of Lee County, Florida (the "Tract 'L' Restrictions").

26. Gateway Services District.

The Condominium is part of land services by the Gateway Services District providing drainage, roads, bridges, street lights, water and sewer services. The District has the right to levy assessments in the form of a benefits tax and enforce collection thereof by placing liens against units in the Condominium.

27. Additional Provisions.

A. Notices. All notices to the Association required or desired hereunder or under the Bylaws of the Association shall be sent by first class mail to the Association in care of its office at the Condominium, or to such other address as the Association may hereafter designate from time to time by notice in writing to all Unit Owners. Except as provided specifically in the Act, all notices to any Unit Owner shall be sent by first class mail to the address of such Unit Owner appearing in the Association's records at the time the notice is transmitted. Where a Unit is owned by more than one (1) person, the Association shall provide notice, for meetings and all other purposes, to that one (1) address which the Developer initially identifies for that purpose and thereafter as one (1) or more of the Owners of the Unit shall so advise the Association in writing, or if no address is given or the Owners of the Unit do not agree, to the address provided in the deed of record.

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

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

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

C. Binding Effect of Section 718.303, Florida Statutes. The provisions of Section 718.303, Florida Statutes, shall be in full force and effect and are incorporated herein.

D. Right of Developer to Add Recreational Facilities. If the Developer elects to construct, add to or expand recreational facilities or any other portion of the Common Elements, Developer shall pay all the expenses relating to the construction or the providing of such addition or expansion and shall record an amendment to this Declaration describing such property in accordance with the provisions of this Declaration. The amendment shall be executed with the formalities of a deed and recorded in the public records of the County. No

approval or action of the Association, Unit Owners or mortgagees shall be necessary for adding such additional recreational facilities. All costs of maintenance, repair and replacement relating to the addition or expansion of the recreational facilities shall be a common expense of the Association.

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

F. Exhibits. There are hereby incorporated in this Declaration all materials contained in the exhibits annexed hereto. In the event of any conflicting provisions between the exhibits and this Declaration, the provisions of this Declaration shall control.

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

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

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

J. Ratification. Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each occupant of a Unit, by reason of his occupancy, shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the Articles and Bylaws of the Association, and applicable rules and regulations, are fair and reasonable in all material respects.

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

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

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

Witnesses:

SANTA LUZ OPERATING VENTURE LLC, a
Florida limited liability company

[Signature]
Print Name: SEAN M. ELLIS

By: [Signature]
Printed Name: Robert MacFarlane

[Signature]
Print Name: UNA M. RICHARDSON

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29 day of April, 2011, by ROBERT MACFARLANE, as Robert MacFarlane of SANTA LUZ OPERATING VENTURE LLC, a Florida limited liability company, who is personally known to me, OR who produced a drivers license as identification, and who acknowledged before me that he executed the same as his free and voluntary act for the uses and purposes therein set forth.

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

[Signature]
Notary Public
Printed Name: UNA M. RICHARDSON

Commission No. _____ Expiration Date _____

NOTARY PUBLIC-STATE OF FLORIDA
Una M. Richardson
Commission #DD998279
Expires: JUNE 14, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT A

Bean, Whitaker, Lutz & Kareh, Inc.


13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073



Surveyor's Certification
for
Santa Luz, a Condominium
(Building 1)

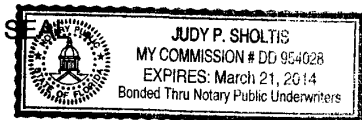
I, Scott C. Whitaker, Professional Surveyor and Mapper, hereby certify that the construction of the improvements of Building 1, Phase I, Santa Luz, a Condominium as shown on the attached Exhibit "D" dated 11/16/10 is substantially complete so that these materials, together with the provisions of the Declaration of Condominium describing the condominium property as relates to survey matters only, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements, limited common elements and of each unit can be determined from these materials and that all planned improvements, including but not limited to landscaping, utility services and access to the unit and common element facilities serving the building in which the units to be conveyed are located have been substantially completed.


Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned officer, personally appears Scott C. Whitaker of Bean, Whitaker, Lutz & Kareh, Inc., personally known to me and who did not take an oath, and who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me and before me that he executed said instrument in the capacity and for the purposes therein expressed this 16th day of DECEMBER, 2010.




Notary Public Judy P. Sholtis

41188_CERT_PH I

"Exhibit A"



PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase I)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Beginning at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 190.78 feet; thence N89°56'06"E for 34.33 feet; thence S81°32'03"E for 50.56 feet; thence N89°56'06"E for 129.30 feet to the beginning of a curve concave to the south having a radius of 1117.50 feet; thence continue easterly along said curve through a central angle of 02°26'28" for 47.61 feet; thence S02°22'34"W for 29.41 feet; thence S26°34'02"W for 10.89 feet; thence S00°40'44"E for 21.96 feet; thence S05°28'16"W for 18.56 feet; thence S00°40'44"E for 100.00 feet to the south line of said Tract "L"; thence S89°19'16"W for 252.58 feet to the Pont of Beginning.

Parcel contains 1.07 acres (46,722 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)



Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE I 11/04/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase II)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N89°19'16"E along the south line of said Tract "L" for 252.58 feet to the Point of Beginning; thence continue N89°19'16"E along said south line for 206.96 feet; thence N00°40'44"W for 120.62 feet; thence N14°41'33"E for 4.56 feet to an intersection with a curve concave to the southwest having a radius of 54.75 feet and to which point a radial line bears S11°06'43"E; thence continue northeasterly, northwesterly and southwesterly along said curve through a central angle of 221°11'12" for 211.36 feet; thence N43°02'39"W for 16.53 feet; thence S57°15'06"W for 94.14 feet to an intersection with a curve concave to the southwest having a radius of 1117.50 feet and to which point a radial line bears N05°15'01"E; thence continue westerly along said curve through a central angle of 02°52'26" for 56.06 feet; thence S02°22'34"W for 29.41 feet; thence S26°34'02"W for 10.89 feet; thence S00°40'44"E for 21.96 feet; thence S05°28'16"W for 18.56 feet; thence S00°40'44"E for 100.00 feet to the Point of Beginning.

Parcel contains 1.03 acres (45,068 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE II 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase III)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N89°19'16"E along the south line of said Tract "L" for 459.54 feet to the Point of Beginning; thence N00°40'44"W for 120.62 feet; thence N14°41'33"E for 4.56 feet to an intersection with a curve concave to the northwest having a radius of 54.75 feet and to which point a radial line bears S11°06'43"E; thence continue northeasterly along said curve through a central angle of 83°32'58" for 79.84 feet; thence S79°36'59"E for 74.63 feet; thence S43°36'15"E for 34.14 feet to the southeasterly line of said Tract "L"; thence S03°28'13"W along said southeasterly line for 143.72 feet to the southeast corner of said Tract "L"; thence S89°19'16"W along aforesaid south line of Tract "L" for 132.00 feet to the Point of Beginning.

Parcel contains 0.51 acres (22,061 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)



Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE III 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmooffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase IV)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 514.60 feet to the Point of Beginning; thence continue N00°40'44"W along said west line and said right-of-way line for 50.00 feet; thence N89°19'49"E for 32.31 feet; thence S82°08'21"E for 50.56 feet; thence N89°19'49"E for 79.43 feet to the beginning of a curve concave to the southwest having a radius of 117.50 feet; thence continue southeasterly along said curve through a central angle of 68°15'12" for 139.97 feet to a point of tangency; thence S22°25'00"E for 24.13 feet to the beginning of a curve concave to the northeast having a radius of 582.50 feet; thence continue southeasterly along said curve through a central angle of 20°37'39" for 209.71 feet to a point of tangency; thence S43°02'39"E for 29.49 feet to the beginning of a curve concave to the northeast having a radius of 97.50 feet; thence continue southeasterly along said curve through a central angle of 35°39'51" for 60.69 feet to a point of cusp of a curve concave to the southeast having a radius of 54.75 feet and to which point a radial line bears N11°17'30"E; thence continue southwesterly along said curve through a central angle of 63°35'25" for 60.76 feet; thence N43°02'39"W for 64.22 feet to the beginning of a curve concave to the northeast having a radius of 617.50 feet; thence continue northwesterly along said curve through a central angle of 04°34'31" for 49.31 feet; thence S66°04'23"W for 38.62 feet; thence S57°15'06"W for 95.00 feet; thence N32°44'54"W for 192.98 feet; thence N30°18'45"E for 63.23 feet; thence N00°40'11"W for 72.00 feet; thence S89°19'49"W for 64.72 feet; thence S80°47'58"W for 50.56 feet; thence S89°19'49"W for 32.30 feet to the Point of Beginning.

Parcel contains 1.24 acres (54,005 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE IV 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase V)
- Recreation Area -

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

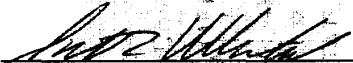
Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 190.78 feet to the Point of Beginning; thence N89°56'06"E for 34.33 feet; thence S81°32'03"E for 50.56 feet; thence N89°56'06"E for 129.30 feet to the beginning of a curve concave to the south having a radius of 1117.50 feet; thence continue easterly along said curve through a central angle of 01°51'16" for 36.17 feet; thence N32°44'54"W for 254.72 feet; thence S81°32'13"W for 115.51 feet to said west line of Tract "L" and said east right-of-way line of Westlinks Drive; thence S00°40'44"E along said west line and said east right-of-way line for 189.45 feet to the Point of Beginning.

Parcel contains 0.86 acres (37,487 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE V 11/8/10

PRINCIPALS:

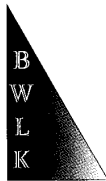
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase VI)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N89°19'16"E along the south line of said Tract "L" for 591.54 feet to the southeast corner of said Tract "L"; thence N03°28'13"E along the southeasterly line of said Tract "L" for 143.72 feet to the Point of Beginning; thence N89°19'16"E along said southeasterly line for 38.73 feet; thence N27°49'01"E along said southeasterly line for 142.81 feet; thence N52°16'53"W along said tract for 43.57 feet; thence S70°59'38"W along said tract for 4.78 feet; thence N86°57'43"W along said tract for 27.54 feet; thence N70°00'46"W along said tract for 36.79 feet; thence N69°37'57"W along said tract for 39.03 feet; thence N62°10'15"W along said tract for 41.13 feet; thence N55°14'26"W along said tract for 41.95 feet; thence N45°34'28"W along said tract for 14.17 feet; thence S55°15'06"W for 138.55 feet to an intersection with a curve concave to the northeast having a radius of 582.50 feet and to which point a radial line bears S49°00'37"W; thence continue southeasterly along said curve through a central angle of 02°03'16" for 20.89 feet to a point of tangency; thence S43°02'39"E for 29.49 feet to the beginning of a curve concave to the northeast having a radius of 97.50 feet; thence continue southeasterly along said curve through a central angle of 35°39'51" for 60.69 feet to the beginning of a reverse curve concave to the southwest having a radius of 54.75 feet; thence continue southeasterly along said curve through a central angle of 74°02'48" for 70.76 feet; thence S79°36'59"E for 74.63 feet; thence S43°36'15"E for 34.14 feet to the Point of Beginning.

Parcel contains 0.92 acres (40,140 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE VI 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase VII)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 564.60 feet; thence N89°19'49"E for 32.31 feet; thence S82°08'21"E for 50.56 feet; thence N89°19'49"E for 79.43 feet to the beginning of a curve concave to the southwest having a radius of 117.50 feet; thence continue southeasterly along said curve through a central angle of 65°04'53" for 133.47 feet to the Point of Beginning; thence continue southeasterly along said curve through a central angle of 03°10'19" for 6.50 feet to a point of tangency; thence S22°25'00"E for 24.13 feet to the beginning of a curve concave to the northeast having a radius of 582.50 feet; thence continue southeasterly along said curve through a central angle of 18°34'23" for 188.82 feet; thence N55°15'06"E for 138.55 feet to the northeasterly line of said Tract "L"; thence N45°34'28"W along said tract for 22.47 feet; thence N39°46'10"W along said tract for 38.75 feet; thence N32°41'22"W along said tract for 34.17 feet; thence N25°20'49"W along said tract for 38.48 feet; thence N18°01'32"W along said tract for 38.91 feet; thence N11°39'05"W along said tract for 38.83 feet; thence N02°27'01"W along said tract for 26.01 feet; thence S47°36'32"W for 115.00 feet; thence S61°25'31"W for 48.73 feet to the Point of Beginning.

Parcel contains 0.70 acres (30,496 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE VII 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase VIII)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:


Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 564.60 feet; thence N89°19'49"E for 32.31 feet; thence S82°08'21"E for 50.56 feet; thence N89°19'49"E for 44.45 feet to the Point of Beginning; thence continue N89°19'49"E for 34.98 feet to the beginning of a curve concave to the southwest having a radius of 117.50 feet; thence continue southeasterly along said curve through a central angle of 65°04'53" for 133.47 feet; thence N61°25'31"E for 48.73 feet; thence N47°36'32"E for 115.00 feet to the northeasterly line of said Tract "L"; thence N02°27'01"W along said tract for 4.03 feet; thence N03°11'36"W along said tract for 26.33 feet; thence N15°13'56"W along said tract for 24.44 feet; thence N36°45'50"W along said tract for 27.58 feet; thence N47°38'11"W along said tract for 29.00 feet; thence N63°16'53"W along said tract for 29.13 feet; thence N83°07'54"W along said tract for 28.98 feet; thence S85°30'15"W along said tract for 30.66 feet; thence S84°11'23"W along said tract for 39.96 feet; thence S88°10'27"W along said tract for 41.00 feet; thence S86°19'38"W along said tract for 46.15 feet; thence S89°25'56"W along said tract for 13.50 feet; thence S00°40'11"E for 135.76 feet to the Point of Beginning.

Parcel contains 0.94 acres (41,032 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE VIII 11/8/10

PRINCIPALS:

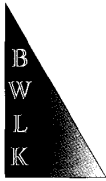
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase IX)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

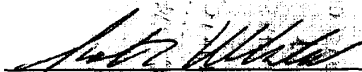
Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 564.60 feet to the Point of Beginning; thence continue N00°40'44"W along said west line and said right-of-way line for 179.98 feet to the northwest corner of said Tract "L"; thence N89°19'16"E along said tract for 25.43 feet; thence S00°51'18"W along said tract for 1.58 feet; thence S04°55'05"E along said tract for 19.01 feet; thence S15°33'39"E along said tract for 16.21 feet; thence S41°16'53"E along said tract for 10.95 feet; thence S67°44'29"E along said tract for 13.66 feet; thence S86°01'04"E along said tract for 20.81 feet; thence N89°37'01"E along said tract for 31.04 feet; thence N89°25'56"E along said tract for 24.34 feet; thence S00°40'11"E for 135.76 feet; thence S89°19'49"W for 44.45 feet; thence N82°08'21"W for 50.56 feet; thence S89°19'49"W for 32.31 feet to the Point of Beginning.

Parcel contains 0.42 acres (18,412 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE IX 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmooffice@bwk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase X)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 380.23 feet to the Point of Beginning; thence N81°32'13"E for 115.51 feet; thence N30°18'45"E for 63.23 feet; thence N00°40'11"W for 72.00 feet; thence S89°19'49"W for 64.72 feet; thence S80°47'58"W for 50.56 feet; thence S89°19'49"W for 32.30 feet to said west line of Tract "L" and said east right-of-way line of Westlinks Drive; thence S00°40'44"E along said west line and said right-of-way line for 134.37 feet to the Point of Beginning.

Parcel contains 0.42 acres (18,138 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE X 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmooffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase XI)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N00°40'44"W along the west line of said Tract "L" and said east right-of-way line for 190.78 feet; thence N89°56'06"E for 34.33 feet; thence S81°32'03"E for 50.56 feet; thence N89°56'06"E for 129.30 feet to the beginning of a curve concave to the south having a radius of 1117.50 feet; thence continue southeasterly along said curve through a central angle of 01°51'16" for 36.17 feet to the Point of Beginning; thence continue easterly along said curve through a central angle of 03°27'38" for 67.50 feet; thence N57°15'06"E for 94.14 feet; thence N43°02'39"W for 47.70 feet to the beginning of a curve concave to the northeast having a radius of 617.50 feet; thence continue northwesterly along said curve through a central angle of 04°34'31" for 49.31 feet; thence S66°04'23"W for 38.62 feet; thence S57°15'06"W for 95.00 feet; thence S32°44'54"E for 61.74 feet to the Point of Beginning.

Parcel contains 0.30 acres (12,990 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE XI 11/8/10

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHARLES D. KNIGHT, PSM
MUNIR R. SULEH, PE, M.S.E.E.

850-617-6381

3/11/2011 2:22:23 PM PAGE 1/003 Fax Server

EXHIBIT B

State of Florida



Department of State

I certify from the records of this office that SANTA LUZ CONDOMINIUM ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on March 10, 2011.

The document number of this corporation is N11000002468.

I further certify that said corporation has paid all fees due this office through December 31, 2011, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 511A00006045-031111-N11000002468-1/1, noted below.

Authentication Code: 511A00006045-031111-N11000002468-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eleventh day of March, 2011



Kurt S. Browning
Secretary of State

EXHIBIT B

850-617-6381

3/11/2011 2:22:23 PM PAGE 2/003 Fax Server



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of SANTA LUZ CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on March 10, 2011, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H11000063924. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N11000002468.

Authentication Code: 511A00006045-031111-N11000002468-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eleventh day of March, 2011



Kurt S. Browning
Secretary of State

H11000063924 3

**ARTICLES OF INCORPORATION
OF
SANTA LUZ CONDOMINIUM ASSOCIATION, INC.
A FLORIDA NON-PROFIT CORPORATION**

Preamble

Pursuant to Chapters 617 and 718, Florida Statutes, the undersigned, as Incorporator, hereby creates these Articles of Incorporation for the purposes set forth below. Association is being formed to administer the Declaration of Condominium for Santa Luz, a Condominium, of which Declaration these Articles for a part, and to perform, among other things, the duties and exercise the powers pursuant to the Declaration. All of the definitions contained in the Declaration and the Bylaws shall apply to these Articles.

**ARTICLE I
Name and Principal Office**

The name of the corporation is Santa Luz Condominium Association, Inc., a Florida Not-for-Profit corporation (hereinafter referred to as the Association); and the street address of the initial principal office of the Association is 5237 Summerlin Commons Boulevard, Suite 351, Fort Myers, Florida 33907. The principal office may be changed from time to time by the Board of Directors.

**ARTICLE II
Purpose**

The purposes for which the Association is organized are as follows:

1. To operate as a corporation not-for-profit pursuant to Chapters 617 and 718 of the Florida Statutes.
2. To administer, enforce and carry out the terms and provisions of the Declaration, as the same may be amended from time to time.
3. To promote the health, welfare, and comfort of the Association members and residents of the Condominium, as authorized by the Declaration, by these Articles, and by the Bylaws.

**ARTICLE III
Powers**

The Association shall have the following powers:

1. All of the common law and statutory powers of a corporation not-for-profit under the laws of Florida which are not in conflict with the terms of these Articles, including, but not limited to, all of the powers of a corporation under Chapters 617 and 718, Florida Statute.

H11000063924 3

2. To enter into, make, establish and enforce, rules, regulations, bylaws, covenants, restrictions and agreements to carry out the purposes of the Association.

3. To make and collect Assessments against members of the Association to defray the costs, expenses, reserves and losses incurred or to be incurred by the Association; and to use the proceeds thereof in the exercise of the Association's powers and duties; and to enforce such levy of assessments through a lien and the foreclosure thereof or by other action pursuant to the Declaration.

