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This instrument prepared by  
 and recorded copies sent to:  
 CANDICE H. HAWKS  
 LANDSTAR DEVELOPMENT CORPORATION  
 120 FAIRWAY WOODS BLVD.  
 ORLANDO, FL 32824

Reserved

DECLARATION OF COVENANTS AND RESTRICTIONS  
 FOR HUNTCLIFF PARK AT MEADOW WOODS

THIS DECLARATION is made this 12th day of June, 2002  
 by LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation  
 (hereinafter called "Developer").

W I T N E S S E T H :

WHEREAS, Developer is the owner of the property more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Developer desires to create on the Property a community of single family homes and Common Area for the benefit of the owners of the Property; and

WHEREAS, Developer desires to provide for the preservation and enhancement of the Property, amenities and improvements thereon, and to this end desires to subject the Property to the covenants, restrictions, easements, charges and liens hereafter set forth, all of which are for the benefit of the Property and each Owner, as hereafter defined, thereof; and

WHEREAS, to achieve these purposes, Developer deems it desirable to create an agency to which shall be delegated and assigned the powers of owning, maintaining and administering common properties and facilities as well as administering and enforcing these covenants and restrictions and collecting and disbursing the assessments and charges hereafter created, along with promoting the health, safety and welfare of all Owners; and

WHEREAS, Developer has incorporated under the laws of the State of Florida HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC. as a corporation not for profit for the purpose of exercising all of the functions stated herein.

NOW, THEREFORE, the Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens

hereafter set forth which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

#### ARTICLE I - DEFINITIONS

Section 1: "Areas of Common Responsibility" shall mean and refer to the Common Property, together with those areas, if any, which by the terms of this Declaration or by contract or agreement with the Master Association or any other governmental agency become the responsibility of the Association.

Section 2: "Architectural Review Committee" or "ARC" shall mean and refer to the committee established by the Board of Directors of the Association for the purpose of reviewing and approving or vetoing all architectural, engineering, planning and landscaping aspects of any improvement or development of individual units or buildings.

Section 3: "Articles" shall mean and refer to the Articles of Incorporation of the Association as set forth in Exhibit "B" attached hereto and made a part hereof.

Section 4: "Assessments" and "Annual" and "Special Assessments" shall mean and refer to the annual and special assessments to be paid by Members of the Master Association and the Association as provided for in the Master Declaration and this Declaration.

Section 5: "Association" shall mean and refer to HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC., a not for profit corporation, its successors and assigns and shall be a homeowner association with all the powers set forth in Section 617, Florida Statutes, not a condominium formed pursuant to Chapter 718 of the Florida Statutes.

Section 6: "Board" shall mean and refer to the Board of Directors of the Association, its successors and assigns.

Section 7: "Book of Resolutions" shall mean and refer to the document containing the rules and regulations and policies adopted by the Board of Directors of the Association as the same may from time to time be supplemented or amended.

Section 8: "Bylaws" shall mean and refer to the Bylaws of the Association as set forth in Exhibit "C" attached hereto and made a part hereof.



Section 16: "Household Pet" shall mean dog, cat, fish or other domestic animal.

Section 17: "HUD/VA" shall mean the Federal Housing Authority and the Veterans Administration.

Section 18: "Improvements" shall mean internal roadways, entrance feature, gate, drainage tracts, the wall and other private facilities that may be provided in the development of the Property.

Section 19: "Living Unit" shall mean and refer to each residential unit comprised of improvements and land as the same shall be more particularly described in each deed from the Developer to each Owner.

Section 20: "Lot" shall mean any parcel of land shown upon any recorded subdivision map or plat of the Property upon which in the future will be located a home.

Section 21: "Maintenance" shall mean, but not be limited to, cleanup, landscaping and grounds care, repair and structural upkeep of the Common Area.

Section 22: "Master Association" shall mean the Wyndham Lakes Master Homeowners' Association Inc., its successors or assigns.

Section 23: "Master Declaration" shall mean and refer to the Declaration of Master Covenants, Conditions and Restrictions of Wyndham Lakes recorded on JUNE 26, 2002 in Official Records Book 0553, at Page 3358 of the Public Records of Orange County, Florida.

Section 24: "Member" shall mean and refer to all those who are Members of the Association as provided herein.

Section 25: "Notice" shall mean delivery of any document by mail with postage prepaid to the last known address according to the records of the Association of the person or entity who appears as Owner in the records of the Association. If available from the records of the Association, notices to an Owner will be sent to a tenant of Owner occupying the Unit. Notice to one of two or more co-owners shall constitute notice to all Owners.

Section 26: "Orange County" shall mean and refer to Orange County, Florida.

Section 27: "Owner" shall mean and refer to the owner of the fee simple title to any Living Unit, its successors or assigns, whether one or more persons or entities, as shown by the records of the Association or the Public Records of Orange County. Owner shall

not mean or refer to the holder of a mortgage or security deed, its successors or assigns, unless and until such holder has acquired title pursuant to a foreclosure or a proceeding or deed in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee or tenant of an Owner.

Section 28: "Plat" shall mean the recorded plat of the Property.

Section 29: "Property" shall mean and refer to all real property which becomes subject to the Declaration.

Section 30: "Representative" shall mean the officer from the Association who shall cast the votes of Members at the Master Association meetings.

Section 31: "Subdivision Wall" shall mean the wall that will be constructed by Declarant within the Landscape and Wall Tract along Wyndham Lakes Blvd. The plans and specifications for the Subdivision Wall shall be in accordance with plans approved by the Master Association prior to construction thereof.

Section 32: "Supplemental Declaration" shall mean any supplement, amendment or modification to this Declaration.

Section 33: "Surface Water or Stormwater Management System" shall mean and refer to a system which is designed and constructed to control the discharge of water caused by rainfall, and which shall incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution which would otherwise affect the quantity and quality of discharges of water from the system.

Section 34: "Rental" shall mean rental of Living Units under the terms and conditions contained in Orange County resolutions and ordinances regulating the rental of real property in Orange County, Florida and the rules and regulations of any other governmental agency regulating the rental of real property. Short Term Rental (as that term is defined by Orange County) of any portion of the Property is prohibited.

Section 35: "Turnover" shall mean the transfer of the operation of the Association by the Declarant as described herein.

ARTICLE II - PROPERTY SUBJECT TO THIS  
DECLARATION

Section 1: Property.

The Property subject to this Declaration constitutes a portion of the Meadow Woods Subdivision located in Orange County, Florida and is commonly known as HUNTCLIFF PARK AT MEADOW WOODS. The Developer intends to develop HUNTCLIFF PARK AT MEADOW WOODS in accordance with the Development Order, as amended, for the Meadow Woods Subdivision ("Development Order"). Additional real property shown or encompassed by the Development Order may, but is not required to, be added to the Property subject to this Declaration by an amendment hereto and shall include the description of such additional real property, and shall subject the additional lands to the provisions of this Declaration.

