

PREPARED BY AND RETURN TO:  
Joseph R. Cianfrone, P.A.  
1964 Bayshore Blvd.  
Dunedin, FL 34698

KEN BURKE, CLERK OF COURT  
PINELLAS COUNTY FLORIDA  
INST# 2006131152 04/10/2006 at 09:15 /  
OFF REC BK: 15044 PG: 1390-1392  
DocType:CTF RECORDING: \$27.00

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
FOREST PARK, A CONDOMINIUM**

**NOTICE IS HEREBY GIVEN** that at a duly called meeting of the members on January 26, 2006, by a resolution adopting the proposed amendment by not less than two-thirds approval (2/3) of the Board and two-thirds (2/3) of the Voting Representatives who cast their vote, or not less than seventy percent (70%) of the Voting Representatives who cast their vote, the Declaration of Condominium for Forest Park, A Condominium, as originally recorded in O.R. Book 5788, Page 539 of the Public Records of Pinellas County, Florida, be, and the same is hereby amended as follows:

The Declaration of Condominium for Forest Park, A Condominium, is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Condominium for Forest Park, A Condominium."

**IN WITNESS WHEREOF**, FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN, has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 3 day of April, 2006.

FOREST PARK CONDOMINIUM ASSOCIATION,  
INC., OF DUNEDIN

(Corporate Seal)

ATTEST:

Jacqueline Mikes  
Secretary

By:

[Signature]  
President

**ORIGINAL CONDOMINIUM PLATS PERTAINING HERETO WERE  
FILED IN CONDOMINIUM PLAT BOOK 11, PAGES 73 TO 87 INCLUSIVE,  
OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

STATE OF FLORIDA  
COUNTY OF PINELLAS

On this 3 day of APRIL, 2006, personally appeared before me  
Jerome Konrad, President, and JACQUELINE MIKE Secretary, of FOREST PARK  
CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN, both personally known to me or  
identified by FUDL and acknowledged the execution of this instrument for the  
purposes herein expressed.

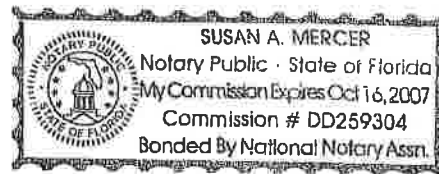
K5634304170140  
M 220420388430

Susan A. Mercer

NOTARY PUBLIC

State of Florida at Large

My Commission Expires:



**SCHEDULE OF AMENDMENTS  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
FOREST PARK**

**ADDITIONS INDICATED BY UNDERLINE  
DELETIONS INDICATED BY ~~STRIKE THROUGH~~  
OMISSIONS INDICATED BY ELLIPSIS....**

Article 20, Sales, Rental, Lease or Transfer, of the Declaration of Condominium for Forest Park, A Condominium, is amended by adding an entirely new subparagraph 20.11 to read as follows:

20.11 In an effort to allow owners access to mortgages for refinancing, and purchasers access to mortgages for acquisition, leasing within the Condominium shall be restricted. Anything in this Section 20 to the contrary, notwithstanding, not more than one condominium unit shall be leased within a building at any one time. Not more than a total of eight (8) condominium units in the entire Condominium of Forest Park shall be leased at any one time. Unit owners in title at the time this amendment is recorded shall not be effected by this restriction. In the event unit owners who have acquired title to a condominium unit after recording of this amendment ("post amendment owners") desire to lease their unit and one condominium unit is already leased within the same building, or if eight units or more are already rented in the Condominium complex, the Board of Directors shall adopt rules and regulations for a lottery procedure to determine which of the post amendment owners, shall be next entitled to lease their condominium unit. A unit owner shall be required to own the condominium for a period of twelve (12) months prior to being authorized to lease. In accordance with the right of the Association to review and approve any prospective transfer, including a lease, the Board of Directors shall be empowered to require reasonable information from the owner and lessees in relation to the proposed lease, including a copy of the lease agreement, a completed application, the right to review financial, criminal and prior residential histories. The Board may impose a reasonable fee from time to time not to exceed the maximum amount allowable by law, from time to time, for review of a proposed transfer, including a sale or a lease. The foregoing shall override Section 20.08 as contained in the Declaration as originally recorded.