4. To own, purchase, sell, mortgage, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property, including units within the Condominium, for such purposes as the Association may determine.

5. To hold funds for the exclusive benefit of the members of the Association as set forth in these Articles and as provided in the Declaration and the Bylaws.

6. To purchase insurance for the protection of the Association, its property, officers, directors and members, and such other parties as the Association may determine to be in the best interests of the Association.

7. To operate, maintain, repair, and improve all common elements, and such other portions of the Condominium as may be determined by the Board from time to time.

8. To exercise architectural control over all buildings, structures and improvements to be placed or constructed upon any portion of the Condominium pursuant to the Declaration.

9. To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, street lights and other structures, landscaping, paving and equipment, both real and personal, related to the health and social welfare of the members of the Association and the owners and residents of the Condominium as the Board in its discretion determines necessary or appropriate.

10. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the Association and/or to contract with others for the performance of such obligations, services and/or duties.

11. To acquire or enter into agreements acquiring leaseholds, memberships or other possessory or use interests in lands or facilities and to pay the rental, membership fees, operational, replacement and other expenses as common expenses.

12. To sue and be sued.

13. All other powers necessary to effectuate the purposes for which the Association is organized.

ARTICLE IV Members

1. Members. The owner of any unit in the Condominium shall be a member of the Association. Such membership shall be initially established upon the recording of these Articles

H11000063924 3

and the Declaration among the Public Records of the county in which the subject property is located.

2. Transfer of Membership. Transfer of membership in the Association shall be established by the recording in the Public Records of the county in which the Condominium is located, of a deed or other instrument establishing a transfer of record title to any unit for which membership has already been established as hereinabove provided, and a Consent to Transfer form as set forth in the Declaration, the owner(s) designated by such instrument of conveyance and Consent to Transfer thereby becoming a member, and the prior owner's membership thereby being terminated. In the event of death of a member, his membership shall be automatically transferred to his heirs or successors in interest, subject to the reasonable approval of the Association. Notwithstanding the foregoing, the Association shall not be obligated to recognize such a transfer of membership until such time as the Association receives a true copy of the deed or other instrument establishing the transfer of ownership of the unit and executes a Consent to Transfer, and it shall be the responsibility and obligation of the former and new member to provide such true copy of said instrument to the Association.

3. Assignment. The share of a member in the funds and assets of the Association may not be assigned, hypothecated or transferred in any manner except as an appurtenance to the unit associated with the membership of the member, nor may a membership be separately assigned, hypothecated or transferred in any manner except as an appurtenance to such unit.

4. Members Voting Rights. The total number of members' votes shall be equal to the total number of units within the Condominium from time to time. On all matters upon which the membership shall be entitled to vote, there shall be one (1) vote for each unit. Each member shall have the number of votes equal to the number of units within the Condominium owned by the member at the time of such vote.

5. Members Meetings. The Bylaws shall provide for an annual meeting of the members of the Association and may make provision for special meetings of the members.

ARTICLE V Directors

1. Number of Directors. The affairs of the Association shall be managed by a Board consisting of not less than three (3) directors.

2. Election of Directors. The directors of the Association shall be elected by the members in accordance with the Bylaws, except that so long as the Developer owns any units in the Condominium, the Developer shall be entitled to designate member and/or non-member directors to the maximum extent permitted by the Florida Condominium Act.

3. Powers and Duties. All of the duties and powers of the Association existing under the Florida Statutes, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject to approval by the members only when specifically required.

4. Removal and Vacancies. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws and Chapter 718, Florida Statutes; however, any director appointed by the Developer may only be removed by the Developer, and any vacancy on the Board shall be filled by the Developer if, at the time such vacancy is to be

H11000063924 3

filled, the number of remaining directors appointed by the Developer is less than the maximum number of directors which may, at that time, be appointed by the Developer as set forth above.

5. Initial Directors. The names and addresses of the members of the first Board of Directors are as follows:

Robert MacFarlane
2797 First Street, Unit 2001
Fort Myers, Florida 33916

Jeff Charpentier
2797 First Street, Unit 406
Fort Myers, Florida 33916

Joel Heffron
10350 Wilshire Boulevard, Suite 304
Los Angeles, California 90024

ARTICLE VI Officers

The officers of the Association shall be a President, Vice President, Secretary, Treasurer and such other officers as the Board may from time to time create. The officers shall serve at the pleasure of the Board, and the Bylaws may provide for the removal from office of officers, for the filling vacancies, and for the duties of the officers.

ARTICLE VII Indemnification

1. The Association shall indemnify any person who was or is a party or is threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding if such person acted in good faith and in a manner such person reasonably believed to be in, or not opposed to, the best interest of the Association; and, with respect to any criminal action or proceeding, if such person had no reasonable cause to believe his conduct was unlawful; except that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he did not reasonably believe to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, that such person had no reasonable cause to believe that his conduct was unlawful.

H11000063924 3

2. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to above, or in defense of any claim, issue or matter therein, such person shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by such person in connection therewith.

3. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board in the specific case upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount unless it shall ultimately be determined that such person is entitled to be indemnified by the Association as authorized in this Article.

4. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any Bylaw, agreement, vote of members or otherwise; and as to action taken in an official capacity while holding office, shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

5. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE VIII Bylaws

The first Bylaws shall be adopted by the Developer or initial Board, and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE IX Amendments

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

1. A majority of the Board shall adopt, on its own accord or on the request of not less than ten percent (10%) of the total voting interests, a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

2. Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the Bylaws for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

H11000063924 3

3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of not less than a majority of the total voting interest of the Association.

4. Any number of amendments may be submitted to the members and voted upon by them at any one meeting.

5. If all of the Directors and a majority of all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though the above requirements have been satisfied.

6. In addition to the above, so long as Developer controls the Association, Developer shall be entitled to unilaterally amend these Articles and the Bylaws, and no amendment to the Articles or the Bylaws shall be effective without the written consent of Developer. Furthermore, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, Developer, unless Developer joins in the execution of the amendment.

7. Upon the approval of an amendment to these Articles, Articles of Amendment shall be executed and delivered to the Department of State as provided by law, and a copy of said amendment shall be recorded in the Public Records of the county in which the Condominium is located.

ARTICLE X Term

The Association shall have perpetual existence, unless sooner terminated as set forth in the Declaration. In the event the Association is terminated as provided in the Declaration, the storm water management system and related dedicated property and corresponding infrastructure will be conveyed or dedicated to a similar nonprofit organization or entity to assure continued maintenance and operation.

ARTICLE XI Incorporator

The name and street address of the Incorporator is:

Steven I. Winer, Esquire
Roetzel & Andress
2320 First Street, Suite 1000
Fort Myers, Florida 33901-2904

ARTICLE XII Initial Registered Office Address and Name of Initial Registered Agent

The street address of the initial registered office of the Association is 2320 First Street, Suite 1000, Fort Myers, Florida 33901-2904. The initial registered agent of the Association at that address is R & A Agents, Inc., Attn: Steven I. Winer.

H11000063924 3

ARTICLE XIII
Dissolution

The Association may be dissolved upon termination of the Condominium as provided in the Declaration.

10TH IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles this day of March, 2011.

Robin O'Brien
Print Name: Robin O'Brien

Steven I. Winer
Steven I. Winer

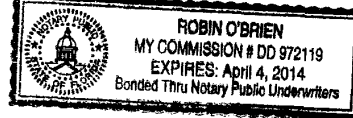
Astrid Soll
Print Name: Astrid Soll

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10TH day of March, 2011, by STEVEN I. WINER, who ☒ is personally known to me.

Robin O'Brien
Notary Public

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL



I am familiar with and understand the duties of a registered agent under the laws of Florida, and hereby acknowledge and accept the assignment of registered agent for this corporation.

R & A Agents, Inc.

Steven I. Winer
Steven I. Winer, Asst. Secretary

EXHIBIT C

BYLAWS

OF

SANTA LUZ CONDOMINIUM ASSOCIATION, INC.

ARTICLE I: IDENTITY

Santa Luz Condominium Association, Inc., a Florida non-profit corporation (the "Association") is a corporation organized and existing pursuant to the laws of the State of Florida for purposes of operating and administering a Condominium located in Lee County, Florida (the "Condominium").

Section 1. Principal Office. The principal office of the Association shall be at 5237 Summerlin Commons Boulevard, Suite 351, Fort Myers, Florida 33907, or at such other place as may be subsequently designated by the Board of Directors of the Association.

Section 2. Definitions. Unless the context otherwise requires, all terms in these Bylaws shall have the same meaning as are attributed to them in the Articles and Declaration.

ARTICLE II: MEMBERSHIP AND VOTING PROVISIONS

Section 1. Membership in the Association. Membership in the Association shall be limited to owners of Units in the Condominium. Transfer of Unit ownership, either voluntary or by operation of law, shall terminate membership of the former Owner in the Association, and said membership shall become vested in the transferee, subject to the Association's approval. If Unit ownership is vested in more than one person, then all of the persons so owning said Unit shall be members eligible to hold office, attend meetings, and enjoy the other rights and responsibilities of membership, but, as hereinafter indicated, the vote of a Unit shall be cast by the voting member. If Unit ownership is vested in a corporation, said corporation shall designate an individual as its voting member.

Any application for the transfer of membership, or for a conveyance of an interest in, or to encumber or lease a Condominium Parcel, where the approval of the Board of Directors of the Association is required by the Declaration of Condominium, shall be accompanied by an application fee in an amount to be set by the Board.

Section 2. Voting.

(a) There shall be one (1) vote per Unit. The owner(s) of each Condominium Unit shall be entitled to one vote for each Unit owned. If a condominium Unit owner owns more than one Unit, he shall be entitled to one (1) vote for each Unit owned. The vote of a Unit shall not be divisible.

(b) A majority of the members who are present in person or by proxy pursuant to applicable Florida law and are entitled to vote under Section 5 of this Article at a meeting at which a quorum is present shall decide any question upon which the members are entitled to vote, unless the Declaration of Condominium, Articles of Incorporation, Bylaws, or agreement entered into by the Association provides otherwise, in which event the voting percentage required in said documents shall control.

EXHIBIT C

Section 3. Quorum. The presence in person, or by limited or general proxy pursuant to applicable Florida law, of a majority of the members entitled to vote under Section 5 hereof shall constitute a quorum.

Section 4. Proxies. Votes may be cast in person or may be cast by limited or general proxy in certain circumstances in accordance with applicable Florida law. All proxies shall be in writing and signed by the person entitled to vote and shall be filed with the secretary prior to the meeting in which they are to be used. Proxies shall be valid only for the particular meeting designated therein, and lawful adjournments thereof. Where a Unit is owned jointly by a husband and wife, and if they have not designated one of them as a voting member, a proxy must be signed by either husband or wife where a third person is designated.

Section 5. Designation of Voting Member. If a Unit is owned by one person, such person's right to vote shall be established by the recorded title to the Unit. If a Unit is owned by a corporation, the individual entitled to cast the vote of the Unit for the corporation shall be designated in a certificate for this purpose, signed by the president or vice president, attested to by the secretary or assistant secretary of the corporation, and filed with the secretary of the Association. The person designated in such certificate as entitled to cast the vote for a Unit shall be known as the "voting member". If such a certificate is required and is not filed with the secretary of the Association, the vote of the Unit concerned may not be cast and shall not be considered in determining a quorum or for any purpose. Unless the certificate shall otherwise provide, such certificate shall be valid until revoked or until superseded by a subsequent certificate, or until a change in the ownership of the Unit concerned. If a Unit is owned by more than one person, the following three provisions apply:

(a) They may, but they shall not be required to, designate a voting member by Certificate.

(b) If they do not designate a voting member, and if all or some are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at that meeting.

(c) Where they do not designate a voting member, and only one is present at a meeting, the person present may cast the Unit vote, just as though he or she owned the Unit individually, and without establishing the concurrence of the absent person.

ARTICLE III: MEETING OF THE MEMBERSHIP

Section 1. Place. All meetings of the Association membership shall be held at such place and at such time as shall be designated by and stated in the notice of the meeting.

Section 2. Notice of Meetings; Waiver of Notice. Notice of all members' meetings must state the time, date, and place of the meeting, and include an agenda for the meeting. The notice of meeting must be mailed to each member at the address which appears on the books of the Association (which shall be the address last furnished to the Association by the Owner), or may be furnished by hand-delivery, or by electronic transmission in the manner set forth in Section 617.0141, Florida Statutes, to the extent that a member has consented to receive notices by electronic transmission and has not revoked such consent. Any such consent to receiving electronic transmissions shall be deemed revoked if: the Association is unable to deliver by electronic transmission two consecutive notices given by the Association in accordance with such consent; and such inability becomes known to the Secretary, Assistant

EXHIBIT C

Secretary or other authorized person responsible for the giving of notice. However, the inadvertent failure to treat such inability as a revocation does not invalidate any meeting or other action. Notice of a meeting called to recall a member or members of the Board of Directors pursuant to Section 718.112(2)(j) of the Condominium Act shall not be given by electronic transmission. The member is responsible for providing the Association with notice of any change of mailing address, facsimile number or electronic mail address. To the extent that a member has provided the Association with a facsimile number or electronic mail address and consented to receive notices by electronic transmission, such information shall be considered an "official record" until the member has revoked his consent. However, the Association is not liable for an erroneous disclosure of an electronic mail address or facsimile number. The notice of meeting must be mailed, hand-delivered, or electronically transmitted at least fourteen (14) days before the meeting. An affidavit of the officer or other person making such mailing shall be retained in the Association records as proof of mailing. If ownership of a Unit is transferred after notice has been mailed, no separate notice to the new Owner is required. Attendance at any meeting by a member constitutes waiver of notice by that member unless the member objects to the lack of notice at the beginning of the meeting. A member may waive notice of any meeting at any time, but only by written waiver.

Section 3. Annual Meeting; Special Notice Requirements. The annual meeting for the purpose of electing directors and transacting any other business authorized to be transacted by the members shall be held once in each calendar year at such time and on such date in each calendar year as the Board of Directors shall determine from time to time. The annual meeting shall be held within forty-five (45) miles of the Condominium Property. At the annual meeting, the members shall elect, by plurality vote, a Board of Directors and shall transact such other business as may have been stated in the notice of said meeting. The election of the Board of Directors at the annual meeting shall be conducted in accordance with applicable provisions of Chapter 718, Florida Statutes. Cumulative voting shall be prohibited.

Notice of the annual meeting shall be posted in a conspicuous location on the Condominium Property in accordance with Board rule for at least fourteen (14) continuous days prior to the annual meeting. In lieu of or in addition to the physical posting of notices of any meeting of the members on the Condominium Property, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Association. However, if broadcast notice is used in lieu of a notice posted physically on the Condominium Property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under these Bylaws and the Condominium Act. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda.

Section 4. Special Meeting. Special meetings of the members for any purpose or purposes, unless otherwise prescribed by statute, may be called by the president, and shall be called by the president or secretary at the request in writing of a majority of the Board of Directors or upon request in writing of voting members representing at least ten percent (10%) of the total voting interests, which request shall state the purpose or purposes of the proposed meeting. Business transacted at all special meetings shall be confined to the matters stated in the notice thereof.

Section 5. Waiver and Consent. Any approval by Unit Owners called for by the Condominium Act, the Declaration of Condominium or these Bylaws shall be made at a duly noticed meeting of Unit Owners and shall be subject to all requirements of the Condominium Act

EXHIBIT C

or the Declaration of Condominium relating to Unit Owner decision making, except that Unit Owners may take action by written agreement, without meetings, on any matters for which the vote of members at a meeting is required or permitted by any provision of these Bylaws, or on matters for which action by written agreement without meeting is expressly allowed by the Declaration of Condominium or the Florida Condominium Act.

Section 6. Adjourned Meeting. If any meeting of members cannot be organized because a quorum of voting members is not present, either in person or by proxy, the meeting may be adjourned from time to time until a quorum is present.

ARTICLE IV: DIRECTORS

Section 1. Developer's Right to Appoint Directors. The Developer shall be entitled to elect member and/or non-member directors to the maximum extent permitted by Florida law.

Section 2. Transfer of Association Control. When Unit Owners other than the Developer own fifteen percent (15%) or more of the Units in the Condominium that will ultimately be operated by the Association, the Unit Owners other than the Developer shall be entitled to elect at least one-third of the members of the Board. Unit Owners other than the Developer are entitled to elect at least a majority of the members of the Board:

(a) Three (3) years after fifty percent (50%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers;

(b) Three (3) months after ninety percent (90%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers;

(c) When all the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business;

(d) When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business;

(e) When the Developer files a petition seeking protection in bankruptcy;

(f) When a receiver for the Developer is appointed by a circuit court and is not discharged within thirty (30) days of such appointment, unless the court determines within thirty (30) days after appointment of the receiver that transfer of control would be detrimental to the Association or its Members; or

(g) Seven (7) years after recordation of the Declaration in the Public Records of the County; or, in the case of an association which may ultimately operate more than one condominium, seven (7) years after recordation of the declaration for the first condominium it operates; or, in the case of an association operating a phase condominium created pursuant to Section 718.403, Florida Statutes, seven (7) years after recordation of the declaration creating the initial phase,

whichever occurs first. The Developer is entitled to elect at least one (1) member of the board as long as the Developer holds for sale in the ordinary course of business at least five percent

EXHIBIT C

(5%) of the Units in the Condominium. After the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned Units in the same manner as any other Unit Owner except for purposes of reacquiring control of the Association or selecting the majority members of the Board.

Section 3. Membership. The affairs of the Association shall be managed by a board of at least three (3) directors. The Board shall have the authority to increase or decrease the number of Directors to not less than three (3) nor more than five (5), provided, however, there shall always be an odd number of directors. Any increase or decrease in the number of Directors by the Board must occur at least sixty (60) days prior to the year in which the change is applicable.

Section 4. Qualifications. Each Director must be a: member; or a "voting member" designated in accordance with Article II, Section 5 of these Bylaws; or the spouse of a member. Co-owners of a unit may not serve as board members at the same time, unless they own more than one (1) Unit or unless there are not enough eligible candidates to fill the vacancies on the Board at the time of the vacancy. A person who has been suspended or removed by the Division under Chapter 718, or who is delinquent in the payment of any fee, fine or special or regular Assessment as provided in Chapter 718, is not eligible for Board membership. A Director who is more than 90 days delinquent in the payment of regular Assessments or any monetary obligation due the Association shall be deemed to have abandoned the office, creating a vacancy to be filled according to law. A person who has been convicted of a felony in this State or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this State, is not eligible for Board membership unless such felon's civil rights have been restored for a period of no less than at least 5 years as of the date on which such person seeks election to the Board.

Section 5. Election of Directors by Members. Election of directors to be elected by the members of the Association shall be conducted in the following manner:

(a) Within seventy-five (75) days after the members other than the Developer are entitled to elect any directors, or within seventy-five (75) days after the Developer notifies the Association that it waives its right to appoint one (1) or more directors, the Association shall call, and give not less than sixty (60) days notice of a special meeting of the members to elect any directors the members are then entitled to elect, or to replace the appropriate number of directors previously appointed by the Developer. Such special meeting may be called and the notice given by any member if the Association fails to do so. At such special meeting, the members shall be required to elect any directors which they are entitled to elect, and if they fail to do so, any directors appointed by the Developer which would have been replaced by any directors elected by the members may resign without further liability or obligation to the Association. In the event such a special meeting is called and held, at the meeting the members may elect not to hold the next annual meeting of the members if such next annual meeting would be less than four (4) months after the date of the special meeting, and upon such election the next annual meeting of the members shall not be held.