(i) Additions shall occur within thirty (30) years from the date that this Declaration is recorded. Such additions may be annexed by the Developer provided the annexation is in accord with the Development Order and this Declaration, as the same shall have been modified and approved from time to time by applicable governmental authorities. The amendment shall be executed by the Developer without requiring the joinder and consent of any Owner. The Amendment, when recorded in the Public Records of Orange County, shall bring the additional property under the provisions of this Declaration.

(ii) Additions by Merger. Upon a merger or consolidation of the Association with another association, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the covenants and restrictions established by this Declaration within the Property together with the covenants and restrictions established upon any other property as one scheme.

(iii) Site Plan Changes. Developer reserves the right to make such changes and/or modifications to any plat or site plan as are required by appropriate governmental authorities or as Developer deems necessary.

ARTICLE III - MEMBERSHIP AND VOTING RIGHTS

Section 1: Members.

Every Owner, including the Developer, of a Living Unit shall be a mandatory member of the Master Association and the Association by acceptance of a deed or other instrument evidencing ownership interest and each Owner accepts membership in the Master Association and the Association and agrees to abide by and be bound by the provisions of the Master Declaration, this Declaration, the Articles of Incorporation, the Bylaws and other rules and regulations of the Association. Membership shall be appurtenant to, and may not be separated from, the ownership of any Living Unit. Transfer of Living Unit ownership either voluntarily or by operation of law shall terminate membership in the Association and said membership shall be vested in the transferee.

Section 2: Membership Classification and Voting Rights.

A. The Association shall have two (2) classes of voting membership:

Class A - Class A member(s) shall be all Owners of Living Units with the exception of Developer (provided that Class B membership continues to exist), and each Class A member shall be entitled to one (1) vote for each Living Unit or Lot owned. There shall be no cumulative voting. At such time as Developer's Class B membership is converted to Class A membership in accordance with the provisions hereafter contained, Developer shall likewise be a Class A member and entitled to one (1) vote for each Living Unit or Lot owned.

Class B - Class B member(s) shall be the Developer who shall be entitled to three (3) votes for each Living Unit or Lot owned. The Class B membership shall cease and be converted to Class A membership, unless terminated earlier by the Declarant, on the happening of either of the following events, whichever shall first occur:

- 1) when the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership; or
- 2) on December 31, 2009.

B. When any Living Unit or Lot entitling the Owner to membership in the Association is owned of record in the name of two or more persons or entities, or if two or more persons or entities have the same fiduciary relationship respecting the same property, such Owner shall select one official representative to qualify for voting in the Association and shall notify in writing the Secretary

of the Association of the name of such individual. The vote of each individual shall be considered to represent the will of all the Owners of that Living Unit or Lot. In the circumstance of such common ownership, if the Owners fail to designate their voting representative then the Association may accept the person asserting the right to vote as the voting Owner until notified to the contrary by the other member(s). Upon such notification the Owner may not vote until the Owner(s) appoint their representative pursuant to this paragraph.

Unless otherwise specifically defined herein, any reference in this Declaration to the vote or consent of members shall mean the required number or percentage of Living Units and not the required number or percentage of members or Owners.

Section 4: Record Date.

For purposes of determining voting rights hereunder the membership roster of record Owners shall be set as of three (3) days prior to the commencement of the meeting at which the vote shall take place.

ARTICLE IV - TURNOVER

Section 1. Time of Turnover.

The Turnover of the Association by the Declarant shall occur at the Turnover meeting described herein which shall take place within sixty (60) days of the occurrence of the following events, whichever occurs earliest:

- A. December 31, 2009.
- B. Upon voluntary conversion to Class A membership by the Declarant.
- C. When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

The Declarant, or its successors or assigns, shall remain a member so long as it owns a Lot or Unit subject to this Declaration.

Section 2. Procedure of Calling Turnover Meeting.

The purpose of the Turnover meeting shall be to elect directors to the Association. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify all Members in writing of the date,



location, and purpose of the Turnover meeting.

Section 3. Procedure for Meeting.

The Turnover meeting shall be conducted in accordance with the most recent revision of Robert's Rules of Order.

Section 4. Delivery of Documents to Association at Turnover.

At the time of Turnover, Declarant shall deliver the following documents to the Association:

- A. All deeds to Common Property.
- B. The Association's original Declaration of Covenants and Restrictions.
- C. A certified copy of the Articles of Incorporation of the Association.
- D. A copy of the Bylaws.
- E. The minute books including all minutes.
- F. The books and records of the Association.
- G. All policies, rules, and regulations that have been adopted.
- H. Evidence of resignations of directors who are required to resign because the Declarant is required to relinquish control of the Association.
- I. The financial records of the Association from the date of incorporation through the date of turnover.
- J. An accounting of Association funds (including Reserve Funds) and the control thereof.
- K. A description of all tangible property of the Association.
- L. A copy of all contracts that are in force with the Association as one of the parties.
- M. A list of the names, addresses, and telephone numbers of all contractors, subcontractors, or others in the employ of the Association.
- N. All insurance policies.

- O. Any permits issued to the Association by governmental bodies.
- P. All warranties in effect.
- Q. A complete roster of the homeowners and their mailing addresses, telephone numbers, and section and lot numbers.
- R. A plat map or survey showing all common property owned by the Association.
- S. Employment and service contracts in effect.
- T. All other contracts to which the Association is a party.

Section 5. Financial Statements.

Within twelve (12) months after Turnover, financial statements from the date of incorporation through the date of Turnover must be given to the Board of Directors. The financial statements must be:

A. Compiled if the annual budget of the Homeowners' Association is under \$400,000.00; or

B. Reviewed if the annual budget is \$400,000.00 or greater.

Section 6. After Turnover.

After Turnover, the Association must compile, at least once every three (3) years, all governing documents, including copies of standards from sale contracts, Articles of Incorporation, Bylaws, rules, restrictive covenants, and any other document then in effect which governs the rights or duties of homeowners. If there have been no changes made to the governing documents during the three (3) year period, the Association shall provide a statement on Homeowners' Association stationery that no changes have been made and attach the statement to the governing documents.

ARTICLE V - COMMON AREA

Section 1: Powers and Obligations of the Association.

The Association, subject to the rights of the Owners set forth in this Declaration, shall own and be responsible for the exclusive management, maintenance and control of the Common Area and all improvements thereon (including furnishings and equipment related

thereto), and the Association shall keep the same in good, clean, attractive order and repair.

The Association, with the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy, at a duly called meeting at which a quorum is present, acquire (by gift, purchase or otherwise), improve, build upon, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real property in connection with the affairs of the Association.

Section 2: Services.