**EXHIBIT "A"**

**FIRST  
CHOICE  
ASSOCIATION  
MANAGEMENT, INC.**

4174 Woodlands Parkway  
Palm Harbor, FL 34685  
(727) 785-8887  
Fax: (727) 787-5725  
<http://www.firstchoiceassociation.com>  
E mail: [fcam@firstchoicemetro.com](mailto:fcam@firstchoicemetro.com)

April 17, 2006

Forest Park I Owner  
Elm Street  
Dunedin, FL 34698

**Re: NOTICE OF AMENDMENT TO CONDOMINIUM DECLARATION**

NOTICE IS HEREBY GIVEN that the amendment to the Declaration of Condominium was adopted at the annual meeting of members of January 26, 2006, and recorded with the Clerk of the Circuit Court of Pinellas County, Florida, in O.R. Book 15044, Pages 1390-1392 on April 10, 2006. The amendments became effective upon recording and a copy of the recorded amendment accompany this notice of their adoption.

Please retain this copy and file document with the copy of your Association's Declaration.

Sincerely,



Doris L. Gordon, LCAM, CMCA  
First Choice Association Management

Enclosure.



Prepared By and Return to:  
Michael J. Brudny, Esquire  
Brudny & Rabin, P.A.  
4830 W. Kennedy Blvd., Suite 985  
Tampa, Florida 33609

00-251709 AUG-21-2000 4:14PM  
PINELLAS CO BK 11022 PG 462

KARLEEN F. DE BLAKER, CLERK OF COURT  
PINELLAS COUNTY, FLORIDA

70157820 08-21-2000 16:15:52 LCA  
51 AGR-FOREST PARK  
0000000000  
I#: BK: SFG: EFG:  
RECORDING 002 PAGES 1 \$10.00

TOTAL: \$10.00  
P CHECK AMT. TENDERED: \$10.00  
CHANGE: \$0.00  
BY \_\_\_\_\_ DEPUTY CLERK

**CERTIFICATE OF AMENDMENT TO THE DECLARATION  
OF FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN**

This is to certify that at a duly called meeting of the membership and of the Board of Directors of Forest Park Condominium Association, Inc., of Dunedin (the "Association") held on June 29, 2000, in accordance with the requirements of the applicable Florida Statutes and the condominium documents, the Amendments to the Declaration of Forest Park, a condominium, attached hereto as Exhibit A, was duly adopted by the membership and by the Board. The Declaration of Condominium for Forest Park, A Condominium, which was originally recorded in Official Records Book 5788, Page 539, Public Records of Pinellas County, Florida, and in Condominium Plat Book 77, Page 73, aforesaid records.

IN WITNESS WHEREOF, FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN  
has caused this instrument to be signed by its duly authorized officer on this 11<sup>th</sup> day of August, 2000.

FOREST PARK CONDOMINIUM  
ASSOCIATION, INC., OF DUNEDIN

By: Barbara Craig  
BARBARA CRAIG, President

Bonnie Hiltz

Signature of Witness #1

BONNIE HILTZ

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2000, by Barbara Craig as President of FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN, a Florida corporation, on behalf of the corporation, who acknowledged that she executed this document on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

Robert M. Norek  
Notary Public

Printed Name



ROBERT M. NOREK  
My Comm Exp. 4/20/2001  
Bonded By Service Ins  
No. CC639981

☐ Personally Known ☐ Other I.D.

ADOPTED AMENDMENTS TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM

The following are adopted amendments to the Declaration of Condominium of Forest Park, a Condominium, originally recorded at Official Records Book 5788, Page 539, Public Records of Pinellas County, Florida.

(New Wording Underlined; Deleted Wording ~~Stricken Through~~)

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Item No. 1: A new Section 30.07 is hereby added to read as follows:

30.

\* \* \*

30.07 In addition to such other remedies provided for in the condominium documents and statutes:

(a) The Association shall also have the right to adopt fines for violations of the Declaration, Bylaws or Rules and Regulations, to the maximum extent provided for in the applicable statutes. Notice, and the opportunity for a hearing before a committee of unit owners, must be provided in accordance with the Florida Statutes before a fine becomes final.

(b) In connection with any violations, the Association shall further be entitled to recover all attorneys' fees incurred in connection with the enforcement of the Declaration, Bylaws, Rules and any other applicable laws and restrictions, including fees incurred for demand letters and other pre-litigation activities, and attorneys' fees incurred in connection with the adoption and enforcement of any fines.