(b) Except as provided above, the members shall elect directors at the annual members' meetings.

(c) Notice of elections of directors and nominations of candidates shall be in accordance with the Act.

EXHIBIT C

(d) The election of directors by the members shall be by ballot and by a plurality of the votes cast, each member voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

Section 6. Term of Office. All directors elected by the members shall serve one (1) year terms, except that any director filling a vacancy shall only serve for the remainder of the term of the director who's vacancy is being filled.

Section 7. Organizational Meeting. The newly elected Board shall meet for the purposes of organization, the election of officers, and the transaction of other business immediately after their election without further notice.

Section 8. Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the directors, provided that such meetings shall be held no less frequently than quarterly.

Section 9. Special Meetings. Special meetings of the Board may be called by any director, or by the president, at any time.

Section 10. Notice of Meetings. Notice of all Board and committee meetings must be posted in a conspicuous place in the Condominium at least forty-eight (48) hours in advance of a meeting except in an emergency. Notwithstanding, written notice of any meeting at which nonemergency special assessments, or at which amendment to rules regarding unit use will be considered shall be mailed or delivered to the unit owners and posted conspicuously on the Condominium property not less than fourteen (14) days prior to the meeting. Evidence of compliance with the notice requirements shall be made by an affidavit of the person providing the notice and filed among the official records of the Association. Notice of each meeting of the Board shall be given by the secretary, or by any other officer or director, which notice shall state the day, place, hour and identification of agenda items to be considered at the meeting. Notices of Board meetings may be given by electronic transmission (to those members who have so consented) in lieu of mail or hand-delivery, when the latter two methods are otherwise required pursuant to the Condominium Act. In lieu of or in addition to the physical posting of notices of any meeting of the Board on the Condominium Property, the Association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed-circuit cable television system serving the Association. However, if broadcast notice is used in lieu of a notice posted physically on the Condominium Property, the notice and agenda must be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required under these Bylaws and the Condominium Act. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and for a sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda. Notice of such meeting shall be delivered to each director either personally or by telephone or telegraph or by e-mail at least forty-eight (48) hours before the time at which such meeting is to be held, or by first-class mail, postage prepaid, addressed to such director at his residence or usual place of business, at least five (5) days before the day on which such meeting is to be held. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, an objection to the transaction of any business because the meeting is not lawfully called or convened.

EXHIBIT C

Section 11. Quorum and Manner of Acting. A majority of the directors shall constitute a quorum for the transaction of any business at a meeting of the Board. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater number of directors is required by statute, the Declaration, the Articles, or these Bylaws. A director may join by written concurrence in any action taken at a meeting of the Board, but such concurrence may not be used for the purposes of creating a quorum.

Section 12. Adjourned Meetings. A majority of the directors present at a meeting, whether or not a quorum exists, may adjourn any meeting of the Board to another place and time. Notice of any such adjourned meeting shall be given to the directors who are not present at the time of the adjournment and, unless the time and place of the adjourned meetings are announced at the time of the adjournment, to the other directors, and as otherwise noticed in accordance with Section 9 above. At any adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 13. Presiding Officer. The presiding officer of the Board meetings shall be the president of the Association. In the absence of the presiding officer, the directors shall designate one of their members to preside.

Section 14. Order of Business. The order of business at a Board meeting may be:

- (i) Calling of roll;
- (ii) Proof of due notice of meeting;
- (iii) Reading and disposal of any unapproved minutes;
- (iv) Reports of officers and committees;
- (v) Election of officers.

The Board may change any agenda to accommodate any meeting circumstances.

Section 15. Open Meetings. All meetings of the Board shall be open to all members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege.

Section 16. Committee Meetings. Except for a meeting of a committee of the Board to take final action on behalf of the Board or make recommendations to the Board regarding the Association budget, meetings of committees of the Board are not subject to the provisions of this article, including, but not limited to, the provisions pertaining to notice, open meetings, and recording of meetings.

Section 17. Recording. Any member may tape record or videotape Board meetings, subject to reasonable rules of the Board.

EXHIBIT C**ARTICLE V: OFFICERS**

Section 1. Elective Officers. The principal officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors and shall serve without compensation. One person may not hold more than one of the aforementioned offices, except one person may be both Secretary and Treasurer. The President and Vice President shall be members of the Board of Directors. Notwithstanding the foregoing, the restriction as to one person holding only one of the aforementioned offices or the President and Vice President being members of the Board of Directors shall not apply until control of the Association shall be transferred to the Unit Owners other than the Developer.

Section 2. Election. The officers of the Association shall be elected annually by the Board of Directors. Officers may be elected by secret ballot pursuant to applicable Florida law.

Section 3. Appointive Officers. The Board may appoint assistant secretaries and assistant treasurers, and such other officers as the Board of Directors deems necessary or appropriate.

Section 4. Term. The officers of the Association shall hold office until their successors are chosen and qualified. Any officer elected or appointed by the Board of Directors may be removed at any time, with or without cause, by the Board of Directors; provided, however, that no officer shall be removed except by the affirmative vote for removal by a majority of the whole Board of Directors. If the office of any officer becomes vacant for any reason, the vacancy shall be filled by the Board of Directors.

Section 5. The President. The President shall be the chief executive officer of the Association. The President shall have executive powers and general supervision over the affairs of the Association and other officers.

Section 6. The Vice President. The Vice President shall perform all of the duties of the President in the President's absence and such other duties as may be required of him from time to time by the Board of Directors of the Association.

Section 7. The Secretary. The Secretary shall issue notices of all Board of Directors meetings and all meetings of the Unit Owners; shall attend and keep the minutes of same; shall have charge of all of the Association's books, records and papers, including roster of members and mortgagees, except those kept by the Treasurer.

Section 8. The Treasurer.

(a) The Treasurer shall have custody of the Association's funds and securities and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in the name of and to the credit of the Association in such depositories as may be designated from time to time by the Board of Directors. The books shall reflect an account for each Unit in the Condominium which shall designate the name and current mailing address of the Unit Owner, the amount of each assessment, the dates and amounts in which the assessment came due, the amount paid upon the account and the balance due.

(b) The Treasurer shall disburse the funds of the Association as may be ordered by the Board of Directors in accordance with these Bylaws, making proper vouchers for such disbursements, and shall render to the President and Board of Directors at the regular meetings

EXHIBIT C

of the Board of Directors, or whenever they may require it, an account of all of transactions and of the financial condition of the Association.

(c) The Treasurer shall collect the assessments and shall promptly report the status of collections and of all delinquencies to the Board of Directors and, when requested, to the Developer or other entity designated by the Board of Directors.

(d) The Treasurer shall give status reports to potential transferees on which reports the transferees may rely.

Section 9. Proviso. Notwithstanding any provisions to the contrary in these Bylaws, the Association shall maintain separate accounting records for this Association, shall keep such records according to general accepted accounting practices, shall open such records for inspection by Unit Owners of this Condominium or their authorized representatives at reasonable times and shall supply written summaries of such records at least annually to the Unit Owners of this Condominium or their authorized representatives. In the event the Board of Directors designates a management firm to operate the Condominium on behalf of the Association, said management firm shall be required to follow the aforesaid provisions.

ARTICLE VI: FINANCES AND ASSESSMENTS

Section 1. Depositories. The funds of the Association shall be deposited in such banks and depositories as may be determined by the Board of Directors from time to time upon resolutions approved by the Board of Directors; and shall be withdrawn only upon checks and demands for money signed by such officer or officers of the Association as may be designated by the Board of Directors. Obligations of the Association shall be signed by the President or Vice President of the Association; provided, however, that the provisions of any Management Agreement entered into by the Association and a management firm designated by the Association to operate the Condominium relative to the subject matter in this Section 1 shall supersede the provisions hereof. The foregoing is further subject to the applicable provisions of the Declaration of Condominium.

Section 2. Fidelity Bonds or Insurance. The Treasurer and all officers who are authorized to sign checks, and all officers and employees of the Association who control or disburse funds of the Association, and any contractor handling or responsible for Association funds, shall be bonded. The amount of the bond shall be determined by the Board of Directors, but in no event shall it be less than the minimum amount required under Florida law.

Section 3. Fiscal Year. The fiscal year of the Association shall be the calendar year, unless changed by the Board.

Section 4. Determination of Assessments.

(a) The Board of Directors of the Association shall fix and determine from time to time the sum or sums necessary and adequate for the Common Expenses of the Condominium. Common Expenses shall include expenses for the operation, maintenance, repair or replacement of the Common Elements and the Limited Common Elements, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating thereto, including fire insurance and extended coverage, obligations of the Association pursuant to the Declaration of Condominium, water and sewer and any other expenses designated as common expenses from time to time by the Board of Directors of the Association, or under the provisions

EXHIBIT C

of the Declaration of Condominium or Florida law. In addition to the statutory reserves the Board may establish one or more "contingency funds" for contingencies and operating expenses for the Condominium and for the Association. The purpose of these contingency funds is to provide financial stability and to avoid the need for Special Assessments on a frequent basis. The amounts proposed to be so reserved shall be shown in the proposed annual budget as a line item in the operating portion of the budget. The Board of Directors is specifically empowered, on behalf of the Association, to make and collect Assessments and to lease, maintain, repair and replace the Common Elements and Limited Common Elements of the Condominium; provided, however, the Association shall not charge any fee against a Unit Owner for the use of Common Elements or Association Property unless such use is the subject of a lease between the Association and the Unit Owner. Funds for the payment of Common Expenses shall be assessed against the Unit Owners in the proportions or percentages of sharing common expenses as provided in the Declaration of Condominium and exhibits attached thereto. Said Assessments shall be payable quarterly in advance and shall be due on the first day of each quarter in advance unless otherwise ordered by the Board of Directors. Special Assessments, should such be required by the Board of Directors, shall be levied in the same manner as herein before provided for regular assessments and shall be payable in the manner determined by the Board of Directors.

(b) If the Association contracts for pest control within Units or communications services as defined in Chapter 202, Florida Statutes, information services, or internet services in bulk for the entire Condominium, the cost of such services shall be a Common Expense.

(c) An annual budget and level of Assessment for Common Expenses sufficient to fund such budget shall be proposed and adopted by the Board of Directors in accordance with the Florida Condominium Act. The Board shall hand deliver or mail, or cause to be mailed, to each Unit Owner a notice of the Board of Directors meeting at which the budget will be considered not less than fourteen (14) days prior to said meeting. Such notice shall include a copy of the proposed annual budget and Assessment as well as the time and place for the meeting which shall be open to the Unit Owners. If the Association shall fail for any reason to adopt a budget and authorize an Assessment prior to the beginning of the new fiscal year, the budget and Assessment for the previous year shall continue in effect until changed by the Association.

If the adopted budget requires an Assessment against the Unit Owners in any fiscal year exceeding one hundred fifteen percent (115%) of the Assessments for the preceding year, the Board, upon written application of ten percent (10%) of the Unit Owners to the Board received, within twenty-one (21) days after adoption of the annual budget, shall call a special meeting of the Unit Owners within sixty (60) days after adoption of the annual budget, and upon not less than fourteen (14) days written notice to each Unit Owner. At this special meeting, Unit Owners shall consider and enact a budget upon the vote of the members representing a majority of all voting interests. If a special meeting of the Unit Owners has been called pursuant to this section and a quorum is not attained or a substitute budget is not adopted by the Unit Owners, the annual budget previously adopted by the Board shall go into effect as scheduled. In determining whether assessments exceed one hundred fifteen percent (115%) of similar Assessments in the preceding year, any authorized provisions for reasonable reserves for repair or replacement of the Condominium Property, anticipated expenses by the Association which are not anticipated to be incurred on a regular or annual basis, or Assessments for betterment to the Condominium Property shall be excluded from the computation. However, as long as the Developer is in control of the Board of Directors, the Board shall not impose an Assessment for any year

EXHIBIT C

greater than one hundred fifteen percent (115%) of the prior fiscal year's Assessment without prior approval of the members representing a majority of all voting interests.

(d) All Assessments shall be payable to the Association, even if collected under the provisions of a Management Agreement.

Section 5. Application of Payments and Commingling of Funds. Reserve and operating funds collected by the Association, or by an Association designated management firm as long as a Management Agreement shall be in effect, may be commingled in a single fund for purposes of investment as permitted by the Condominium Act. All decisions to commingle funds must be made by the Board of Directors. All Assessment payments collected shall be applied (1) pursuant to the applicable provisions of the Declaration of Condominium, or (2) as provided by a Management Agreement as long as the Management Agreement remains in effect, or thereafter, as the Board of Directors determines in its sole discretion. All funds shall be maintained in a separate account in the name of the Association. A management firm shall maintain separate accounting records for each condominium it manages pursuant to the provisions of such Management Agreement and the Florida Condominium Act.

Section 6. Acceleration of Assessment Installments Upon Default. If a Unit Owner shall be in default in the payment of an installment upon any assessment, the Association may accelerate the monthly installment for the remainder of the fiscal year upon notice thereof to the Unit Owner and, thereupon, the unpaid installments of the assessment together with the monthly assessments for the remainder of the fiscal year shall become due upon the date of recording a claim of lien in the public records. The acceleration of installments may be repeated at the end of each fiscal year thereafter if at the end of such period there remains any sums due and unpaid.

ARTICLE VII: FINANCIAL STATEMENTS

Financial Statement or Report. Within 90 days after the end of the fiscal year, the Association shall prepare and complete, or cause to be prepared and completed by a third party, a report of cash receipts and expenditures for the preceding fiscal year. Within 21 days after the financial report is completed or received from the third party, the Association shall mail or hand deliver to each Owner a copy of the financial report or a notice that a copy of the financial report will be mailed or hand delivered to the Owner, without charge, upon receipt of a written request from the Owner. The Association may prepare, in lieu of the report of cash receipt and expenditures, compiled, reviewed or audited financial statements without a meeting of or approval by the Unit Owners. Such vote must occur prior to the end of the fiscal year and may be effective for the subsequent fiscal year, although the financial report may not be waived for more than three (3) years.

ARTICLE VIII: COMPLIANCE AND DEFAULT

Section 1. Violations. In the event of a violation by a Unit Owner of any of the provisions of the Declaration of Condominium, these Bylaws, or the applicable portions of the Condominium Act, the Association, by direction of its Board of Directors, may notify the Unit Owner by written notice of said breach, transmitted by mail or delivered in person. The Association shall have any or all of the following elections:

(a) An action at law to recover for its damages on behalf of the Association or on behalf of the other Unit Owners;

EXHIBIT C

- (b) An action in equity to enforce performance on the part of the Unit Owner;
- (c) An action in equity for such equitable relief as may be necessary under the circumstances, including injunctive relief; or
- (d) **Mandatory Non-Binding Arbitration.** Notwithstanding anything to the contrary herein, in the event of any "dispute", as defined in Section 718.1255 Florida Statutes, between an Owner and the Association, the parties must submit the dispute to mandatory non-binding arbitration under the rules of the Division prior to filing suit in Lee County over the disputed matters.

Failure on the part of the Association to maintain such action at law or in equity within thirty (30) days from the date of a written request, signed by a Unit Owner, sent to the Board of Directors, shall authorize any Unit Owner to bring an action in equity or suit at law on account of the violation in the manner provided for in the Condominium Act.

Section 2. Fines.

(a) In addition to the remedies as identified in Section 1 above, the Association may levy a fine not to exceed the maximum amount allowed by Chapter 718, Florida Statutes, against any Unit owner, resident, guest or invitee, for failure to abide by any provisions of the Declaration, these Bylaws or the rules of the Association. No fine will become a lien against a Unit. A fine may be levied for each day of a continuing violation, with a single notice and an opportunity for a hearing, provided that no such fine shall exceed the maximum aggregate amount allowed under Chapter 718, Florida Statutes.

(b) No fine may be levied except after giving reasonable notice and an opportunity for a hearing to the owner, resident, guest or invitee. Reasonable notice shall include a statement of the date, time and place of the hearing; a statement as to the provisions of the Declaration, these Bylaws or the rules of the Association which have allegedly been violated; and a short and plain statement of the matters asserted by the Association.

A hearing shall be held before a committee of other unit owners. At the sole discretion of the Board of Directors, this committee may be either a standing committee appointed by the Board of Directors for the purpose of addressing all fine situations, or a committee appointed by the Board of Directors for the particular hearing. At such hearing, the party against whom the fine may be levied shall have the opportunity to respond to, to present evidence relating to, and to provide written and oral argument on all issues involved, and shall have an opportunity to review, challenge and respond to any material considered by the committee. If a majority of the committee does not agree with the fine, the fine may not be levied.

(c) **Exceptions to Hearing Notice Requirements.** The notice and hearing requirements of this Section 2 do not apply to the imposition of suspensions or fines against a Unit Owner or Occupant because of failing to pay any amounts due the Association. If such a fine or suspension is imposed, the Association must levy the fine or impose a reasonable suspension at a properly noticed Board meeting, and after the imposition of such fine or suspension, the Association must notify the Unit Owner and, if applicable, the Unit's Occupant, licensee or invitee by mail or hand delivery.

Section 3. Negligence or Carelessness of Unit Owner. Any Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect

EXHIBIT C

or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Nothing herein contained, however, shall be construed so as to modify any waiver by the insurance company of rights of subrogation.

Section 4. Costs and Attorneys' Fees. In any proceeding brought by the Association pursuant to these Bylaws, the Association, if it is the prevailing party, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be determined by the court, including appellate fees.

Section 5. No Waiver of Rights. The failure of the Association or of a Unit Owner 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 Unit Owner to enforce such right, provision, covenant or condition in the future.

Section 6. Election of Remedies. All rights, remedies and privileges granted to the Association or Unit Owners pursuant to 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 exercising the same from exercising such other and additional rights, remedies or privileges as may be granted to such other party by the Condominium documents, or at law or in equity.

ARTICLE IX: AMENDMENTS TO THESE BYLAWS

These Bylaws may be altered, amended or added to at any duly called meeting of the Unit Owners at which a quorum has been established, provided:

- (a) Notice of the meeting shall contain a statement of the proposed amendment.
- (b) The amendment shall be approved upon the affirmative vote of a majority of the voting interests present in person or by proxy.
- (c) Said amendment shall be recorded and certified as required by the Condominium Act.
- (d) No amendment to these Bylaws shall be made which affects any of the rights and privileges provided to the Developer in the Condominium documents without the written consent of the Developer.

ARTICLE X: INDEMNIFICATION

The Association shall indemnify every director and every officer, his heirs, executors and administrators, against all loss, cost and expense reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a director or officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

EXHIBIT C

ARTICLE XI: LIABILITY SURVIVES TERMINATION OF MEMBERSHIP

The termination of membership in the Association shall not relieve or release any such former owner or member from any liability or obligations incurred under or in any way connected with the Association during the period of such ownership and membership, or impair any rights or remedies which the Association may have against such former owner and member arising out of or in any way connected with such ownership and membership, and the covenants and obligations incident thereto.

ARTICLE XII: LIMITATION OF LIABILITY

Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be liable for injury or damage by a latent condition in the Condominium Property, nor for injury or damage caused by the elements or by other owners or persons.

ARTICLE XIII: PARLIAMENTARY RULES

Roberts' Rules of Order (latest edition) shall govern the conduct of the Association's meetings when not in conflict with the Florida Condominium Act, the Declaration of Condominium, or these Bylaws, unless the Board shall decide otherwise to accommodate the circumstances.