A. Maintenance of Areas of Common Responsibility and all city, county, district or municipal property and rights of way (to the extent permitted by an governmental authority) which are located within or in a reasonable proximity to the Property where deterioration of any of the described items would adversely affect the Property or the operation of systems appurtenant to the Property. The Association shall adopt standards of maintenance and operation required by this and other subsections within this Section which are consistent with the Community Wide Standard.

B. Taking any and all actions necessary to enforce all covenants, conditions and restrictions affecting the Property and to perform any of the functions or services delegated to the Association in any covenants, conditions, or restrictions applicable to the Property or in the Articles or Bylaws.

C. Conducting business of the Association, including but not limited to administrative services such as legal, accounting and financial, and communication services informing Members of activities, Notice of Meetings, and other important events. The Association shall have the right to enter into management agreements with companies affiliated with the Declarant in order to provide its services, and perform its functions.

D. Adopting, publishing and enforcing such Rules and Regulations as the Board deems necessary.

E. The Association may also provide exterior maintenance upon any Unit or upon any structure containing Units which, in the Association's opinion, requires such maintenance because said Unit or structure is being maintained in a manner inconsistent with the Community Wide Standard. The Association shall notify the Owner of said Unit or structure in writing, specifying the nature of the condition to be corrected, and if the Owner has not corrected the condition within fifteen (15) days after date of said notice, the Association (after approval of a majority of the Board) may correct such condition. Said maintenance shall include but not be limited to painting repairs, replacement and maintenance of roofs, gutters,

downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements. For the purpose of performing the exterior maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Unit or other structures or improvements located in the Property at reasonable hours on any day, except Saturday and Sunday; however, the Association shall have the right of entry without notice if necessary to correct an emergency situation. The cost of such maintenance shall be assessed against the Unit upon which such maintenance is performed as a Special Assessment as provided herein.

F. Establish use fees and promulgate rules and regulations respecting the use of Common Property and Association facilities by Members and persons other than Members.

Section 3: Surface Water Management System and Conservation Areas.

A. The Association shall own and be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance or other capabilities as permitted by the South Florida Water Management District, Permit No. 48-00113-S; Application 01-0823-1. A copy of the permit and any future South Florida Water Management District permit actions, shall be maintained by the Association. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the South Florida Water Management District.

B. The Conservation areas are hereby dedicated as Common Areas, they shall be the perpetual responsibility of the Association and may in no way be altered from their natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to, construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic/nuisance vegetation removal; excavation, dredging or removal of soil material; diking or fencing; any other activities detrimental to drainage; flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

Section 4: Easements.

Subject to the provisions herein, every Owner shall have a right and easement of enjoyment in and to the Common Area which right and easement shall be appurtenant, and shall pass with the title, to every Living Unit or Lot.

The Owners' easements of enjoyment created hereby shall be subject to the following:

A. With respect to the use and enjoyment of the portion of the Common Area which comprises the private roadways running through and around the Property providing access to each Living Unit, the use of the said easement shall be unrestricted and each Owner's rights shall be co-extensive with the rights of all other Owners.

B. With respect to all other property comprising the Common Area, the Owners' easements of enjoyment shall be subject to the rights of the Association as follows:

1) To establish reasonable rules and regulations for usage of Common Area facilities;

2) To suspend the right of an Owner to use Common Area facilities for any period during which any assessment levied against his Living Unit remains unpaid for more than thirty (30) days after notice, and for a period not to exceed sixty (60) days for any infraction of the Book of Resolutions, it being understood that any suspension for either non-payment of any assessment or infraction of any rules or regulations of the Association shall not constitute a waiver or discharge of the Owner's obligation to pay the assessment.

3) To mortgage any or all of said facilities for the purposes of funding maintenance of or improvement to the Common Area and convey any portion of the Common Area with approval of two-thirds (2/3) of the votes of the Owners who are voting in person or by proxy at a regular meeting of the Association or at a meeting duly called for such special purpose.

C. Developer hereby grants to the present and future Owners and their guests, invitees, licensees and domestic help, and to delivery, pickup and fire protection services, police protection and other authorities of the law, United States Postal Service mail carriers and representatives of utilities authorized by the Owners to serve the Property, holders of mortgage liens or such other persons as the Owners from time to time may designate, the nonexclusive perpetual right of ingress and egress over and across the private roadways and utility easements. Regardless of the preceding provisions, the Developer and the Association reserve the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the Developer or the Association, may create or participate in a disturbance or a nuisance on any part of the Property.



Association as security for loans made to the Association which are to be used by the Association in performing its functions.

Section 9: Conveyance by Association.

The Association may convey or dedicate lands or easements to Orange County, Florida. The Association may also convey lands or easement to the Declarant in connection with any replatting of any portion of the Property.

Section 10: Contract with Another Association.

The Association is authorized to enter into any contracts or easement arrangements with another association that has been or may subsequently be formed for portions of the Wyndham Lakes property that are not annexed hereto and made subject to this Declaration provided that such contracts or easements are necessary or beneficial for the operation of the Association or the maintenance of the Property; provided that the costs or expenses of operating, performing, or maintaining such contracts or easements shall be allocated between this Association and such other association in accordance with the cost incurred or benefit received by each Association. Any such contracts or easements shall be approved by the vote or written consent of a majority of the Board of the Association.

ARTICLE VI - ASSESSMENTS

Section 1: Creation of the Lien and Personal Obligation of Assessments.

A. Each Owner of a Living Unit or Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association the following:

- 1) Annual general assessments or charges;
- 2) Special assessments;
- 3) Individual Living Unit assessments;
- 4) Reserve Fund Assessment for Private Roadways and Drainage System; and

All such assessments to be established and collected as provided herein.

All such assessments, together with interest or delinquency fees thereon, reasonable attorneys' fees, whether suit be brought

or not, and costs at both trial and appellate levels, incurred by the Association in connection with the collection thereof, shall be a charge and continuing lien upon the Living Unit against which each such assessment is made. The lien shall be evidenced by an instrument executed by the Association and recorded among the Public Records of Orange County, Florida, and shall be enforced in the manner provided by law for the enforcement of mechanics' and materialmen's liens. Each such assessment, together with interest thereon, costs, and reasonable attorneys' fees as described above, shall also be the personal obligation of the person or entity who was the Owner of the Living Unit at the time the assessment first became due and payable. In the case of co-ownership of a Living Unit, all of such co-owners shall be jointly and severally liable for the entire amount of the assessment.

B. Subject to the alternate provisions available to the Developer in Section 6 of this Article and notwithstanding any other provisions of this Declaration, the Articles of Incorporation or the Bylaws to the contrary, the Developer shall be obligated to pay the assessments described only with respect to Living Units upon which it has completed construction as evidenced by the issuance of a Certificate of Occupancy by Orange County, Florida, and Developer retains title thereto for a period of six (6) months after the issuance of said Certificate of Occupancy. If Developer so elects, it may provide services and/or materials and receive credit for the value of same toward any assessments due from it rather than making such contributions as might be due from it in cash.