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END OF APPROVED AMENDMENTS

555/decamd0.ado

EXHIBIT A TO CERTIFICATE OF AMENDMENT

PINELLAS COUNTY FLA.  
INST # 90-050359\*\*\* OFFICIAL RECORDS \*\*\*  
BOOK 7207 PAGE 957

This Instrument Prepared By  
and Return to: ☒  
G. PENFIELD JENNINGS, of  
FREEBORN & JENNINGS  
1960 Bayshore Boulevard  
Dunedin, Florida 34698

AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FOREST PARK, A CONDOMINIUM,  
ADDING PHASE X THERETO

FOREST PARK JOINT VENTURE, a Florida Joint Venture, hereby amends the Declaration of Condominium of FOREST PARK, A CONDOMINIUM, as recorded in Official Records Book 5788, at Pages 539 through 659, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form or ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as FOREST PARK, A CONDOMINIUM. This tract consists of lands and improvements described as Phases I, II, III, IV, VI, IX, X and XI in the aforescribed Declaration. Phase X is hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase X contains a total of eight (8) units which are numbered 1001 through 1008, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one sixty-eighth (1/68) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgagee of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal  
The day and year set forth below.

FOREST PARK JOINT VENTURE,  
a Florida Joint Venture  
by: P.S.A. (FOREST PARK), INC.,  
General Partner

By William J. White  
WILLIAM J. WHITE, Vice President

Frances H. Stern  
Frances H. Stern  
Carole A. Van Antwerp  
Carole A. Van Antwerp  
STATE OF MICHIGAN

COUNTY OF BERRIEN

BEFORE ME, the undersigned authority, this day personally appeared WILLIAM J. WHITE, to me well known to be the Vice President of FOREST PARK JOINT VENTURE, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this  
18th day of February, 1990.

Carole A. Van Antwerp  
NOTARY PUBLIC Carole A. Van Antwerp  
My Commission Expires: 1/27/92

The Plat for the Amendment described herein is recorded in Condominium Plat Book  
105, Pages 51, through 53, of the Public Records of Pinellas County,  
Florida.

KARLEEN F. DEBLAKER, CLERK  
FEB 23, 1990 4:42PM

Page 1 of Amendment

\*\*\* OFFICIAL RECORDS \*\*\*  
BOOK 7207 PAGE 960

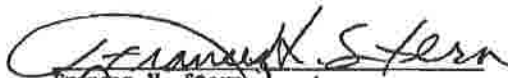

JOINDER OF MORTGAGEE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM


The undersigned owner and holder of a Promissory Note secured by a Mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2085, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase X in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 16th day of February, 1990.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

  
Frances H. Stern  
  
Carole A. Van Antwerp

By   
HOWARD V. BIBLER, Managing Agent  
for Resolution Trust Corporation  
as Receiver for  
Peoples Savings Association, F.A.

(CORPORATE SEAL)

STATE OF MICHIGAN  
COUNTY OF BERRIEN

I HEREBY CERTIFY that before me personally appeared HOWARD V. BIBLER, as Managing Agent for Resolution Trust Corporation as Receiver for PEOPLES SAVINGS ASSOCIATION, F.A., to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