ARTICLE XIV: RULES AND REGULATIONS

In addition to the rules and regulations set forth in the Declaration of Condominium, the rules and regulations adopted and amended by the Board from time to time shall govern the use of the Units, Common Elements, Limited Common Elements, and any other Condominium Property, and also the conduct of all residents thereof. The Unit Owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. In the event of any conflict between the rules and regulations adopted from time to time and the Condominium documents or the Florida Condominium Act, the latter shall prevail.

ARTICLE XV: ARBITRATION

As required by the Florida Condominium Act, all issues or disputes which are recognized by the Florida Condominium Act or by administrative rules promulgated under the Florida Condominium Act as being required for mediation or arbitration shall be resolved through such alternative resolution procedures instead of civil litigation.

ARTICLE XVI: EMERGENCY POWERS

The following shall apply to the extent not viewed to be in conflict with the Florida Condominium Act:

Section 1. In anticipation of or during any emergency defined in Section 6 below, the Board of Directors of the Association may:

EXHIBIT C

(a) Name as assistant officers persons who are not Board members, which assistant officers shall have the same authority as the executive officers to whom they are assistant, during the period of the emergency, to accommodate the incapacity of any officer of the Association; and

(b) Relocate the principal office or designate alternative principal offices or authorize the officers to do so.

Section 2. During any emergency defined in Section 6 below:

(a) Notice of a meeting of the Board of Directors need be given only to those Directors whom it is practicable to reach and may be given in any practical manner, including by publication and radio; and

(b) The Director or Directors in attendance at a meeting shall constitute a quorum.

Section 3. Corporate action taken in good faith during an emergency under this Section to further the ordinary affairs of the Association binds the Association and shall have the presumption of being reasonable and necessary.

Section 4. An officer, director, or employee of the Association acting in accordance with these emergency provisions is only liable for willful misconduct.

Section 5. These emergency provisions shall supersede any inconsistent or contrary provisions of the Bylaws for the period of the emergency.

Section 6. An emergency exists for purposes of this Article if a quorum of the Association's Directors cannot readily be assembled because of some catastrophic event.

ARTICLE XVII: CERTIFICATE OF COMPLIANCE

A Certificate of Compliance from a licensed electrical contractor or electrician may be accepted by the Board as evidence of Compliance of the Condominium Units to the applicable fire and safety codes.

ARTICLE XVIII: CONFLICT

If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these Bylaws and the Declaration of Condominium or Articles of Incorporation, the provisions of the Declaration and of the Articles of Incorporation shall prevail over the provisions of these Bylaws.

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF

**SANTA LUZ,
A CONDOMINIUM**

LYING IN

SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE

GENERAL NOTES:

ALL USES ARE RESIDENTIAL.

UNDERGROUND UTILITIES AND IMPROVEMENTS ARE NOT SHOWN.

ELEVATIONS ARE BASED ON N.A.V.D. OF 1988 AND NGS BENCHMARK "BUCK".

ROOF OVERHANGS, DECORATIVE WALLS, SEWER, WATER, ELECTRIC LINES AND SERVICE BOXES ARE NOT SHOWN.

THE DEVELOPER RESERVES THE RIGHT TO GRANT EASEMENTS FOR INGRESS/EGRESS, DRAINAGE, UTILITIES, RECREATIONAL PURPOSES AND OTHER ITEMS ADDRESSED IN THE DECLARATION OF CONDOMINIUM.

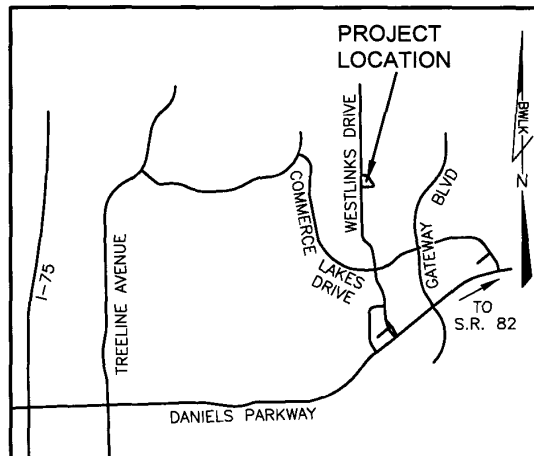
THESE DRAWINGS ARE PREPARED AS SURVEYOR'S EXHIBITS TO THE DECLARATION OF CONDOMINIUM FOR "SANTA LUZ, A CONDOMINIUM". THIS CONDOMINIUM IS SUBJECT TO THE PROVISIONS SET FORTH IN SAID DECLARATION. REFER TO THE DECLARATION OF CONDOMINIUM FOR DEFINITIONS PERTAINING TO EASEMENTS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND UNIT BOUNDARIES.

BEARINGS BASED ON THE RECORDED PLAT WITH THE EAST RIGHT-OF-WAY LINE OF WESTLINKS DRIVE BEARING N00°40'44"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED).

ALL BUILDINGS AND IMPROVEMENTS SHOWN HEREON ARE PROPOSED EXCEPT AS NOTED. PROPOSED SITE IMPROVEMENTS ARE FROM ARCHITECTURAL AND CIVIL PLANS AS PROVIDED BY CLIENT.

THE PHASE LINES ARE SUBJECT TO REVISION DEPENDING ON THE ACTUAL SEQUENCE OF CONSTRUCTION.

VICINITY SKETCH
NOT TO SCALE

THE CONSTRUCTION OF
THE IMPROVEMENTS ARE
NOT SUBSTANTIALLY
COMPLETE AT THIS TIME
UNLESS SHOWN OTHERWISE.

LEGEND

- = STORM MANHOLE
- = ELECTRIC METER
- = ELECTRIC BOX
- = CATCH BASIN
- = IRRIGATION VALVE
- = WATER VALVE
- = SANITARY MANHOLE
- = TELEPHONE BOX
- = FIRE HYDRANT
- = YARD DRAIN
- = CABLE TELEVISION BOX
- = TRANSFORMER
- = WATER METER
- BFP- = BACK FLOW PREVENTER
- = CLEANOUT

DRAWING INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	BOUNDARY SURVEY
3	UTILITY EASEMENTS
4	OVERALL PLOT PLAN
5	OVERALL PHASING PLAN
6	OVERALL PHASING PLAN-TABLES
7	DETAIL PHASE I
8	DETAIL PHASE II
9	DETAIL PHASE III
10	DETAIL PHASE IV
11	DETAIL PHASE V
12	DETAIL PHASE VI
13	DETAIL PHASE VII
14	DETAIL PHASE VIII
15	DETAIL PHASE IX
16	DETAIL PHASE X
17	DETAIL PHASE XI
18	UNIT BOUNDARIES-GROUND FLOOR
19	UNIT BOUNDARIES-SECOND FLOOR
20	VERTICAL BOUNDARIES
21	FLOOR PLAN-GROUND FLOOR
22	FLOOR PLAN-SECOND FLOOR
23	BUILDING 1-UNIT BOUNDARIES-GROUND FLOOR
24	BUILDING 1-UNIT BOUNDARIES-SECOND FLOOR

CERTIFICATION FOR BOUNDARY SURVEY:

*NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

BEAN, WHITAKER, LUTZ & KAREH, INC.

Scott C. Whitaker
SCOTT C. WHITAKER, P.S.M., NO. LS4324
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

COVER SHEET

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_1.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = N/A	1 OF 24	18-45-26

SURVEY PLAT

OF
TRACT "L"
GATEWAY PHASE 9
AS RECORDED IN PLAT BOOK 47, PAGES 10-20
LYING IN
SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES:

SURVEY BASED ON THE RECORDED PLAT AND FOUND MONUMENTATION.

BEARINGS BASED ON THE RECORDED PLAT WITH THE EAST RIGHT-OF-WAY LINE OF WESTLINKS DRIVE BEARING $N00^{\circ}40'44''W$.

ELEVATIONS ARE BASED ON N.A.V.D. OF 1988 AND NGS BENCHMARK "BUCK".

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS- OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

THIS PARCEL LIES IN NO SPECIAL FLOOD HAZARD AREA, WITH NO BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 12071C0434F, PANEL NOT PRINTED AND INDEX DATE BEING 8-28-08 (COMMUNITY NAME: LEE COUNTY AND COMMUNITY NUMBER 125124). THE ELEVATIONS ON THE NEW FLOOD MAPS ARE BASED ON N.A.V.D. OF 1988.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH YELLOW CAP BEARING CORPORATION NO. LB4919.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

PARCEL CONTAINS 8.41 ACRES (366,551 SQUARE FEET) MORE OR LESS.

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).

PARCEL STRAP NO.: 18-45-26-32-000L0.0000.

DATE OF LAST FIELD WORK: 11-16-10.

BOUNDARY SURVEY

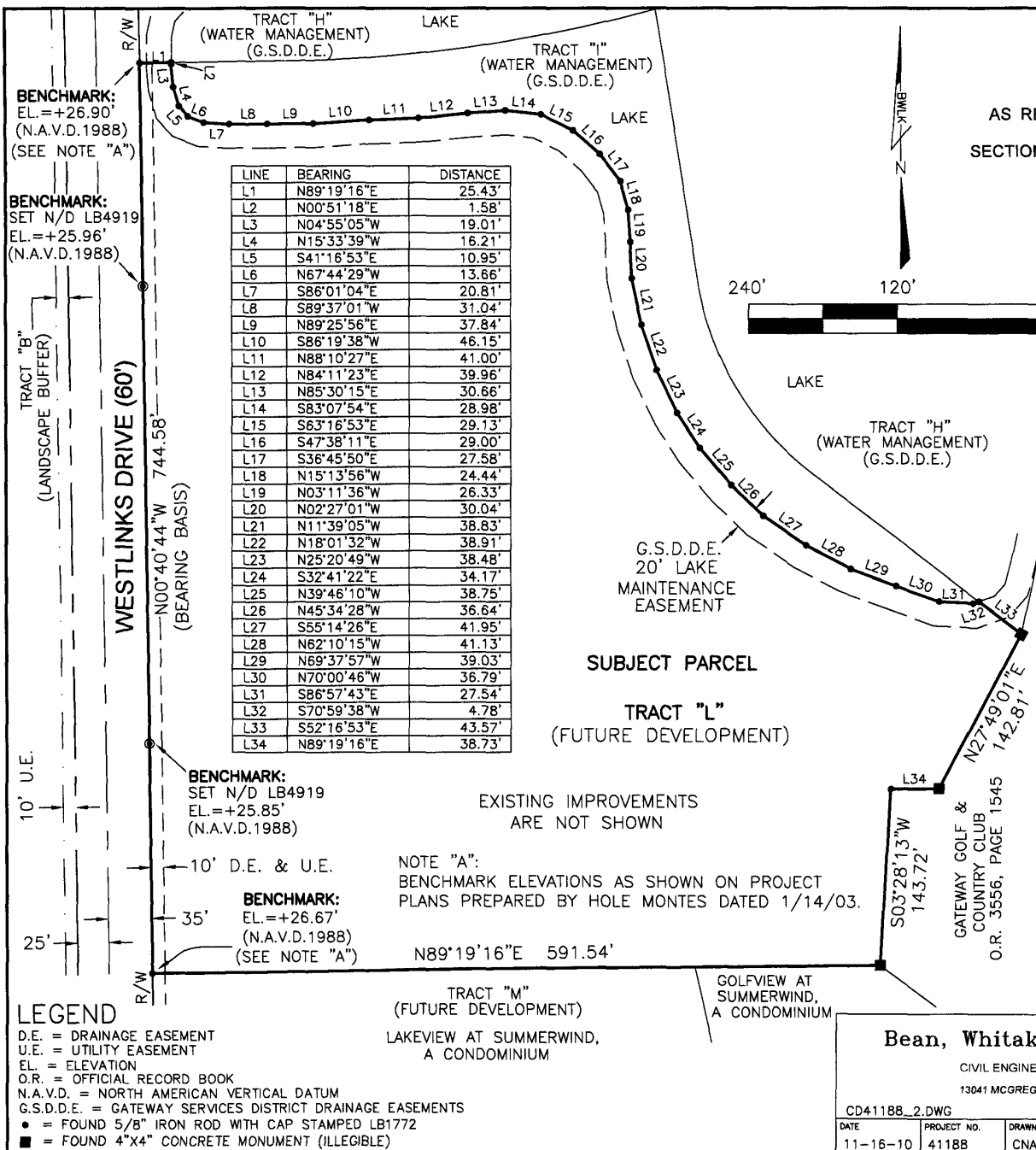
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

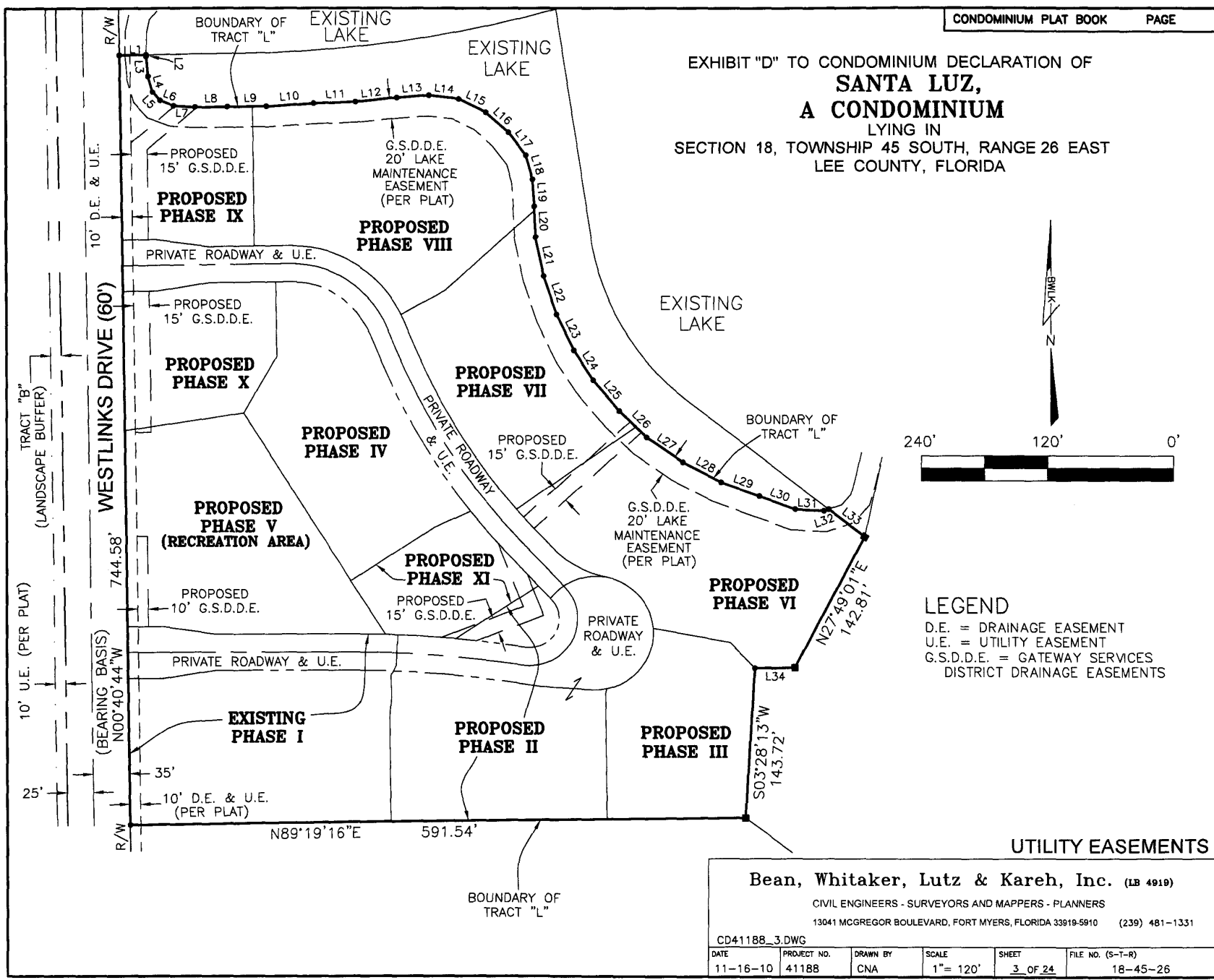
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

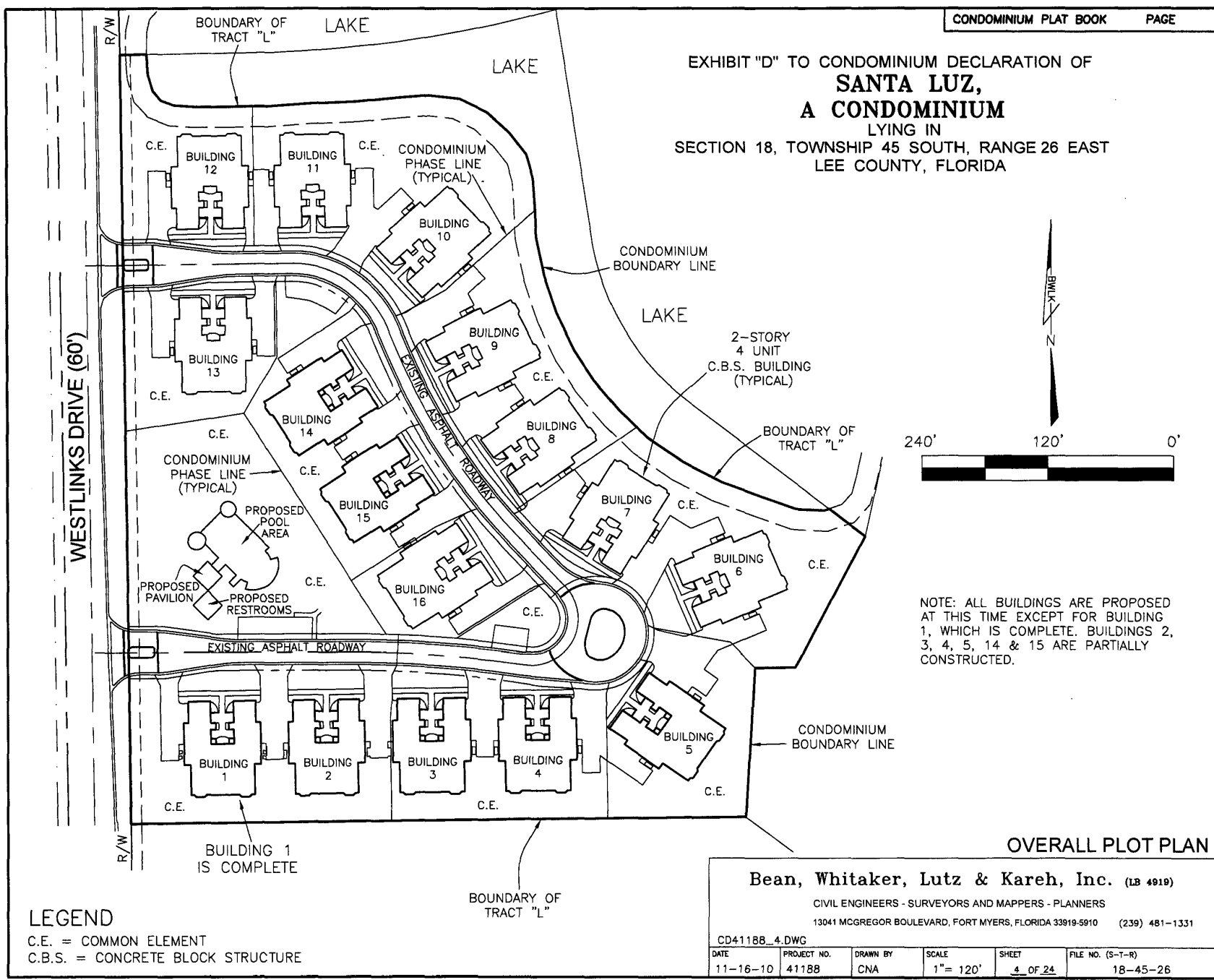
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_2.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1"= 120'	2 OF 24	18-45-26