Section 2: Annual General Assessment

A. Purpose of Assessment. The annual general assessment levied by the Association shall be used for: (i) insurance, the maintenance, operation, administrative, accounting, improvement, repair and replacement of the Common Area and facilities, and for the promotion of the recreation, safety, health and welfare of all residents of the Living Units.

B. Basis for Assessment. Each Living Unit which is certified for occupancy and which has been conveyed to an Owner shall be assessed at a uniform rate. The first annual general assessment shall be based upon an estimate of the operating expenses for the year plus an adequate reserve for anticipated expenses, if the Board elects to provide for such reserve. In the event this assessment proves insufficient to satisfy such expenses, the Board shall levy a supplementary assessment in the amount of the deficit. Notwithstanding any other provision herein, the supplementary assessment shall not require the assent of the members of the Association.



Thereafter, by vote of a majority of the Directors, the Board shall adopt an annual budget for the subsequent fiscal year which shall provide for allocation for expenses in such a manner that the obligations imposed by this Declaration will be met.

C. Maximum Annual General Assessment. Until after December 31, 2002, the maximum annual general assessment shall not exceed Five Hundred and 00/100 Dollars (\$500) per Living Unit. After December 31, 2003, the maximum general assessment shall not increase by more than fifteen percent (15%) of the prior year's assessment without a vote of two-thirds (2/3) of the members of the Association.

D. Method of Assessment. The Board, by a majority of the Directors, shall fix the annual general assessments upon the basis provided herein. The Board shall set the date such assessments shall become due. The Board may provide for collection of assessments annually or in monthly, quarterly or semi-annual installments; provided, however, that upon default in the payment of any one (1) or more installments by any Owner, the entire balance of said annual assessment may be accelerated, as to the said Owner and Living Unit, at the option of the Board, with the same being declared immediately due and payable in full.

E. Individual Assessments. The Association may impose an individual assessment upon any Owner whose use or treatment of Common Areas is not in conformity with the standards as adopted by the Association and which lack of conformity increases the maintenance cost to the Association. Said individual assessment shall be treated in all other respects as an annual general assessment.

Section 3: Special Assessments for Capital Improvements.

In addition to the annual general assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year and not more than the next succeeding year, for the purpose of defraying, in whole or in part, the costs of any acquisition, maintenance, construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a special meeting duly called for said purpose.

Section 4: Reserve Fund Assessment for Private Roadways and Drainage System; Maintenance and Disclosure Requirements.

A. The Association shall establish a fund for reserves for periodic major maintenance of the private roadways and drainage

system, including ponds, with a minimum level of reserves to be maintained in perpetuity and replenished from time to time, as necessary, by assessment (the "Reserve Fund"). Such minimum level of reserves shall be in such amount or amounts approved by Orange County.

B. The Reserve Fund shall be held in an account separate and apart from other Association funds.

C. An annual audit or other financial report confirming existence of the Reserve Fund shall be forwarded to the Comptroller.

D. Three years after the certificate of completion for the roadways and drainage system has been issued, the roadways and drainage system shall be inspected by a registered civil engineer. This inspection shall, using good engineering practice, determine the level of maintenance and identify any needed repairs. The inspection shall be written into a report format. Thereafter, inspections shall be conducted annually.

E. If any remedial work is recommended by the engineer in any engineering report specified in subparagraph "D" above, it shall be completed by the Association within 60 days following receipt by the Association of such engineering report. The term "remedial work" shall include, but is not limited to, street resurfacing.

F. The engineering reports required by this Section shall be submitted to the County Engineer within fifteen(15) days Of completion of report.

G. The private roadways shall be resurfaced every twelve(12) years.

H. All sale contracts shall expressly disclose the foregoing requirements (directly, not by reference), including contracts for resale.

I. No Owner shall receive a credit on the real property tax bill or other taxes applicable to his or her Living Unit because of the private roadways and drainage system provided for herein.

J. Upon any default in any of these requirements, Orange County, at its option and after due notice of its declaration of a default and the stated time to cure, may remove the gates and upon dedication of the private roadways as public rights-of-way, assume responsibility for maintenance, using those Association funds dedicated to private roadways and/or drainage system maintenance and repair or, if none, or insufficient funds

exist, or create a temporary Municipal Service Taxing Unit in an amount necessary to accomplish the task.

K. Any transfer of property rights to Orange County or other governmental entity without the concurrence of one hundred (100) percent of the property owners is prohibited.

L. Traffic control shall be enforced by the Orange County Sheriff. All cost borne by the Orange County Sheriff shall be paid by the Homeowners Association.

Section 5: Date of Commencement of Annual Assessments.

The annual assessments provided for herein shall commence with respect to assessable Living Units on the date of the conveyance of the first Living Unit from the Developer to an Owner. The initial periodic assessment on any assessable Living Unit shall be collected at the time of closing on the conveyance to said Owner, and shall be adjusted according to the number of days remaining in the calendar year of said conveyance. Nothing contained herein shall in any way infringe upon the Developer's rights to be excused from all assessments in exchange for its guaranty to pay operating deficits of the Association in accordance with the provisions of Section 6 of this Article.

Section 6: Developer's Guaranty.

Notwithstanding anything herein to the contrary, the Developer, or its successors or assigns, will be excused from payment of the annual and special assessments for Living Units owned by it provided that the Developer guarantees to each Owner that the maximum annual assessment as above determined will not increase until after December 31, 2003. During such period as this guaranty shall be in force, the Developer obligates itself to pay to the Association any amount for expenses incurred during that period not produced by the Association from assessments against other Living Unit Owners at an amount not less than specified above, subject, nevertheless, to the other provisions hereof. Said guaranty does not pertain to or include such portions of assessments, annual or special, or installments thereunder, required to meet the cost of improvements or betterment to the Common Area, the funding of reserves, if any, or the payment of ad valorem taxes assessed against the Property as a whole. Notwithstanding this guaranty, Developer shall have the right, in its sole discretion, to pay the regular amount of annual assessments for each Living Unit owned by it, and if there is a deficit, said deficit shall be shared and paid equally by all Living Units. Further, notwithstanding anything herein to the contrary, the above guaranty shall expire and be of no further force and effect upon the Developer's electing to relinquish control of the Association through its designee-directors, as

provided in the Bylaws. Developer may extend this guaranty for four (4), six (6) month intervals by notice to the Association at least thirty (30) days prior to the end of the preceding period of guaranty.

Notwithstanding anything in this paragraph to the contrary, if the sale or transfer of any portion of the Property occurs pursuant to foreclosure, or deed in lieu thereof, of the Union Planters Mortgage, neither Union Planters nor any successor in interest to Union Planters Bank shall be deemed guarantors under this paragraph.

Section 7: Effect of Nonpayment of Assessments; Remedies of the Association.