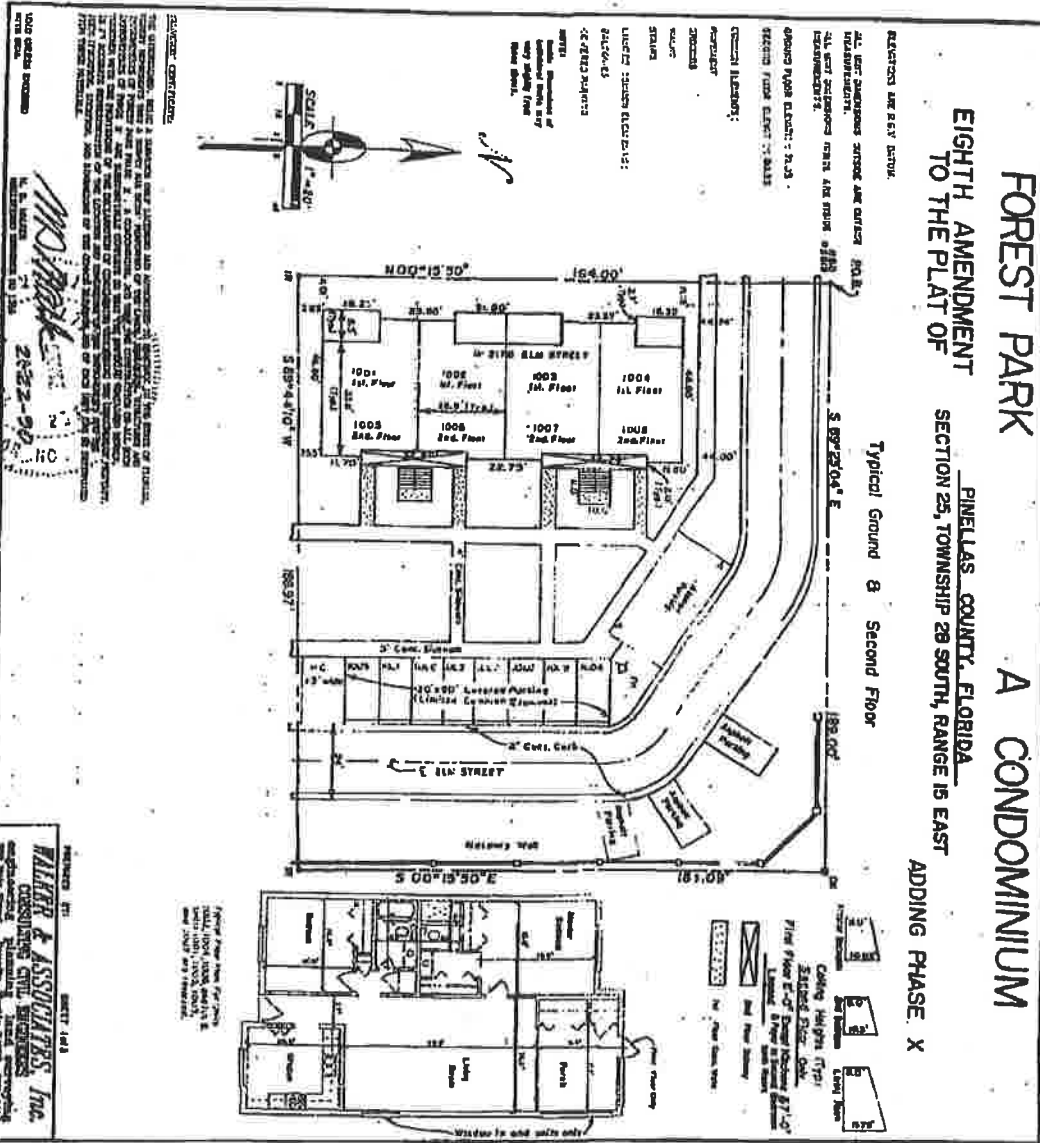
WITNESS my hand and official seal in the County and State aforesaid this  
16th day of February, 1990.