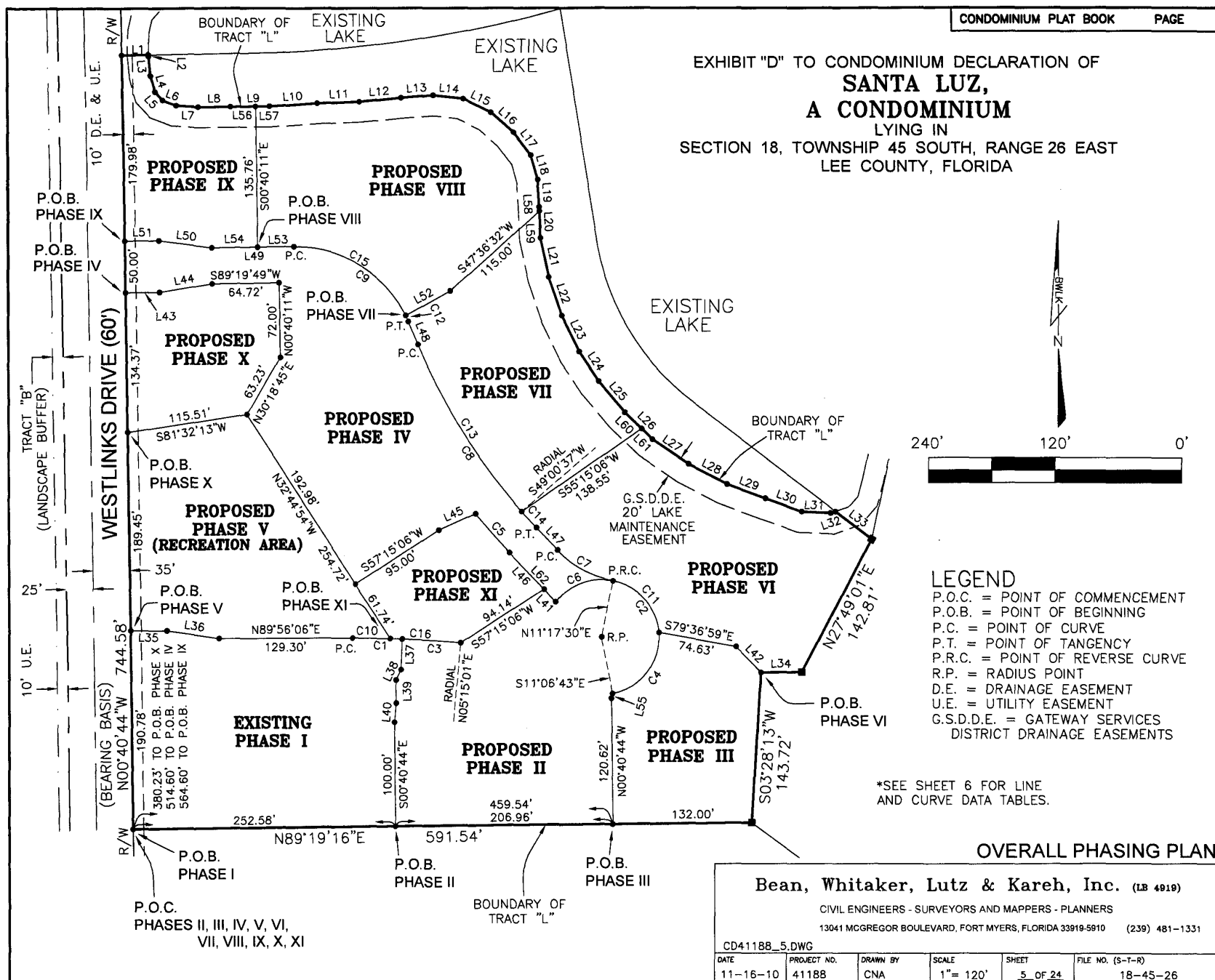


EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1117.50'	02°26'28"	47.61'	47.61'	S88°50'40"E
C2	54.75'	221°11'12"	211.36'	102.50'	N31°42'19"W
C3	1117.50'	02°52'26"	56.06'	56.05'	N86°11'13"W
C4	54.75'	83°32'58"	79.84'	72.95'	N37°06'48"E
C5	617.50'	04°34'31"	49.31'	49.30'	N40°45'23"W
C6	54.75'	63°35'25"	60.76'	57.69'	S69°29'48"W
C7	97.50'	35°39'51"	60.69'	59.71'	S60°52'35"E
C8	582.50'	20°37'39"	209.71'	208.58'	S32°43'49"E
C9	117.50'	68°15'12"	139.97'	131.84'	S56°32'36"E
C10	1117.50'	01°51'16"	36.17'	36.17'	S89°08'16"E
C11	54.75'	74°02'48"	70.76'	65.93'	S41°41'06"E
C12	117.50'	03°10'19"	6.50'	6.50'	S24°00'09"E
C13	582.50'	18°34'23"	188.82'	188.00'	N31°42'11"W
C14	582.50'	02°03'16"	20.89'	20.89'	S42°01'01"E
C15	117.50'	65°04'53"	133.47'	126.41'	S58°07'45"E
C16	1117.50'	03°27'38"	67.50'	67.49'	S86°28'48"E

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°19'16"E	25.43'	L32	S70°59'38"W	4.78'
L2	S00°51'18"W	1.58'	L33	N52°16'53"W	43.57'
L3	S04°55'05"E	19.01'	L34	N89°19'16"E	38.73'
L4	S15°33'39"E	16.21'	L35	N89°56'06"E	34.33'
L5	S41°16'53"E	10.95'	L36	S81°32'03"E	50.56'
L6	S67°44'29"E	13.66'	L37	S02°22'34"W	29.41'
L7	S86°01'04"E	20.81'	L38	S26°34'02"W	10.89'
L8	N89°37'01"E	31.04'	L39	S00°40'44"E	21.96'
L9	N89°25'56"E	37.84'	L40	S05°28'16"W	18.56'
L10	S86°19'38"W	46.15'	L41	N43°02'39"W	16.53'
L11	S88°10'27"W	41.00'	L42	S43°36'15"E	34.14'
L12	S84°11'23"W	39.96'	L43	S89°19'49"W	32.30'
L13	S85°30'15"W	30.66'	L44	S80°47'58"W	50.56'
L14	N83°07'54"W	28.98'	L45	S66°04'23"W	38.62'
L15	N63°16'53"W	29.13'	L46	N43°02'39"W	47.70'
L16	N47°38'11"W	29.00'	L47	S43°02'39"E	29.49'
L17	N36°45'50"W	27.58'	L48	S22°25'00"E	24.13'
L18	N15°13'56"W	24.44'	L49	N89°19'49"E	79.43'
L19	N03°11'36"W	26.33'	L50	S82°08'21"E	50.56'
L20	N02°27'01"W	30.04'	L51	N89°19'49"E	32.31'
L21	N11°39'05"W	38.83'	L52	S61°25'31"W	48.73'
L22	N18°01'32"W	38.91'	L53	N89°19'49"E	34.98'
L23	N25°20'49"W	38.48'	L54	S89°19'49"W	44.45'
L24	N32°41'22"W	34.17'	L55	N14°41'33"E	4.56'
L25	N39°46'10"W	38.75'	L56	N89°25'56"E	24.34'
L26	N45°34'28"W	36.64'	L57	S89°25'56"W	13.50'
L27	N55°14'26"W	41.95'	L58	N02°27'01"W	4.03'
L28	N62°10'15"W	41.13'	L59	N02°27'01"W	26.01'
L29	N69°37'57"W	39.03'	L60	N45°34'28"W	22.47'
L30	N70°00'46"W	36.79'	L61	N45°34'28"W	14.17'
L31	N86°57'43"W	27.54'	L62	N43°02'39"W	64.22'

UNIT NUMBERING SCHEME

BUILDING#	LL	UL	LR	UR
1	B1-201	B1-202	B1-101	B1-102
2	B2-201	B2-202	B2-101	B2-102
3	B3-201	B3-202	B3-101	B3-102
4	B4-201	B4-202	B4-101	B4-102
5	B5-201	B5-202	B5-101	B5-102
6	B6-201	B6-202	B6-101	B6-102
7	B7-201	B7-202	B7-101	B7-102
8	B8-201	B8-202	B8-101	B8-102
9	B9-201	B9-202	B9-101	B9-102
10	B10-201	B10-202	B10-101	B10-102
11	B11-201	B11-202	B11-101	B11-102
12	B12-201	B12-202	B12-101	B12-102
13	B13-201	B13-202	B13-101	B13-102
14	B14-201	B14-202	B14-101	B14-102
15	B15-201	B15-202	B15-101	B15-102
16	B16-201	B16-202	B16-101	B16-102

KEY: LL= LOWER LEFT UL= UPPER LEFT LR= LOWER RIGHT UR= UPPER RIGHT
 (AS VIEWED FROM THE DRIVEWAY OF EACH BUILDING)

PHASE AREA TABLE

PHASE I	= 46,722 S.F.	= 1.07 ACRES
PHASE II	= 45,068 S.F.	= 1.03 ACRES
PHASE III	= 22,061 S.F.	= 0.51 ACRES
PHASE IV	= 54,005 S.F.	= 1.24 ACRES
PHASE V	= 37,487 S.F.	= 0.86 ACRES
PHASE VI	= 40,140 S.F.	= 0.92 ACRES
PHASE VII	= 30,496 S.F.	= 0.70 ACRES
PHASE VIII	= 41,032 S.F.	= 0.94 ACRES
PHASE IX	= 18,412 S.F.	= 0.42 ACRES
PHASE X	= 18,138 S.F.	= 0.42 ACRES
PHASE XI	= 12,990 S.F.	= 0.30 ACRES

BUILDING UNIT TABLE

PHASE	BUILDING #	UNITS
I	1 & 2	8
II	3 & 4	8
III	5	4
IV	14 & 15	8
V	REC AREA	0
VI	6 & 7	8
VII	8 & 9	8
VIII	10 & 11	8
IX	12	4
X	13	4
XI	16	4
TOTAL UNITS		64

TOTAL PARCEL = 366,551 S.F. = 8.41 ACRES

OVERALL PHASING PLAN - TABLES

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

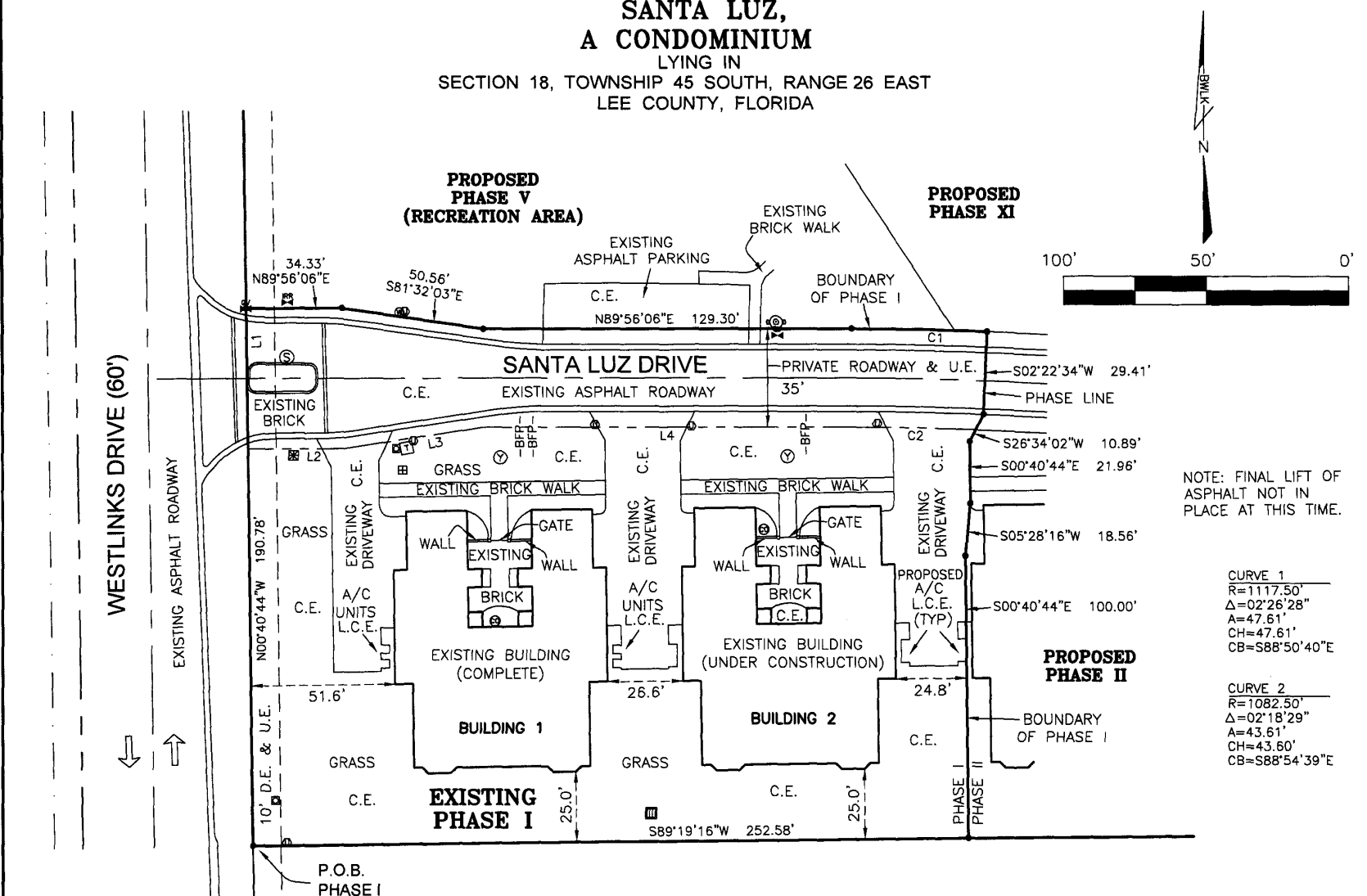
CD41188_6.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1"= N/A	6 OF 24	18-45-26

4-05-11 ADDED UNIT NUMBERING SCHEME

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND
 A/C = AIR CONDITIONER
 P.O.B. = POINT OF BEGINNING
 (TYP) = TYPICAL
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE
L1	N00°40'44"W	190.78'
L2	N89°56'06"E	33.79'
L3	N81°24'15"E	50.56'
L4	N89°56'06"E	129.30'

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

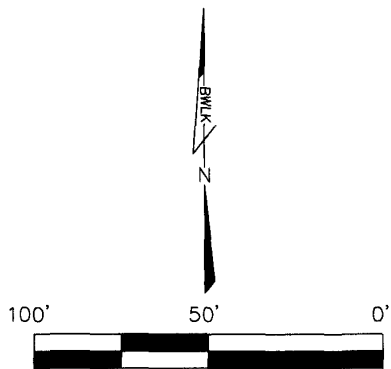
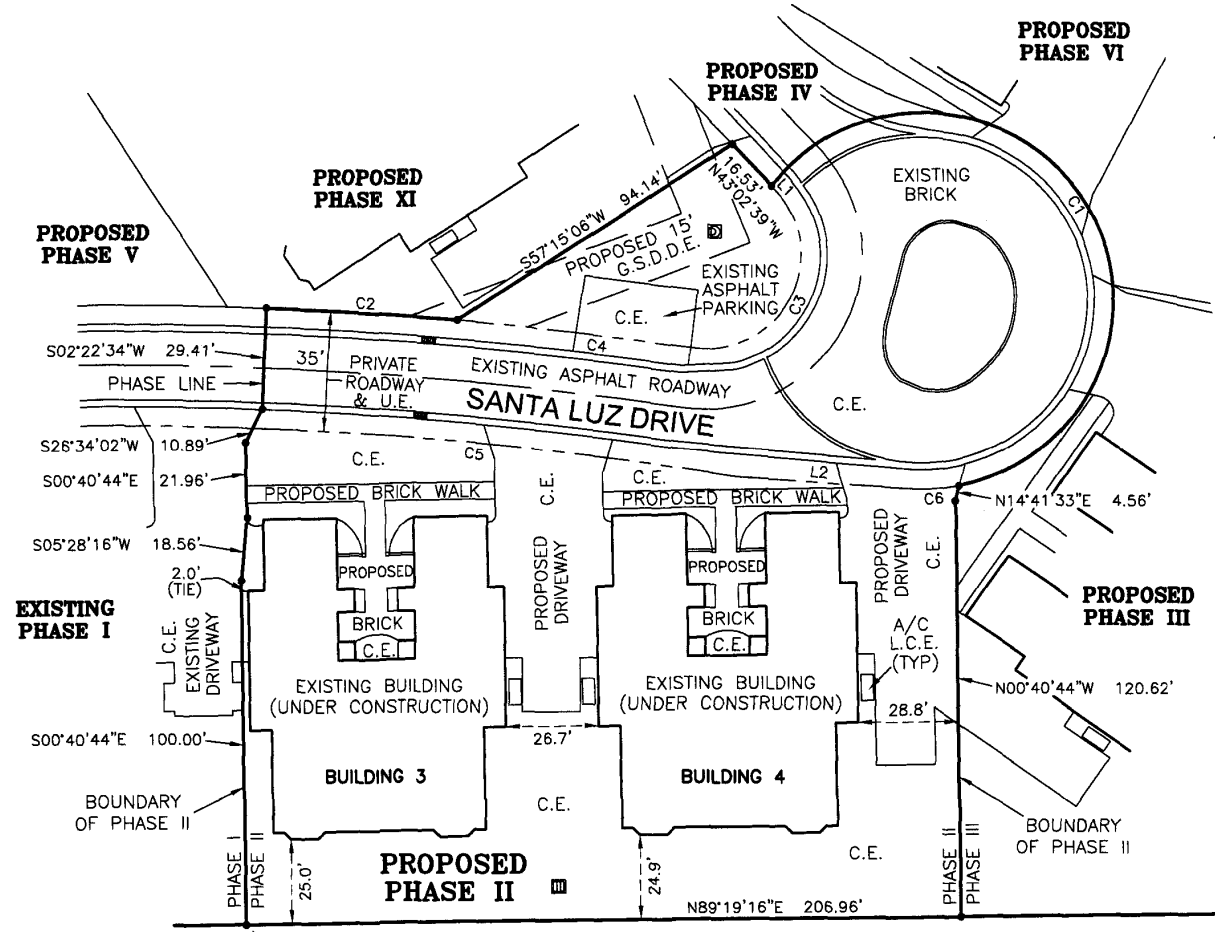
CD41188_7.DWG

DATE 11-16-10	PROJECT NO. 41188	DRAWN BY CNA	SCALE 1" = 50'	SHEET 7 OF 24	FILE NO. (S-T-R) 18-45-26
------------------	----------------------	-----------------	-------------------	------------------	------------------------------