Any assessment not paid within ten (10) days after the due date shall be delinquent, and the Owner owing said assessment shall pay to the Association a late charge of Ten Dollars (\$10.00) per month on each such delinquent assessment. The Association may bring an action at law against the Owner personally obligated to pay the assessment or foreclose the lien described in Section 1 of this Article. No Owner may waive or otherwise avoid liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Living Unit. In addition, should the Association find it necessary to employ an attorney or institute legal action against any Owner in order to collect unpaid assessments, the Owner shall be obligated for the payment of all of the Association's costs in connection with said action, including, but not limited to, reasonable attorneys' fees, whether suit be brought or not, and court costs at all trial and appellate levels.

Section 8: Subordination of the Lien to Mortgages.

A. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage representing a first lien on any Living Unit.

B. Sale or transfer of any Living Unit shall not affect the assessment lien; provided, however, the sale or transfer of any Living Unit pursuant to foreclosure shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer of any type shall relieve such Living Unit from liability for any assessments thereafter becoming due or from the lien thereof.

C. It is the express intent of this Section, notwithstanding any other provisions hereof, to subordinate the assessment lien referred to above only to first mortgages executed in favor of institutional mortgagees which shall include banks, savings and loan associations, insurance companies and mortgage

bankers. In no event shall any second mortgage or other junior mortgage take priority over the assessment lien.

Section 9: Exempt Property.

All Common Area, as described herein and as shown on the plat of HUNTCLIFF PARK AT MEADOW WOODS shall be exempt from the assessments, charges and liens created herein.

ARTICLE VII - INSURANCE

Section 1: Insurance.

The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Association, the Common Area and the Common Area required to be maintained by the Association.

A. The premiums to be paid for all insurance acquired by the Association shall be common expenses of the Association and shall be included in the general assessment provided for herein. The policies may contain a reasonable deductible and, in the case of casualty insurance, the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance equals the full replacement cost. The deductible shall be a common expense of the Association.

B. All insurance coverage obtained by the Board of Directors shall be written in the name of the Association as trustee for the respective benefited parties.

C. All policies shall be written with a company authorized to do business in Florida which holds a Best's rating of A or better and is assigned a financial size category of XI or larger as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating which is available.

D. All policies on the Common Area shall be for the benefit of the Association and its Owners.

E. Exclusive authority to adjust losses under policies obtained by the Association on the properties shall be vested in the Association's Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

F. In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be

brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.

G. All casualty insurance policies shall have an inflation guard endorsement, if reasonably available, and an agreed amount endorsement with an annual review by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Orange County, Florida area.

H. The Association's Board of Directors shall be required to use reasonable efforts to secure insurance policies that will provide the following:

1) A waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners, and their respective tenants, servants, agents and guests.

2) A waiver by the insurer of its rights to repair and reconstruct, instead of paying cash.

3) A statement that no policy may be canceled, invalidated, suspended or subject to non-renewal on account of the conduct of any director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its managers, any Owner or Mortgagee.

4) A statement that any "other insurance" clause in any policy excludes individual Owners' policies from consideration.

5) A statement that the Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification, or non-renewal.

I. In addition to the other insurance required by this Section, the Board shall obtain, as a common expense, worker's compensation insurance, if and to the extent required by law, directors' and officers' liability coverage, if reasonably available, a fidelity bond or bonds on directors, officers, employees, and other persons handling or responsible for the Association's funds, if reasonably available, and flood insurance, if required. The amount of fidelity coverage shall be determined in the directors' best business judgment but, if reasonably available, may not be less than one-sixth (1/6) of the annual common assessments on all Lots, plus funds on hand for deferred maintenance, repairs, and replacements. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and shall require at least thirty (30) days'

prior written notice to the Association of any cancellation, substantial modification, or non-renewal.

J. Damage and Destruction.

1) Any damage or destruction to the Common Area shall be repaired or reconstructed unless at least seventy five percent (75%) of the total Class "A" vote of the Association, if Common Area, shall decide within sixty (60) days after the casualty not to repair or reconstruct or unless such repair or reconstruction is prohibited by law. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost or repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such funds or information shall be made available; provided, however, such extension shall not exceed sixty (60) additional days. No Mortgagee shall have the right or participate in the determination of whether the damage or destruction to Common Area shall be repaired or reconstructed.

2) In the event that it should be determined in the manner described above that the damage or destruction to the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, then and in the event the affected portion of the Common Areas shall be restored to their natural state and maintained by the Association in a neat and attractive condition consistent with community standards.

3) Disbursement of Proceeds. If the damage or destruction for which the proceeds of insurance policies held by the Association are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after defraying such costs of repair or reconstruction shall be retained by and for the benefit of the Association and placed in a capital improvements account. In the event no repair or reconstruction is made, any proceeds remaining after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interest may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account.

4) Repair and Reconstruction. If the damage or destruction to the Common Area for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Owners, levy a special assessment. Additional assessments may be made in like

manner at any time during or following the completion of any repair or reconstruction.

K. None of the provisions contained herein shall apply to Living Units encumbered by the Union Planters Mortgage.

#### ARTICLE VIII - USE OF PROPERTY

##### Section 1: Protective Covenants.

A. Residential Use. All property designated as a Living Unit shall be used, improved and devoted exclusively to single-family residential use. No business, profession or trade of any type, other than rental of a Living Unit, shall be conducted on any portion of the Property, but this prohibition shall not be applicable to Developer with respect to its development of the Property, construction and sale of Living Units, and the use of Living Units as model units.

B. Common Area. The Common area shall be maintained and operated by the Association as private property for the benefit of the parties described herein and on the terms and conditions set forth herein. Developer has agreed with the local governmental authorities that, except as provided by Article VI, Section 4.K., no part of the Common Area shall be or can be dedicated or conveyed to the governmental authorities with the intent that, thereafter, the same should be maintained by and at the expense of said governmental authorities, the maintenance of same being the obligation of the Association as more particularly set forth herein.

##### Section 2: Indemnification.

A. The Developer shall indemnify Orange County against and hold Orange County harmless from all losses, damages, costs, claims, suits, liabilities, expenses and attorneys' fees (including those for legal services rendered at the appellate court level), resulting from or relating to (i) maintenance, repair and/or reconstruction of the private roadways and/or drainage systems, or (ii) tort liability related to or stemming from the private roadways and/or drainage system. The duty to so indemnify, defend and hold the County harmless shall be that of the Association and the Developer, jointly and severally, but (i) the duty of the Developer shall exist only for the period the Developer controls the Association and (ii) the recourse of the County as respects the liability of the Developer shall extend only to the right, title, interest and/or estate of the Developer in or to any of the platted lots. Once the responsibility for maintaining the Common Area has shifted to the Association, then the Association shall indemnify and hold Orange County harmless from all losses, damages, costs,



claims, suits, liabilities, expenses and attorneys' fees (including those for legal services rendered at the appellate court level), resulting from or relating to the use, construction, or maintenance of the Common Area.