DETAIL PHASE I

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



CURVE 1 R=54.75' Δ=221°11'12" A=211.36' CH=102.50' CB=S31°42'19"E	CURVE 2 R=1117.50' Δ=02°52'26" A=56.06' CH=56.05' CB=S86°11'13"E
CURVE 3 R=27.50' Δ=141°46'08" A=68.04' CH=51.97' CB=S27°50'25"W	CURVE 4 R=1117.50' Δ=03°28'28" A=67.77' CH=67.76' CB=N83°00'45"W
CURVE 5 R=1082.50' Δ=07°28'41" A=141.28' CH=141.18' CB=S84°01'04"E	CURVE 6 R=54.75' Δ=15°02'26" A=14.37' CH=14.33' CB=N86°24'30"E

LINE	BEARING	DISTANCE
L1	S43°02'39"E	1.56'
L2	S86°04'17"E	49.62'

LEGEND
 A/C = AIR CONDITIONER
 P.O.B. = POINT OF BEGINNING
 (TYP) = TYPICAL
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES
 DISTRICT DRAINAGE EASEMENTS

P.O.B.
 PHASE II

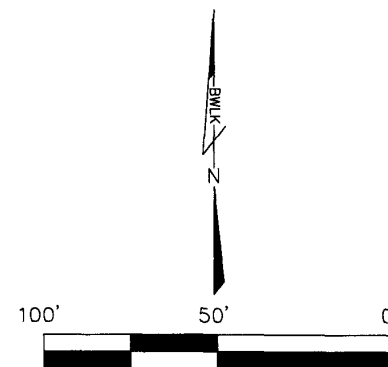
DETAIL PHASE II

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_B.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
	11-16-10	41188	CNA	1"= 50'	8 OF 24	18-45-26

CONDOMINIUM PLAT BOOK	PAGE
-----------------------	------



CURVE 1
R=54.75'
 $\Delta=83^{\circ}32'58''$
A=79.84'
CH=72.95'
CB=N37°06'48"E

DETAIL PHASE III

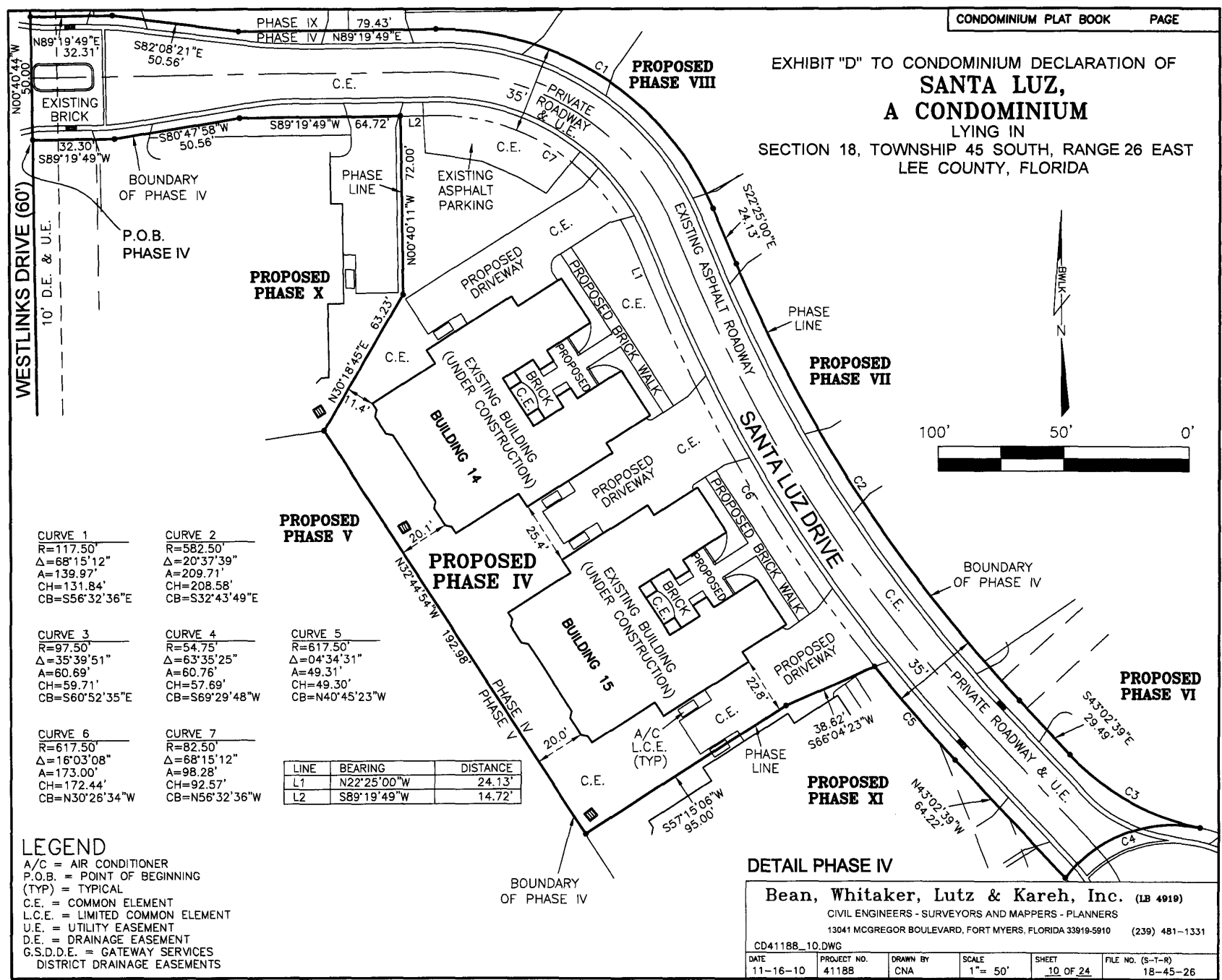
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_9.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 50'	9 OF 24	18-45-26



CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

WESTLINKS DRIVE (60')

EXISTING ASPHALT ROADWAY

P.O.B. PHASE V

PROPOSED 15' G.S.D.D.E.

10' D.E. & U.E.

189.45'

500'40'44"E

EXISTING BRICK

PROPOSED PHASE X

S81°32'13"W 115.51'

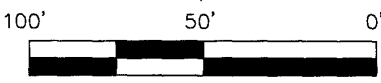
PHASE X
PHASE V

PROPOSED PHASE V
 (RECREATION AREA)

PROPOSED PHASE IV

N32°44'54"W 254.72'

BOUNDARY OF PHASE V



PROPOSED 10' G.S.D.D.E.

PROPOSED POOL DECK

PROPOSED POOL APPROX. 14'X40' (FREESTYLE)

PROPOSED PAVILION 20'X20'

PROPOSED RESTROOMS 20'X20'

EXISTING BRICK WALK

EXISTING ASPHALT PARKING

PROPOSED PHASE XI

SANTA LUZ DRIVE

EXISTING ASPHALT ROADWAY

EXISTING PHASE I

PHASE LINE

PRIVATE ROADWAY & U.E.
 (PART OF PHASE I)

LEGEND

P.O.B. = POINT OF BEGINNING
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS
 APPROX. = APPROXIMATELY

CURVE 1
 R=1117.50'
 Δ=01°51'16"
 A=36.17'
 CH=36.17'
 CB=S89°08'16"E

DETAIL PHASE V

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

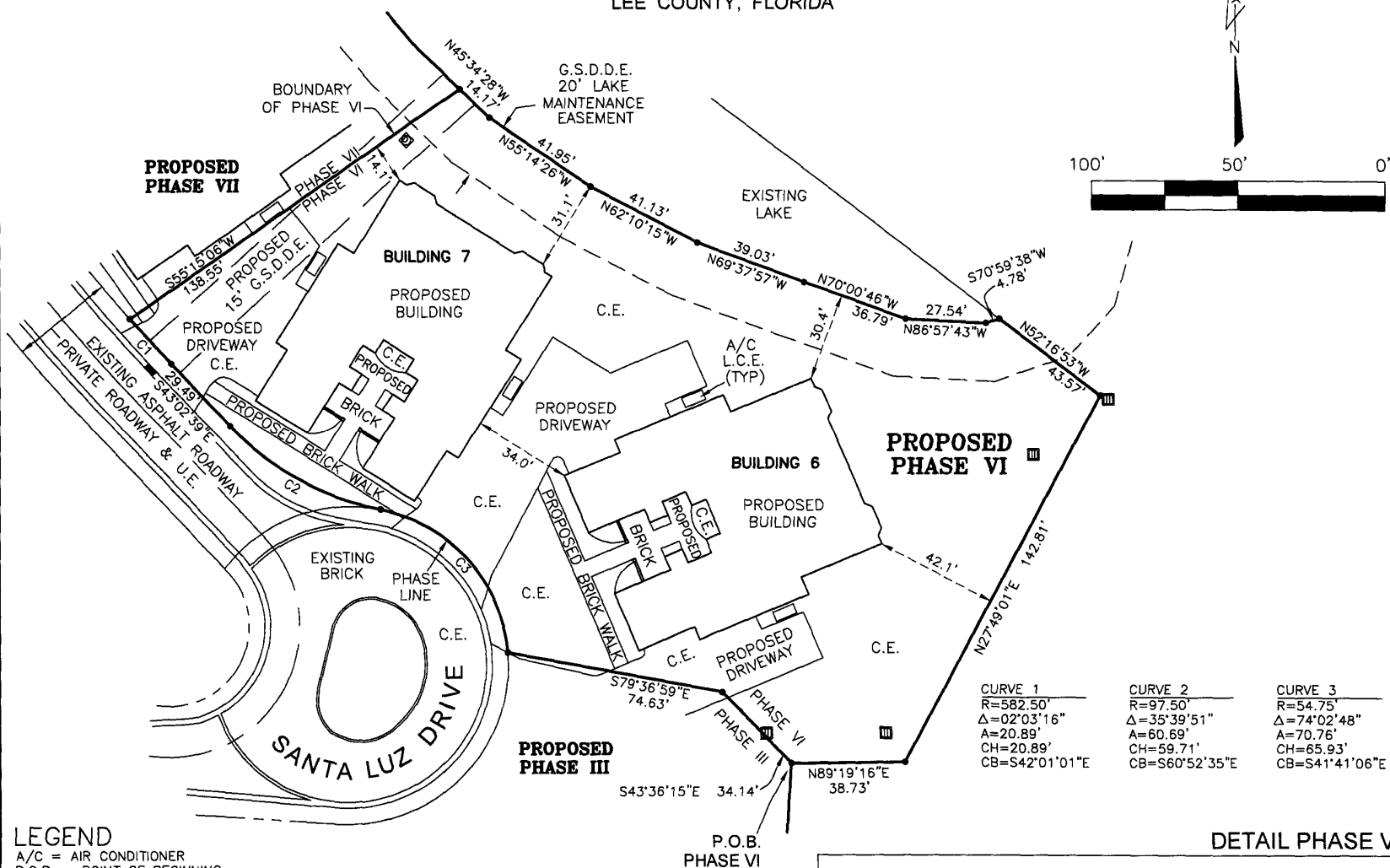
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_11.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1"= 50'	11 OF 24	18-45-26

**SANTA LUZ,
A CONDOMINIUM**

LYING IN
SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



LEGEND

A/C = AIR CONDITIONER
P.O.B. = POINT OF BEGINNING
(TYP) = TYPICAL
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
G.S.D.D.E. = GATEWAY SERVICES
DISTRICT DRAINAGE EASEMENTS

DETAIL PHASE VI

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

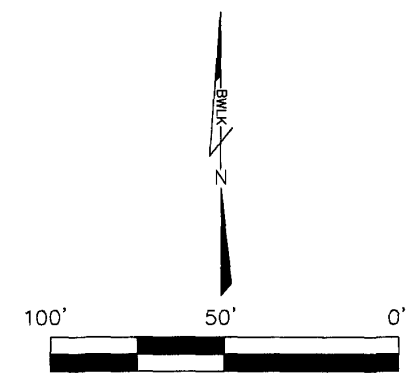
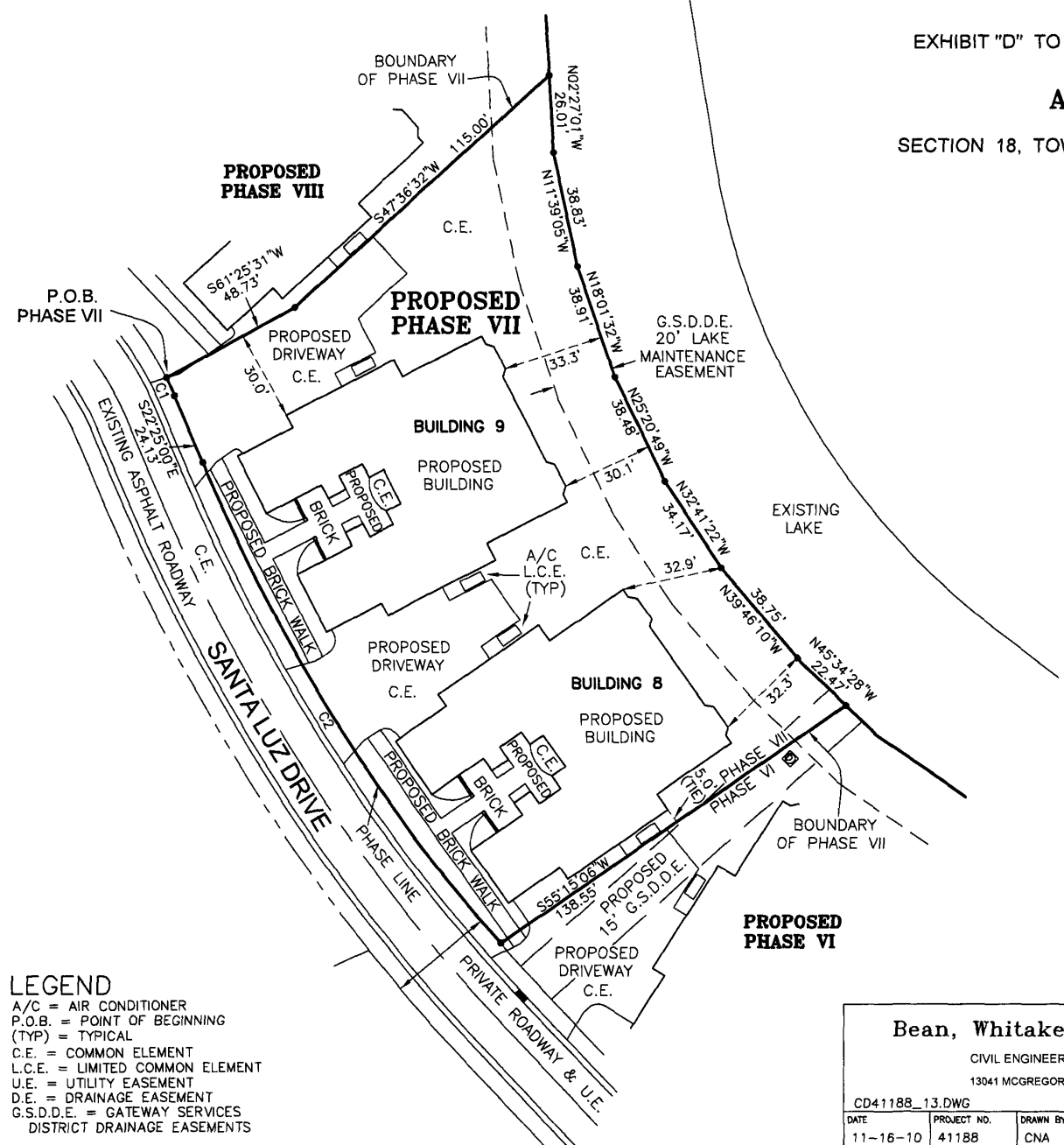
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_12.DWG

DATE 11-16-10	PROJECT NO. 41188	DRAWN BY CNA	SCALE 1" = 50'	SHEET 12 OF 24	FILE NO. (S-T-R) 18-45-26
------------------	----------------------	-----------------	-------------------	-------------------	------------------------------

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



CURVE 1	CURVE 2
R=117.50'	R=582.50'
Δ=03°10'19"	Δ=18°34'23"
A=6.50'	A=188.82'
CH=6.50'	CH=188.00'
CB=S24°00'09"E	CB=S31°42'11"E

- LEGEND**
- A/C = AIR CONDITIONER
 - P.O.B. = POINT OF BEGINNING
 - (TYP) = TYPICAL
 - C.E. = COMMON ELEMENT
 - L.C.E. = LIMITED COMMON ELEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - G.S.D.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS

DETAIL PHASE VII

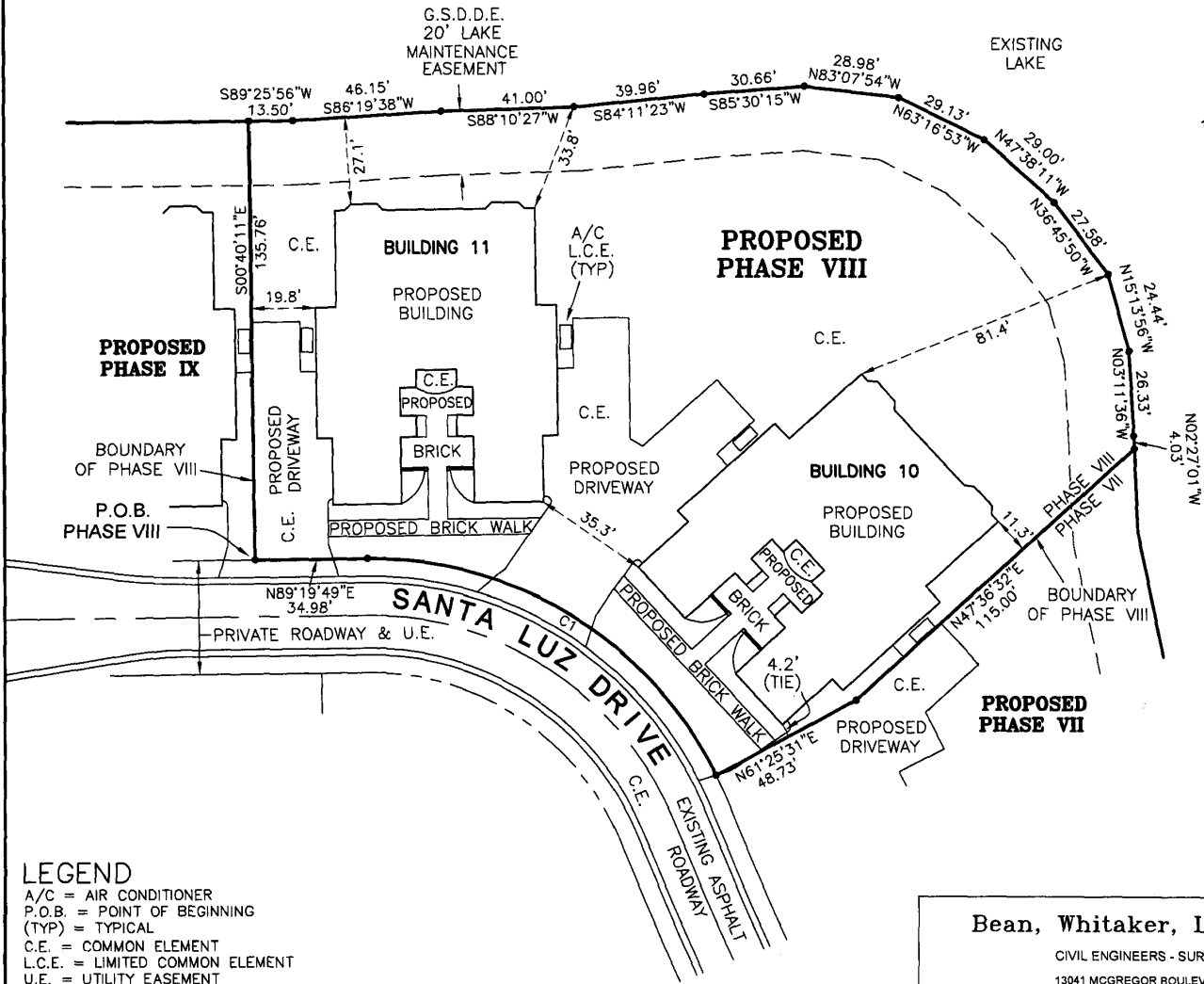
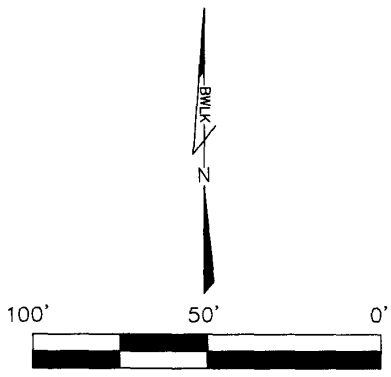
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_13.DWG

DATE 11-16-10	PROJECT NO. 41188	DRAWN BY CNA	SCALE 1" = 50'	SHEET 13 OF 24	FILE NO. (S-T-R) 18-45-26
------------------	----------------------	-----------------	-------------------	-------------------	------------------------------

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND
 A/C = AIR CONDITIONER
 P.O.B. = POINT OF BEGINNING
 (TYP) = TYPICAL
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES
 DISTRICT DRAINAGE EASEMENTS

DETAIL PHASE VIII

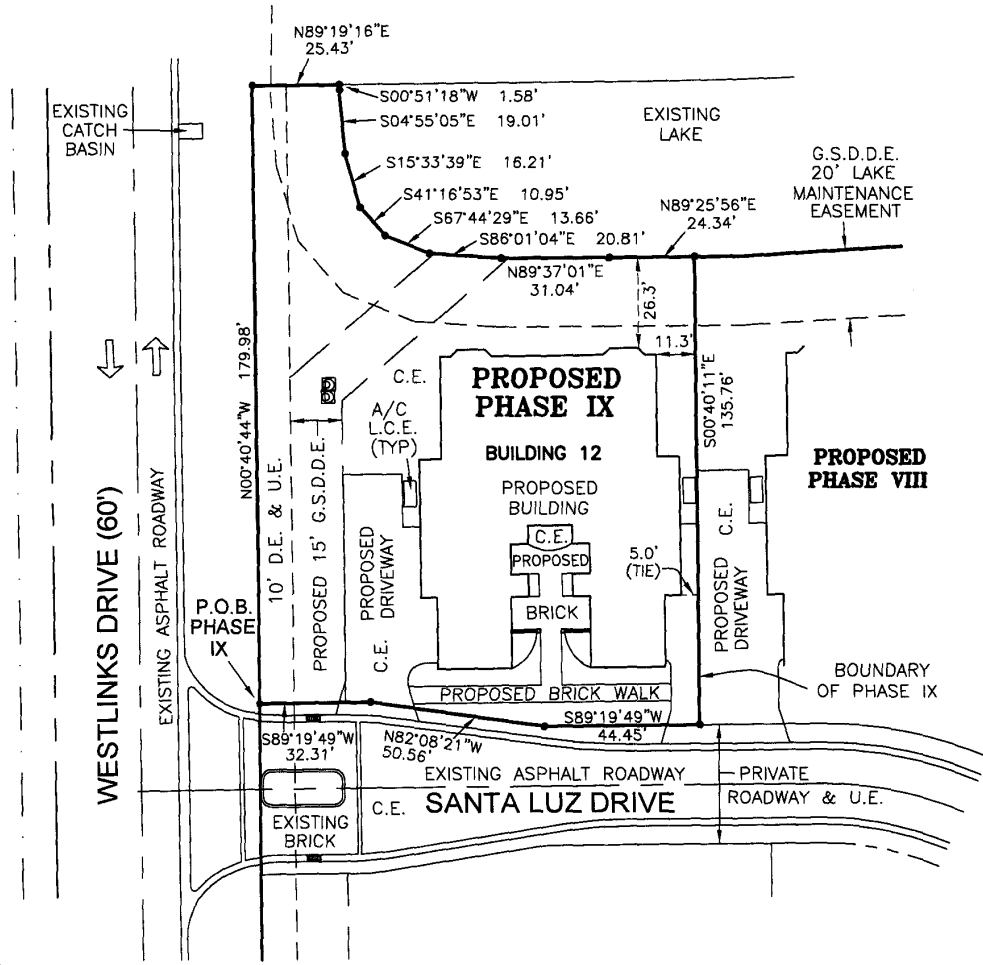
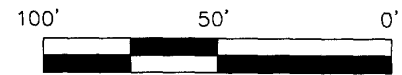
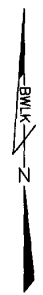
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_14.DWG					
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 50'	14 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND
 A/C = AIR CONDITIONER
 P.O.B. = POINT OF BEGINNING
 (TYP) = TYPICAL
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES
 DISTRICT DRAINAGE EASEMENTS

DETAIL PHASE IX

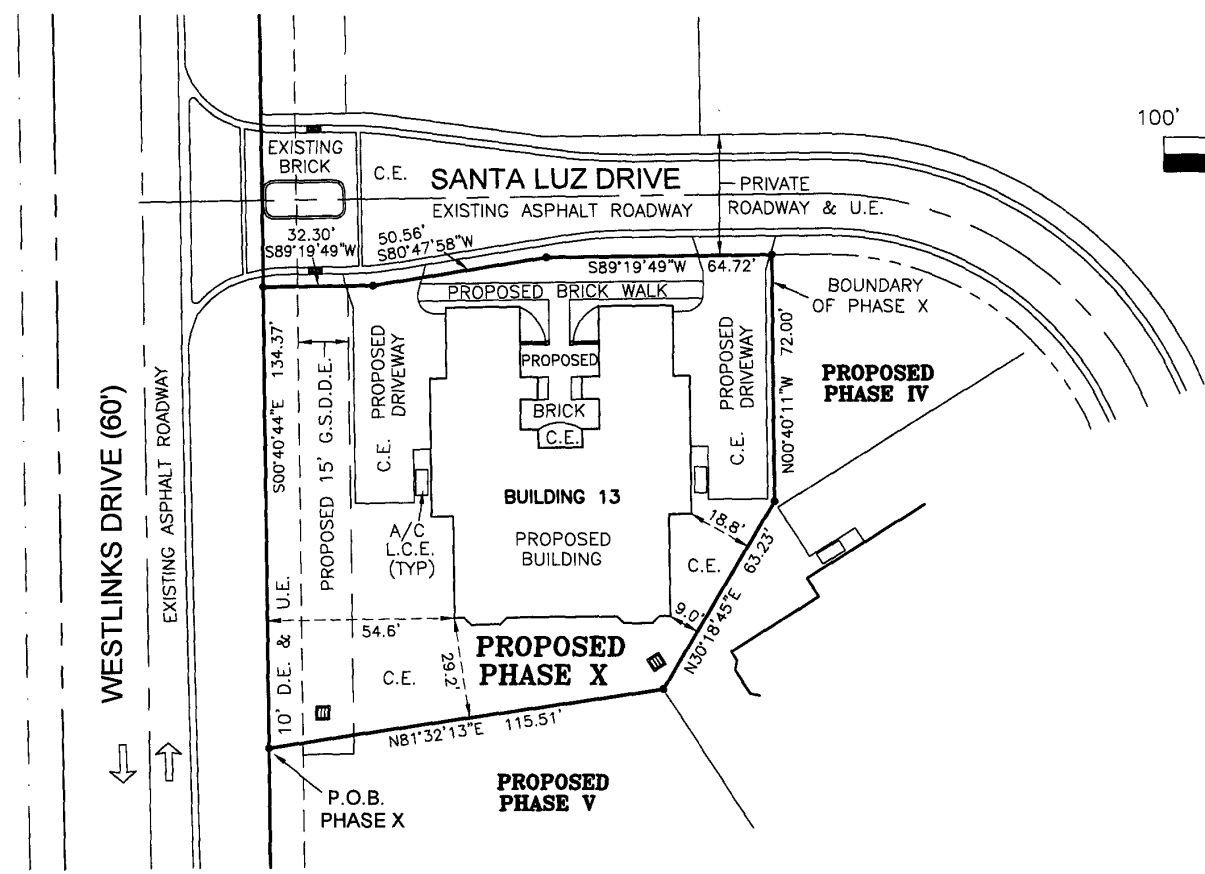
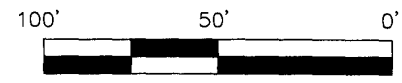
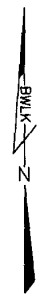
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4819)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_15.DWG					
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 50'	15 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND

- A/C = AIR CONDITIONER
- P.O.B. = POINT OF BEGINNING
- (TYP) = TYPICAL
- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- G.S.D.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS

DETAIL PHASE X

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

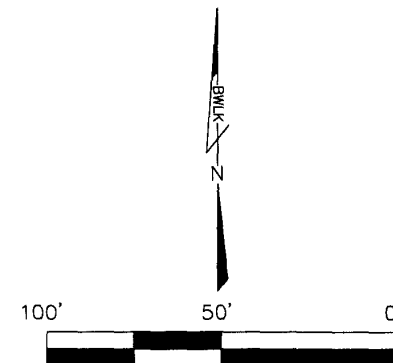
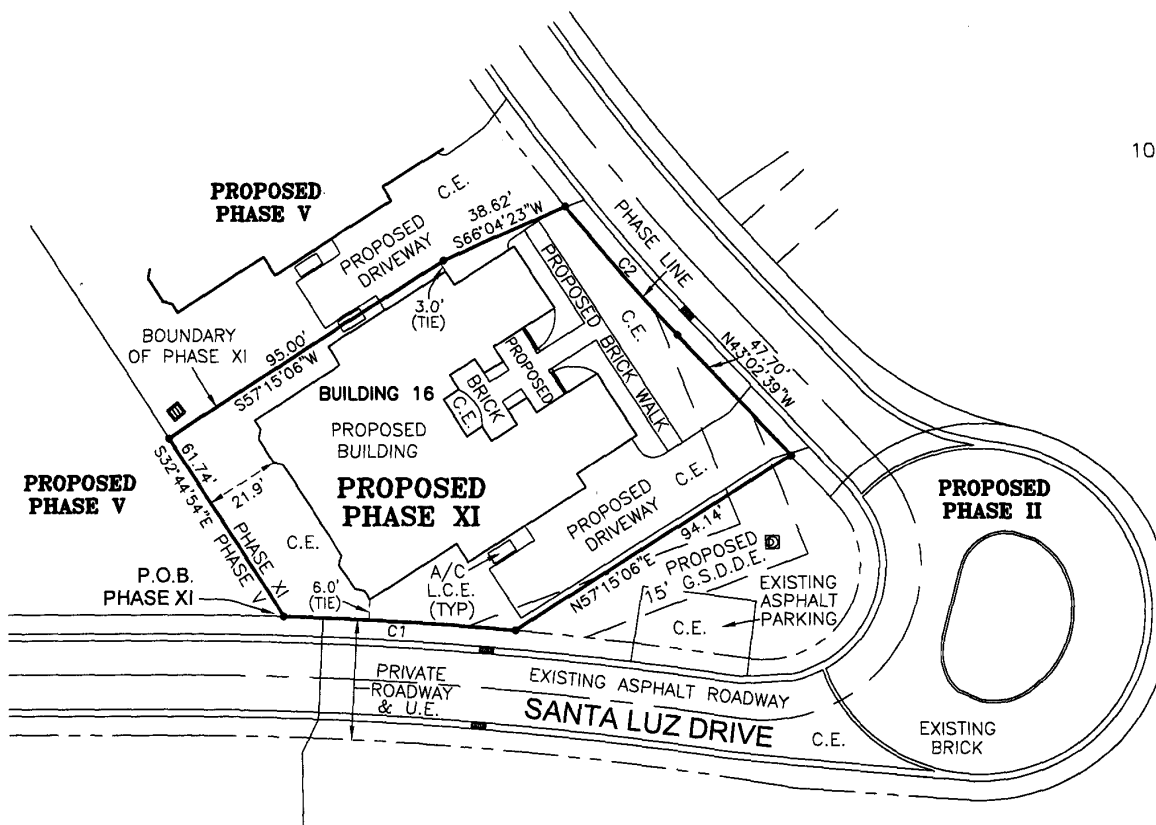
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_16.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 50'	16 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND

A/C = AIR CONDITIONER
 P.O.B. = POINT OF BEGINNING
 (TYP) = TYPICAL
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 G.S.D.D.E. = GATEWAY SERVICES
 DISTRICT DRAINAGE EASEMENTS

CURVE 1	CURVE 2
R=1117.50'	R=617.50'
Δ=03°27'38"	Δ=04°34'31"
A=67.50'	A=49.31'
CH=67.49'	CH=49.30'
CB=S86°28'48"E	CB=N40°45'23"W

DETAIL PHASE XI

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_17.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 50'	17 OF 24	18-45-26

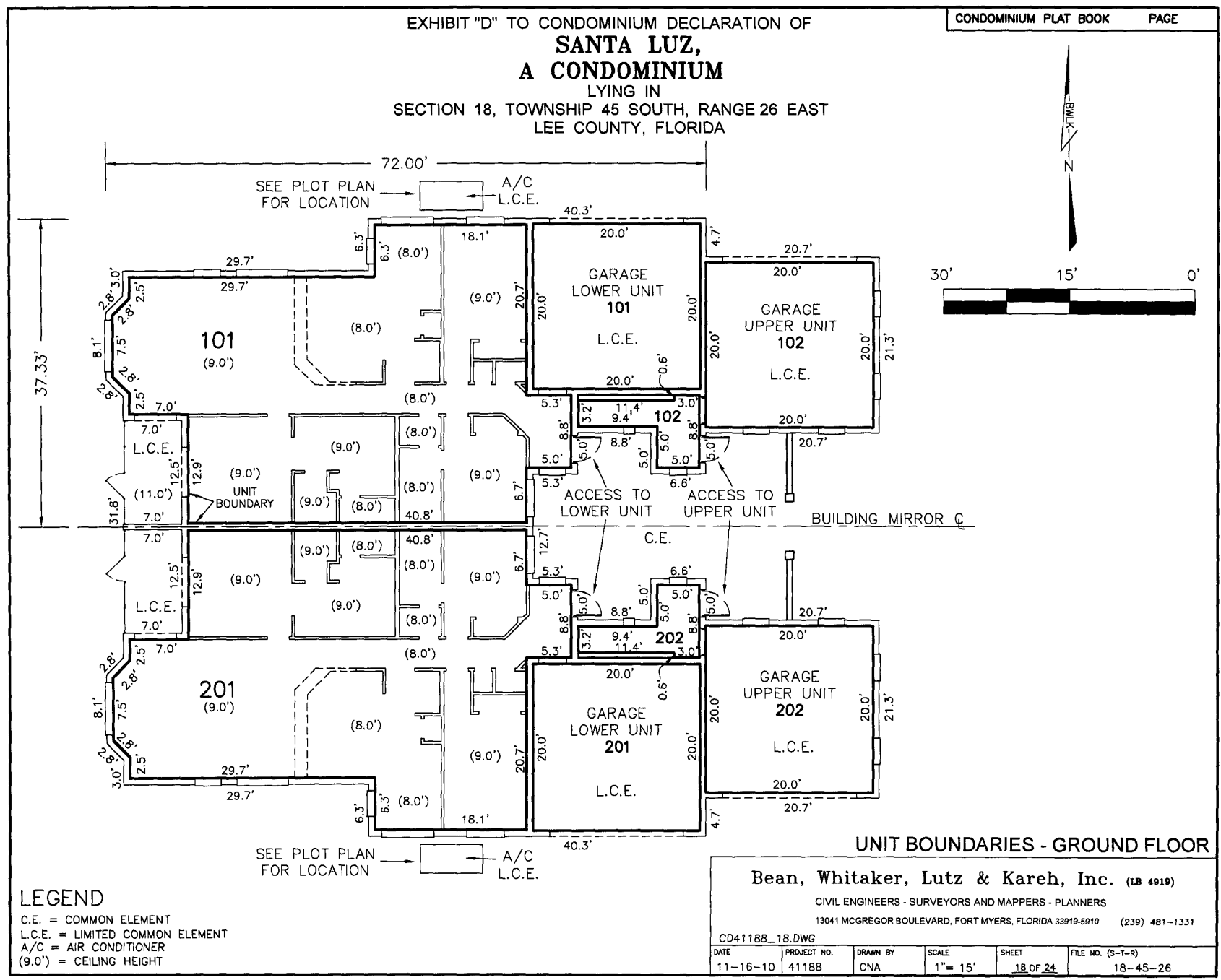
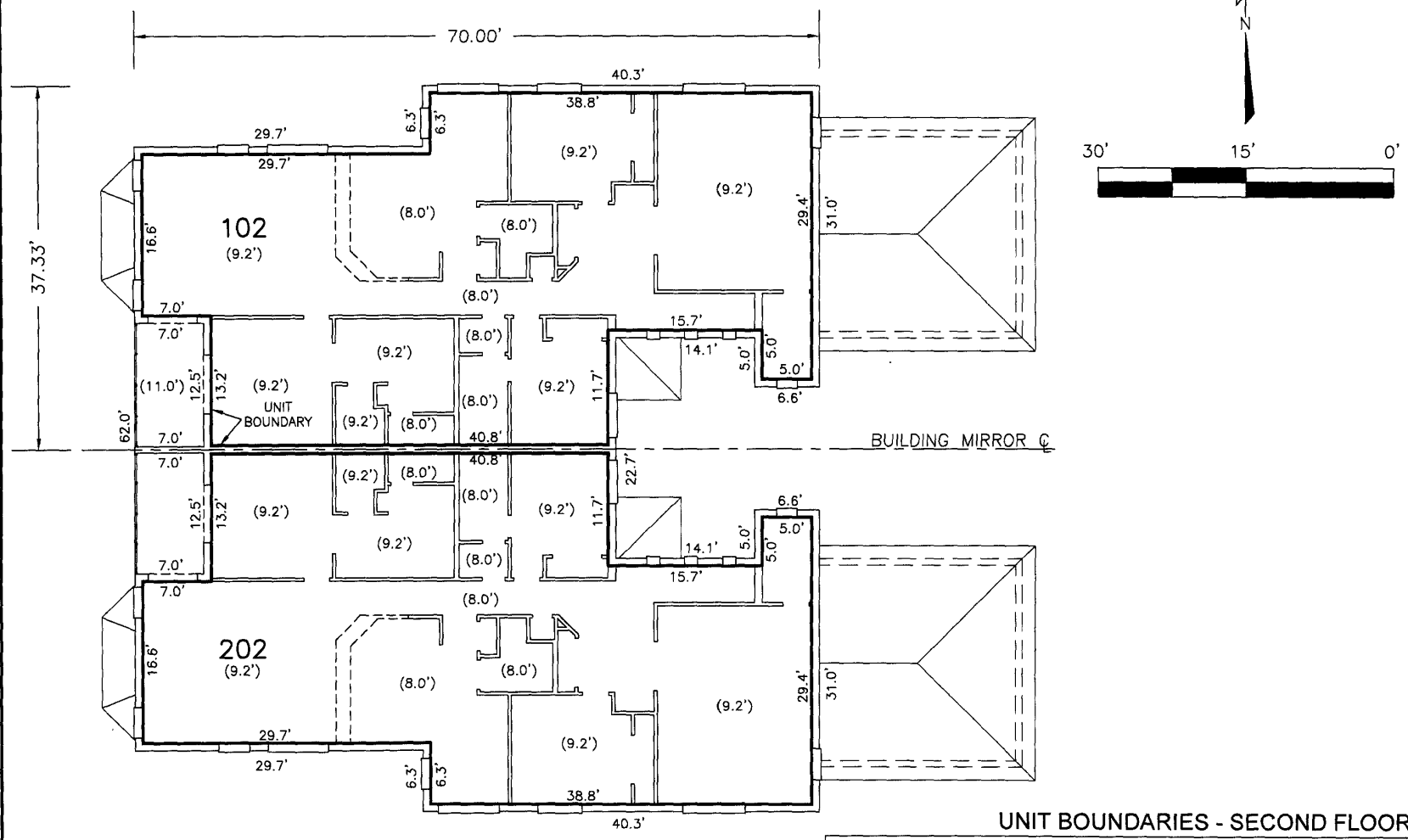


EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 A/C = AIR CONDITIONER
 (9.0') = CEILING HEIGHT

UNIT BOUNDARIES - SECOND FLOOR

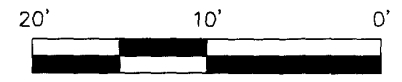
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_19.DWG

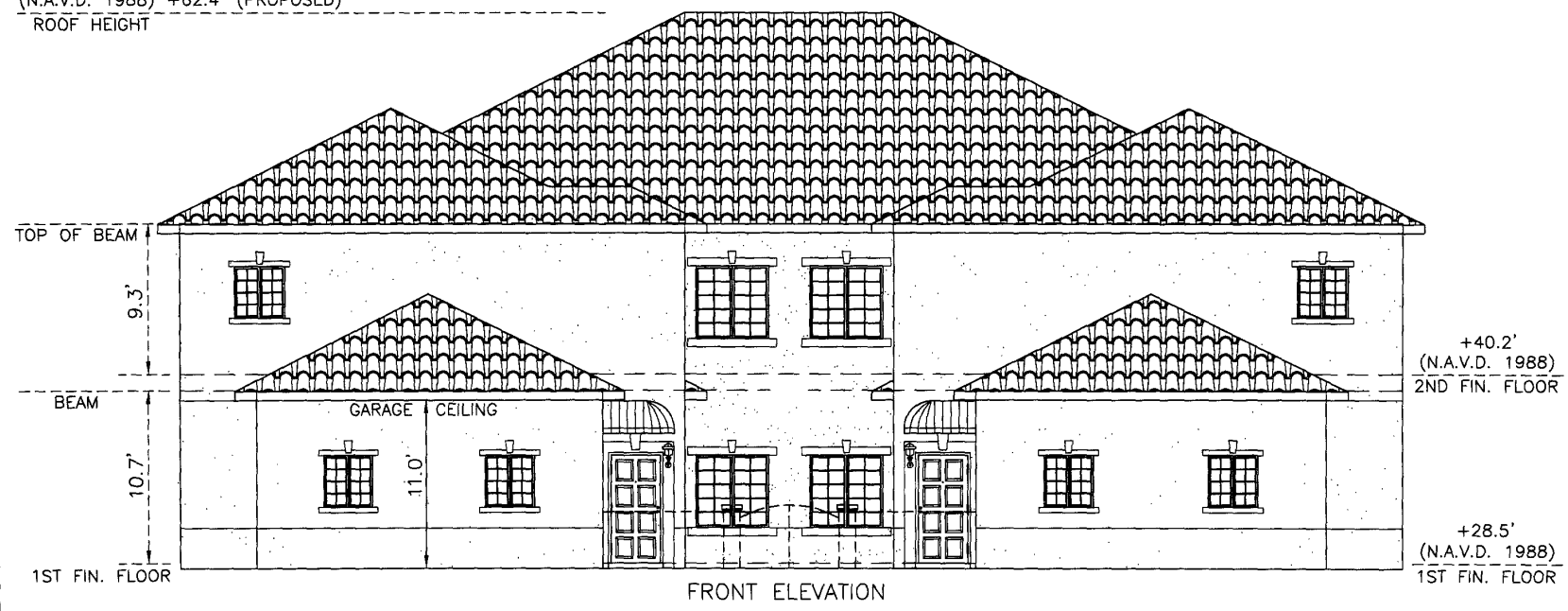
DATE 11-16-10	PROJECT NO. 41188	DRAWN BY CNA	SCALE 1" = 15'	SHEET 19 OF 24	FILE NO. (S-T-R) 18-45-26
------------------	----------------------	-----------------	-------------------	-------------------	------------------------------

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
LYING IN
SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



(N.A.V.D. 1988) +62.4' (PROPOSED)
ROOF HEIGHT



*ELEVATIONS ARE N.A.V.D. 1988 (FIELD MEASURED)

BUILDING #	1ST F.F.E.	2ND F.F.E.	ROOF HEIGHT
1	28.6'	40.3'	62.9'
2	28.6'	40.3'	62.9'
3	28.6'	40.3'	62.8'
4	28.5'	40.2'	62.4'
5	28.5'	40.2'	62.4'
14	28.6'	40.2'	62.4'
15	28.5'	40.2'	62.3'

*SEE UNIT BOUNDARY SHEETS FOR CEILING HEIGHTS

VERTICAL BOUNDARIES

LEGEND
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
FIN. = FINISHED
ELEV. = ELEVATION
F.F.E. = FINISH FLOOR ELEVATION

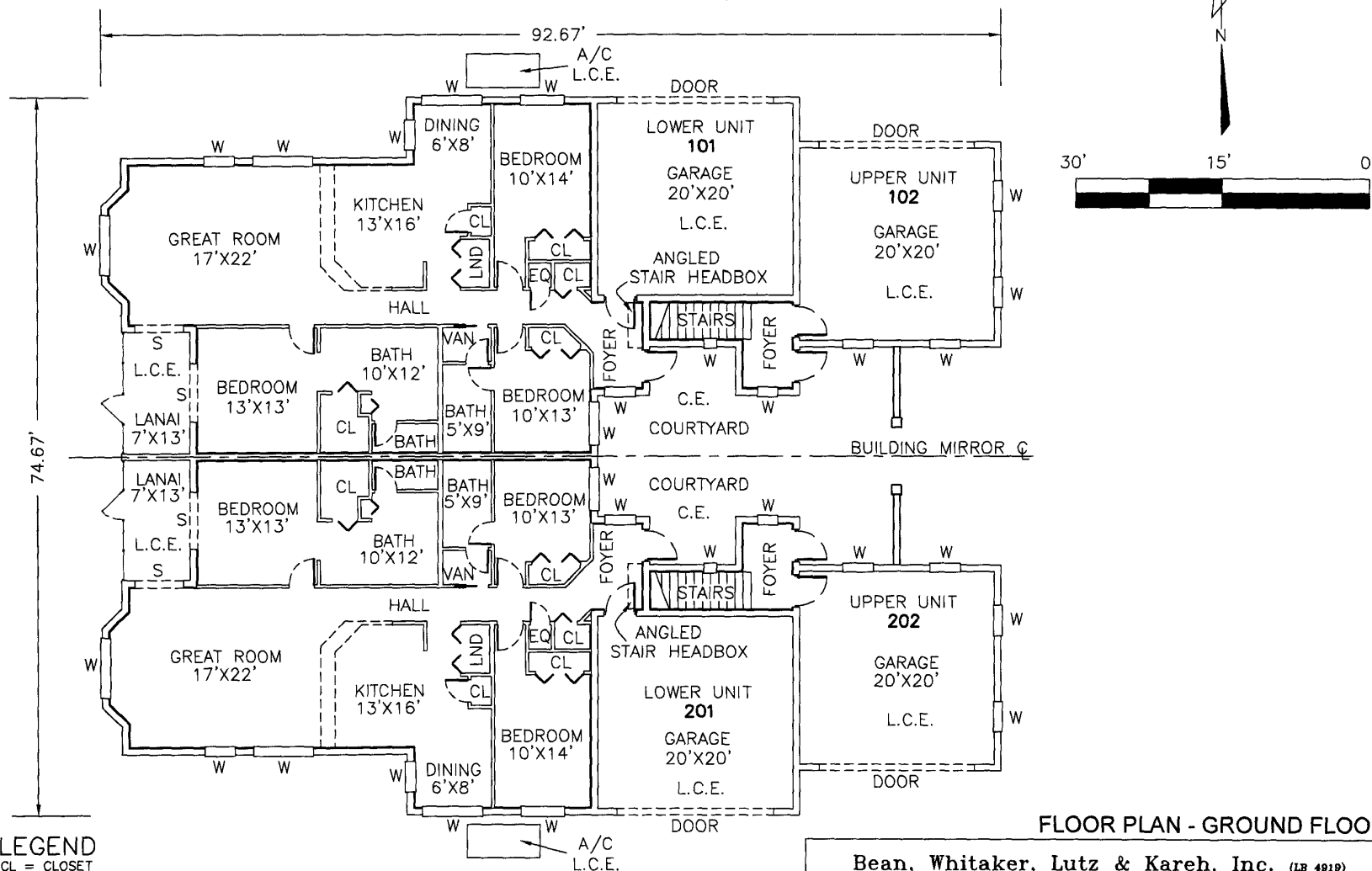
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_20.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 10'	20 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



FLOOR PLAN - GROUND FLOOR

LEGEND
 CL = CLOSET
 VAN = VANITY
 LND = LAUNDRY
 W = WINDOW
 S = SLIDING DOOR
 EQ = EQUIPMENT
 A/C = AIR CONDITIONER
 L.C.E. = LIMITED COMMON ELEMENT

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

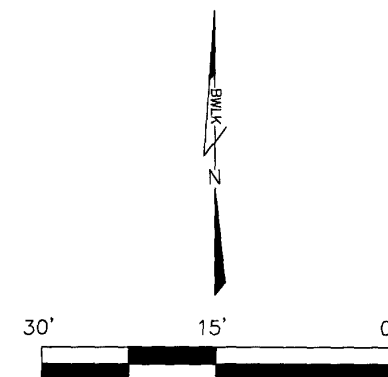
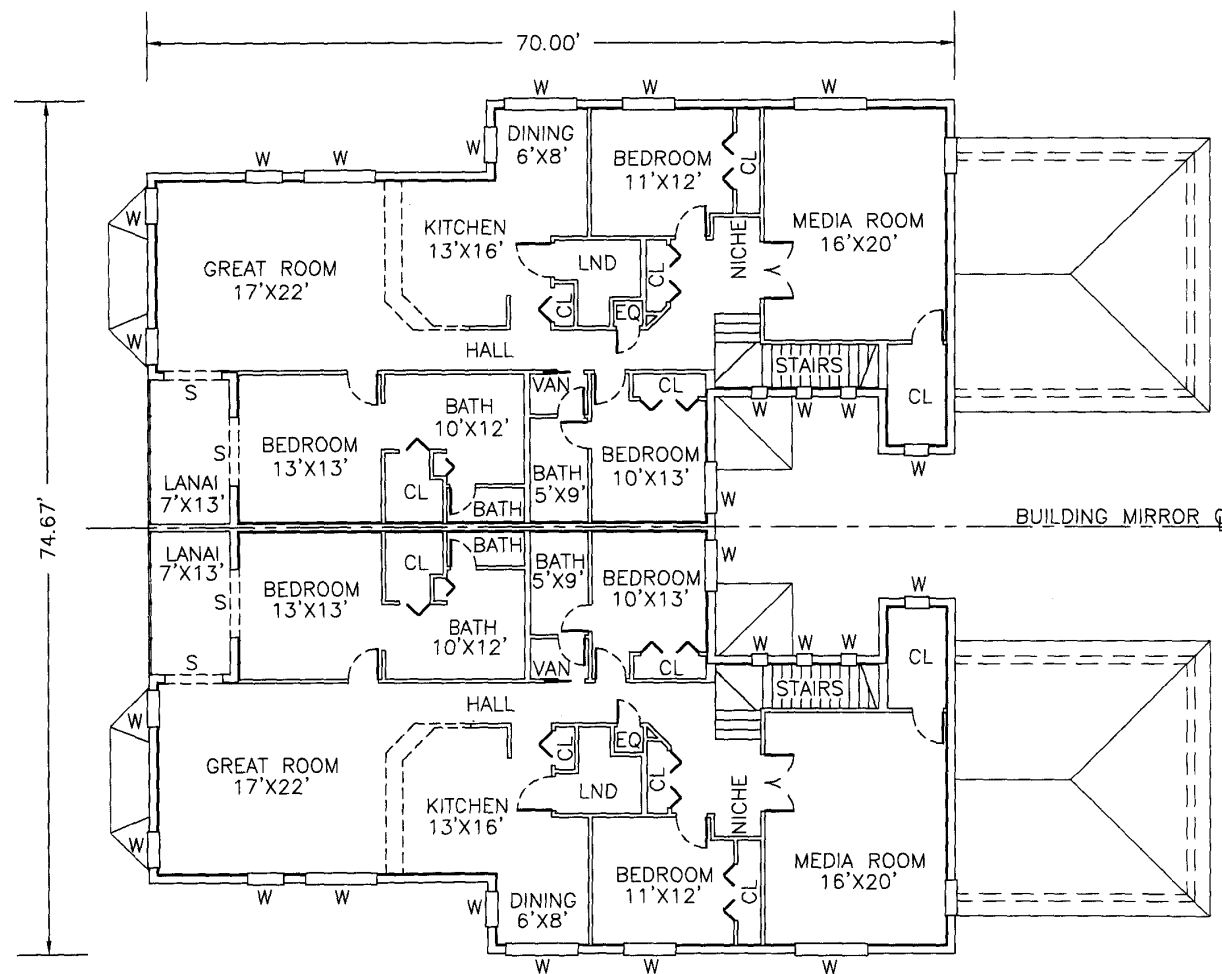
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_21.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 15'	21 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



FLOOR PLAN - SECOND FLOOR

LEGEND
 CL = CLOSET
 VAN = VANITY
 LND = LAUNDRY
 W = WINDOW
 S = SLIDING DOOR
 EQ = EQUIPMENT

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4010)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

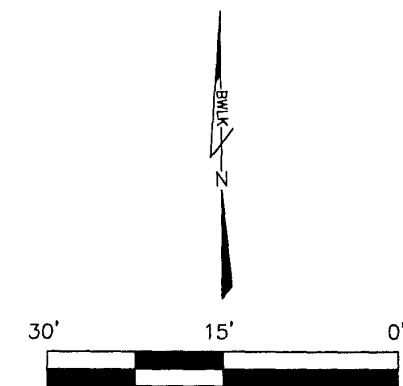
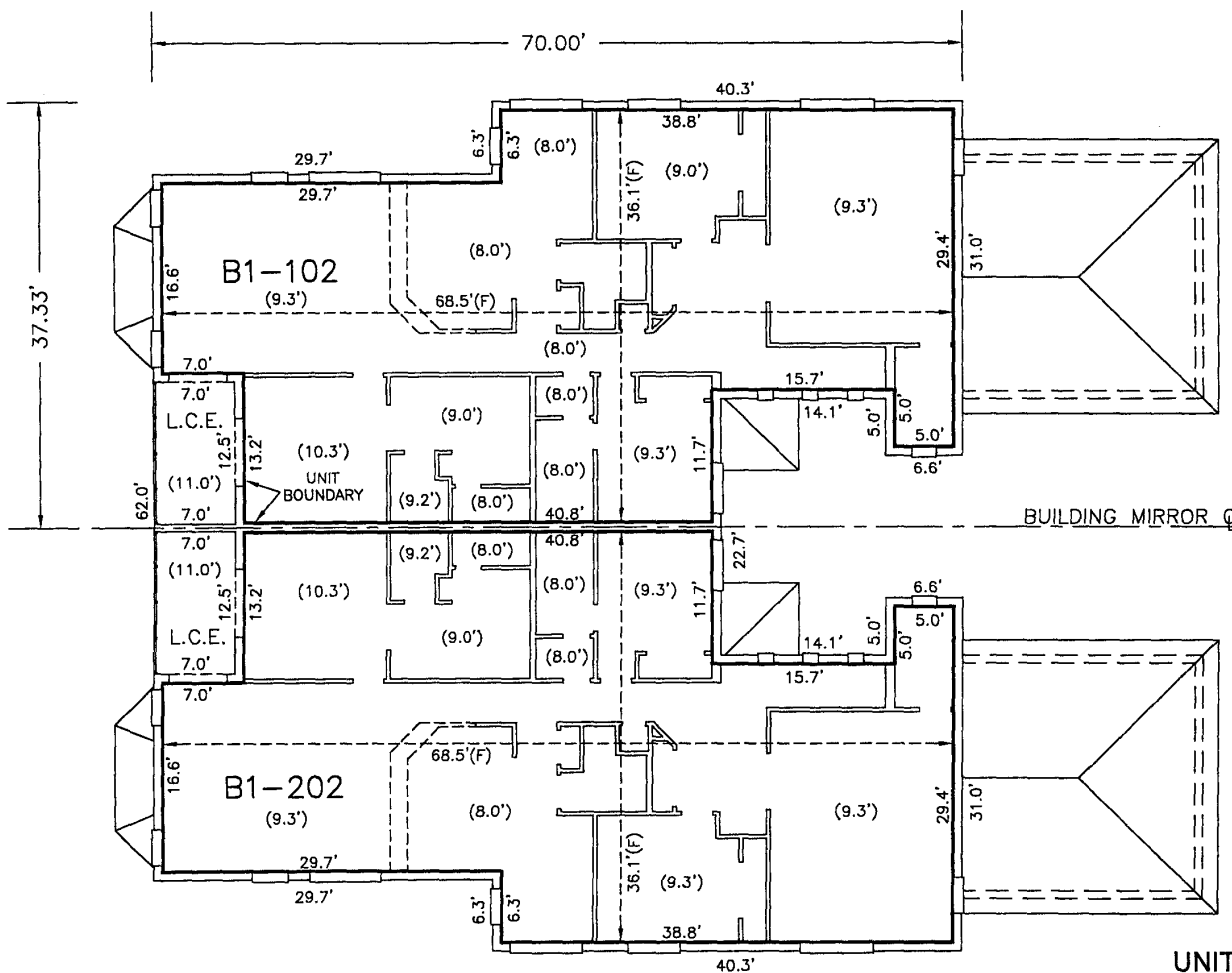
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_22.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 15'	22 OF 24	18-45-26

EXHIBIT "D" TO CONDOMINIUM DECLARATION OF
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

CONDOMINIUM PLAT BOOK PAGE



LEGEND

C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 A/C = AIR CONDITIONER
 (9.0') = CEILING HEIGHT

**BUILDING 1 AS-BUILT
 UNIT BOUNDARIES - SECOND FLOOR**

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

CD41188_24.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-16-10	41188	CNA	1" = 15'	24 OF 24	18-45-26

4-05-11 ADDED BUILDING NUMBER PREFIX