B. Orange County shall be a third party beneficiary of the maintenance and indemnification obligations required hereunder and shall have the legal right, but not the legal obligation, to enforce said maintenance and indemnification obligations in a court of competent jurisdiction. Neither the Developer nor the Association may amend this Declaration to remove any of the foregoing language pertaining to the maintenance and indemnification obligations provided for herein without the written joinder and consent of Orange County attached to such amendment.

Section 3: Rentals.

A. Short term rental of Living Units is prohibited by Orange County. All lessees of a Living Unit shall comply with all requirements of the Declaration, Articles of Incorporation and Bylaws of the Association. Notwithstanding the rental of his/her Living Unit, the liability of the Owner under the Declaration shall continue.

Section 4: Maintenance of Living Units and Lots.

A. Each Living Unit, and all improvements therein, shall be maintained by each respective Owner in good order and repair and free of debris. In the event an Owner of any Living Unit shall fail to maintain the said Living Unit as provided herein, the Association, after notice to the Owner, shall have the right to enter upon the Living Unit to correct, repair, maintain and restore the Living Unit. All costs related to such correction, repair or restoration shall be the personal obligation of the Living Unit Owner and shall become a lien against the subject Living Unit with the same force and effect of a lien created by the said Owner's failure to pay assessments when due.

B. The Association shall have the right and easement in and to the land comprising each Living Unit in order to maintain same in accordance with this Section, and said right and easement shall be a covenant running with the land as to each Living Unit.

Section 5: Architectural Control.

A. No building, fence, wall, antennas, pools, screened enclosures or other structures, or landscaping alterations or additions, shall be commenced, erected or maintained upon any Living Unit, nor shall any exterior addition to, change or alteration, including the changing of the existing color of paint or of roofing materials thereon, be made or undertaken unless

approved in writing by the Board of Directors of the Association, or its designated review committee composed of three (3) or more representatives appointed by the Board (the "Committee"), and all appropriate governmental authorities having jurisdiction thereover. The Committee shall have absolute and complete discretion in approving or disapproving any request submitted to it and may base its decision on any ground it, in its sole discretion, deems sufficient.

B. All requests for approval of such plans and specifications shall be mailed or delivered to:

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.  
120 Fairway Woods Boulevard  
Orlando, Florida 32824

or such other address as shall from time to time be designated by the Association.

C. Notwithstanding anything herein to the contrary, Developer shall have the right to appoint the members of the Committee until the first to occur of the events specified in Article IV - Section 1 hereof.

#### ARTICLE IX - GENERAL PROVISIONS

##### Section 1: Duration.

A. The covenant, conditions and restrictions of this Declaration shall run with and bind the Property for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically renewed for successive periods of ten (10) years each. The number of ten (10) year renewal periods hereunder shall be unlimited, provided, however, that there shall be no renewal of this Declaration if during the last year of the initial thirty (30) year period, or during the last year of any subsequent ten (10) year renewal period, seventy-five percent (75%) of the voting members vote to terminate the Declaration at the end of its then current term.

B. This Declaration may be terminated prior to the expiration of the initial thirty (30) year term or prior to the expiration of any ten (10) year extension period, only by the affirmative vote of seventy five percent (75%) of the members entitled to vote by person or by proxy.

##### Section 2: Modifications.

Developer reserves the right to alter, amend, modify, change, revoke, or rescind or cancel any or all of the restrictive

covenants contained in the Declaration, or hereinafter included in any subsequent Declaration. Any such subsequent or modified Declaration shall conform to the General Plan of Development as approved by the Orange County Planning Commission and the Board of County Commissioners of Orange County, Florida, which relate to the portions of the Subdivision covered by this Declaration and shall conform to all HUD/VA requirements.

Section 3: Amendment.

A. Subject to the provisions of Paragraphs B, C, D and E of this Section, the provisions of Article VIII - Section 2:B, and HUD/VA approval as provided for in Article X - Section 17 hereof, this Declaration may be amended by an instrument first approved by a majority of the Board of Directors and subsequently approved and signed by persons or entities representing sixty-six percent (66%) of the total votes outstanding at said time. To be effective, all amendments must be filed in the Public Records of Orange County, Florida. Unless otherwise specifically recited in said amendment, the effective date thereof shall be the date same is filed in the Public Records of Orange County, Florida.

B. Notwithstanding anything herein to the contrary, until the first to occur of the events specified in Article III, Section 2, this Declaration may only be amended with the written consent of Developer, unless said requirement is waived in writing by Developer prior thereto.

C. Notwithstanding anything herein to the contrary, until such time as the deeds to fifty-one percent (51%) of the Living Units are recorded among the Public Records of Orange County, Florida, Developer shall have the absolute and unconditional right to amend or modify this Declaration by recordation of an instrument containing such amendment or modification without the joinder of any Owner or the holder of any mortgage on any Living Unit, provided that no such amendment or modification by Developer shall materially affect any Living Unit or the rights of any Owner or mortgagee.

D. For so long as the Property is encumbered by the Mortgage, this Declaration shall not be amended without the written joinder and consent of Union Planters attached to such amendment.

E. In addition to the foregoing, any amendment which shall have the effect of altering the permitted Surface Water or Stormwater Management System, beyond the maintenance of the system in its original condition, must have the prior approval of the South Florida Water Management District.

F. Any amendment which alters any of the requirements for gated communities in Section 34-290 of the Orange County Code,

as may be amended from time to time, must have the prior written approval of Orange County.

Section 4: Enforcement.

The Association, any Owner or the Developer, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, as the same may be amended. The Association or any Owner may recover sums due for damages, injunctive relief, or any combination thereof, including attorneys' fees, whether suit be brought or not, and court costs at trial and appellate level. The Association shall have the right to suspend voting rights and use of Common Areas for any Owner violating these covenants and restrictions for a period not to exceed sixty (60) days after cessation of violations. Failure of the Association, any Owner or the Developer to enforce any covenants, restrictions or provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

In addition to the foregoing rights of enforcement, the South Florida Water Management District shall have the right to enforce, by a proceeding in law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System.

Section 5: Severability.

Invalidation of any one (1) or more of the covenants, conditions or restrictions contained in this Declaration, any amendments hereto, by judgment or court order shall in no way effect any other provision hereof, all of which shall remain in full force and effect as if said invalidated provision had never existed.

Section 6: Notice.

Any notice required to be sent to any person pursuant to any provision of these covenants, conditions or restrictions, will be effective if such notice has been deposited in the United States mail, postage prepaid, addressed to the person for whom it is intended at his last known place of residence, or such other address as may be furnished to the Secretary of the Association. The effective date of the notice shall be the date of mailing.

Section 7: Special Exceptions and Variations.

Unless the written consent of the Association is first obtained no Owner shall file a request for a zoning variation,

special exceptions or zoning changes affecting or relating to the Property.

Section 8: Singular, Plural and Gender.

Whenever the context so permits, the use of the singular shall include the plural and the plural shall include the singular, and the use of any gender shall be deemed to include all genders.

Section 9: Captions.

The captions, if any, for each Article or Section of this Declaration are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Declaration or the intent of any provision hereof.

Section 10: Effective Date.

This Declaration shall become effective upon recordation in the Public Records of Orange County, Florida.

Section 11: Construction.

The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the operation of the Property.

Section 12: Fines.

In addition to all other remedies, and to the maximum extent lawful, in the sole discretion of the Board of Directors of the Association, a fine, not to exceed \$50.00 for each violation, may be imposed upon an Owner for failure of an Owner to comply with this Declaration or with any rule or regulation, provided the following procedures are adhered to:

A. Notice: The Association shall notify the Owner of the infraction or infractions. Included in the notice shall be the date and time of a special meeting of the Board of Directors at which time the Owner shall present reasons why fines should not be imposed. At least fourteen (14) days' notice of such meeting shall be given.

B. Hearing: The noncompliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why a fine should not be imposed. A written decision of the Board of Directors shall be submitted to the Owner not later than twenty-one (21) days after the Board of Directors' meeting.

If the impartiality of the Board is questioned by the Owner, the Board shall appoint three (3) impartial Members to a special

hearing panel which shall perform the functions described in this paragraph.

C. Amount of Fines: The Board of Directors (if its or such panel's findings are made against the Owner) may impose special assessments against the Lot as follows:

1) First noncompliance or violation; a fine not in excess of One Hundred Dollars (\$100.00). A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing.

D. Payment of Fines: Fines shall be paid not later than five (5) days after notice of the imposition or Assessment of the penalties.

E. Collection of Fines: Fines shall be treated as a Special Assessment subject to the provisions for the collection of Assessments as set forth herein.

F. Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.

G. Remedies: These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any fine paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

### Section 13. Liens.

All liens against a Living Unit, other than for permitted mortgages, taxes or special assessments, shall be satisfied or otherwise removed within thirty (30) days of the date the lien attaches. All taxes and special assessments upon a Living Unit shall be paid before becoming delinquent.

A. Notice of Lien: A Living Unit Owner shall give notice to the Association of every lien upon his Living Unit, other than for permitted mortgages, taxes and special assessments, within five (5) days after the attaching of the lien.

B. Notice of Suit: Living Unit Owners shall give notice to the Association of every suit or other proceeding which will or may affect title to his Living Unit or any part of the Property; such notice to be given within five (5) days after the Living Unit Owner receives notice thereof.

C. Failure to Comply: Failure to comply with this Article concerning liens will not affect the validity of any judicial sale.

## ARTICLE X - SPECIFIC PROVISIONS

### Section 1: Temporary Structures.

No structure of a temporary character, trailer, basement, tent, shack, barn or other outbuilding shall be placed, erected or used at any time, temporarily or permanently, on the Property, except for the use of construction trailers, sales offices and storage facilities by Developer during any construction on the Property.

### Section 2: Windows and Glass Doors.

No Owner shall be permitted to place tin foil or other covering (except for draperies, blinds, or other window treatment as same are conventionally defined by decorators) upon any windows or sliding glass doors in his Living Unit, nor shall said Owner be permitted to tint any windows or sliding glass doors in his Living Unit without first receiving the written approval of the Board of Directors.

### Section 3: Oil and Mining Operations.

No oil drilling, development operations, refining, quarrying or mining operations of any kind shall be permitted on the Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on the Property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on the Property.

### Section 4: Livestock and Poultry.

No animals, livestock or any other animal not commonly considered Household Pets shall be raised, bred or kept in or on any Living Unit or Lot. No more than three (3) Household Pets shall be kept in or on any Living Unit or Lot at any one time, except that more than three (3) fish will be permitted. Under no circumstances shall any commercial or business enterprises involving the use, care or treatment of animals be conducted on the Property or in a Living Unit. All permitted Household Pets shall be kept on a leash when not on or in the Living Unit and no Household Pets shall be allowed to roam unattended.

Section 5: Waste and Rubbish Disposal.

No Living Unit shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers or as required by the Association or the applicable ordinances of Orange County, Florida. Building materials during the course of construction of any approved structure by Developer will be permitted to be kept on the Lot. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and stored so as to not be seen from the street or from surrounding property.

Section 6: Nuisances.

No noxious or offensive activity shall be carried on, in or upon any Living Unit, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No flammable, combustible or explosive fluid or chemical substance shall be kept in or upon any Living Unit except such as are required for normal household use and same shall be kept within the Living Unit. No Owner shall permit or suffer anything to be done or kept in or upon his Living Unit which will increase the rates of insurance as to other Owners, other Living Units and the Common Area.

Section 7: Commercial Trucks, Trailers and Boats.

In order to maintain the high standards of the subdivision with respect to residential appearance, no trucks or commercial vehicles, boats, house trailers, unlicensed or inoperable vehicles, boat trailers or trailers of every other description, including campers or any vehicle registered RV, shall be permitted to be parked or stored at any place on the Property except during the period of construction by the Developer, nor shall any motor vehicles be parked on any portion of the Property for the purpose of repairing or maintaining the same. The prohibitions in this Section shall not apply to the temporary parking of trucks and commercial vehicles for pick-up, delivery and other commercial services, or to pick-up trucks for personal use of any Owner to a maximum of three-quarter (3/4) ton capacity.

Section 8: Antennas.

Without the prior review of its location by the Board or its Committee, no television or radio antenna, satellite dish or similar device, or tower shall be constructed on or be attached or connected in any manner to any portion of any structure constructed on the Property.



Section 9: Real Estate Offices.

No Living Unit shall be used for a real estate office unless written approval of the Developer or the Committee has been received, except that Developer shall be able to build and maintain sales models and offices.

Section 10: Painting.

No Living Unit or portion thereof, whether now or hereafter constructed, shall be painted except in the same color as selected by the Developer, unless a different color is approved by the Board.

Section 11: Signs.

In order to insure a harmonious effect as to the overall appearance of the Property, no signs of any type shall be displayed on any Living Unit where same is visible to the outside thereof, or on any portion of the Property. This shall include, but not be limited to advertisements and solicitations. "For Sale" or "For Rent" signs will be permitted provided they do not exceed two (2) feet by two (2) feet and are placed in windows or on doors of Living Units. No free standing signs are allowed. Notwithstanding anything to the contrary contained herein, this prohibition shall not apply to the Developer, its successors or assigns, so long as the Developer retains title to any Living Unit.

Section 12: Outdoor Clothes Drying.

Outdoor clothes drying activities are hereby prohibited and no such activities shall be conducted on any portion of any Living Unit or the Common Area.

Section 13: Change of Elevation.

No sod or topsoil shall be removed from any portion of a Lot or Living Unit without permission from the Developer, the Board of Directors or the Committee. No change in elevation of any Lot shall be made without protecting adjoining Lots from surface water drainage caused by the change.

Section 14: Landscaping.

No modification to the initial landscaping installed by Developer shall be commenced unless approved in writing by the Board of Directors of the Association, or its designated review committee. Notwithstanding, this approval shall be necessary in the removal of any sod, placement of additional landscaped beds or ornamental lawn fixtures. All materials used in landscaping shall



consist of living plant material.

All landscaped areas, including without limitation, lawns (to the paved public roadway), shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged shall be replaced with similar, sound, healthy plant materials.

Section 15: Lighting.

No exterior lighting fixtures shall be installed on any Living Unit without adequate and proper shielding of fixtures. No lighting fixtures shall be installed that may be or become an annoyance or a nuisance to the residents surrounding Living Units.

Section 16: Drainage and Utility Easements.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot.

Section 17: Casualty.

In the event any dwelling shall be partially destroyed by fire, an act of God or other casualty to the extent that repairs can be made to the dwelling thereby restoring it to substantially the same condition prior to such loss, the Owner shall, with diligence, after any such loss take the necessary measures to restore the dwelling unit.

In the event any dwelling unit shall be destroyed beyond repair by fire, act of God or other casualty, the Owner shall, with due diligence, either restore the dwelling unit to substantially the same condition prior to such loss or clear the lot of all rubble and debris and, thereafter, until such time as a dwelling unit is erected thereon, provide for the monthly maintenance of said lot to ensure proper landscaping, maintenance and upkeep. Restoration or reconstruction must begin within six (6) months of the partial or complete destruction.

Section 18: Parking.

All vehicles of any Owner must be parked in the driveway and garage of the Owner's Lot. Owner's vehicles shall not be parked on

the lawns of any Lot nor shall any Owner's vehicles be parked on the streets of the Property.

Section 19: Air Conditioners.

No window air conditioning units shall be permitted.

Section 20: Skate Board Ramp.

No skate board ramp shall be allowed on the Property.

Section 21: Basketball Hoops.

All basketball hoops shall be erected at the rear of the Living Unit.

Section 22: Fences.

No fences may be installed on any Lot in the Property except those fences installed as part of the original construction of a Living Unit unless approved in writing by the Board of Directors of the Association, or its designated review committee.

Section 23: Easement for Encroachment.

Developer hereby reserves, as necessary, an exclusive easement for the unintentional encroachment by any dwelling unit or other improvements on a Lot upon any other Lot or the Common Area caused by original construction of improvements, which exclusive easement shall exist at all times during the continuance of such encroachment, as an easement appurtenant to the encroaching dwelling unit or other improvements, to the extent of such encroachment.

Section 24: Tract "F".

Tract "F" as shown on the Plat of HUNTCLIFF PARK AT MEADOW WOODS (the "Plat") is dedicated as Conservation Area and is to be owned and maintained by the Association, its successors and or assigns. Development rights to Tract "F" are hereby dedicated to Orange County. No construction, clearing or alterations are allowed within Tract "F" unless approved by Orange County and other jurisdictional agencies.

Section 25: Tracts "G" and "H".

Tracts "G" and "H" as shown on the Plat are dedicated for Wetland Buffer and are to be owned and maintained by the Association. Development rights to Tracts "G" and "H" are hereby dedicated to Orange County. No construction, clearing or

alterations are allowed within Tracts "G" and "H" unless approved by Orange County and other jurisdictional agencies.

Section 26: Tract "E".

Tract "E", as shown on the Plat is dedicated for Drainage/Retention, Wall, Landscape and Utility and is to be owned and maintained by the Wyndham Lakes Master Homeowners' Association, Inc..

Section 27: Tracts "I" and "J".

Tracts "I" and "J" as shown on the Plat are dedicated for Landscape, Wall and Open Space and is to be owned and maintained by the Wyndham Lakes Master Homeowners' Association. Access to Tract "I" is granted over Tract "H", of the Plat Windcrest at Meadow Woods, as recorded in Plat Book 51, Page 21.24, Public Records of Orange County, Florida.

Section 28: Tracts "B" and "C".

Tracts "B" and "C" as shown on the Plat are dedicated as Drainage/Retention Areas and are to be owned and maintained by the Association.

Section 29: Tract "A".

Tract "A" as shown on the Plat is dedicated for Ingress/Egress, Utilities and Drainage facilities and is to be owned and maintained by the Association.

Section 30: Tract "L".

Tract "L" as shown on the Plat is dedicated for Recreation and is to be owned and maintained by the Association.

Section 31: Tract "D".

Tract "D" as shown on the Plat is dedicated for drainage/retention and is to be owned and maintained by Landstar Development Corporation, its successors and/or assigns.

Section 32: HUD/VA.

For so long as there is a Class B membership, the following actions will require the approval of either the Federal Housing Administration or the Veterans Administration if any mortgage encumbering a Lot within the Property is guaranteed or insured by either such agency: (a) annexation of additional properties; (b) mergers and consolidations; (c) mortgaging or dedication of Common Area and (d) dissolution or amendment of these Articles. Such

approval, however, shall not be required where the amendment is made to correct errors, omissions or conflicts or is required by any institutional lender so that such lender will make, insure or any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to the Developer or to the Association within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery, and such approval shall be conclusively evidenced by a certificate of Developer or the Association that the approval was given or deemed given.

Section 33: Enforcement.

In addition to the enforcement provisions provided in Article VIII - Section 3 above, the Association is hereby granted an easement over the Living Unit of each Owner for the purpose of enforcing the provisions of this Article, and may go upon the Living Unit of said Owner to remove or repair any violation of these provisions. In the event that the Association, after notice to the Owner of any violation and the Owner's failure to cure the same, does in fact exercise its right to cure said violation, all costs incident to said action by the Association shall become the personal obligation of the Owner and shall be imposed as a lien against his Living Unit in the same manner as if said sums represented monies due for unpaid assessments.

IN WITNESS WHEREOF, the undersigned Developer has hereunto set its hand and seal this 12th day of June, 2002.

WITNESSES:

[Signature]  
CANDICE H HAWKS

Print or Type Name

[Signature]

SIERRA M - SAN JUAN  
Print or Type Name

LANDSTAR DEVELOPMENT CORPORATION,  
a Florida corporation

By: [Signature]

Name: William D. Morrisey  
Title: Executive Vice President  
120 Fairway Woods Blvd.  
Orlando, FL 32824

[CORPORATE SEAL]

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing Declaration of Covenants and Restrictions was acknowledged before me this 12th day of June, 2002 by William D. Morrisey as Executive Vice President of LANDSTAR DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation

[Signature]  
NOTARY PUBLIC, State of Florida  
My Commission expires:

[NOTARIAL SEAL]