  
NOTARY PUBLIC Carole A. Van Antwerp  
My Commission Expires: 1/27/92

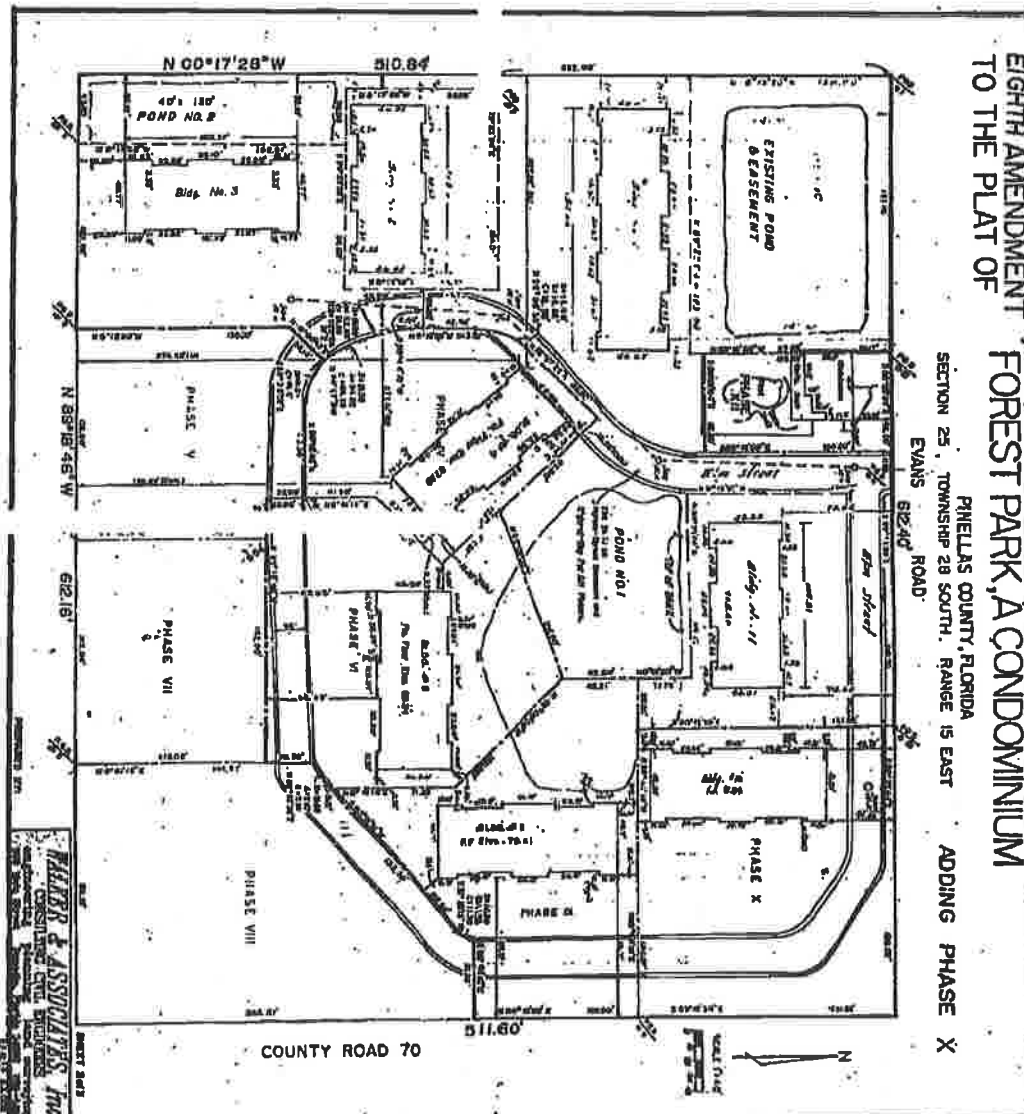
\*\*\* OFFICIAL RECORDS \*\*\*  
BOOK 7207 PAGE 961

**PAGE 1 OF 3**  
**OF EXHIBIT TO AMENDMENT**



\*\*\* OFFICIAL RECORDS \*\*\*  
BOOK 7207 PAGE 962

PAGE 2 OF 3  
OF EXHIBIT TO AMENDMENT





On: \_\_\_\_\_  
 RE: 24.00  
 D: \_\_\_\_\_  
 P: \_\_\_\_\_  
 FI: 60.00  
 M: \_\_\_\_\_  
 F: \_\_\_\_\_  
 REV: \_\_\_\_\_  
 TOTAL: 84.00

89063117

This Instrument Prepared By OR 6956 PG 0671  
 and Return to:  
 G. PENFIELD JENNINGS, of  
 FREEBORN & JENNINGS  
 1960 Bayshore Boulevard  
 Dunedin, Florida 34698

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
 OF FOREST PARK, A CONDOMINIUM,  
 ADDING PHASE VI THERETO**

FOREST PARK JOINT VENTURE, a Florida Joint Venture, hereby amends the Declaration of Condominium of FOREST PARK, A CONDOMINIUM, as recorded in Official Records Book 5788, at Pages 539 through 659, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form or ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as FOREST PARK, A CONDOMINIUM. This tract consists of lands and improvements described as Phases I, II, III, IV, VI and XI in the aforescribed Declaration. Phase VI hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase VI contains a total of eight (8) units which are numbered 601 through 608, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one fifty-second (1/52) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgagee of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal the day and year set forth below.

FOREST PARK JOINT VENTURE,  
 a Florida Joint Venture  
 by: P.S.A. (FOREST PARK), INC.,  
 General Partner

John S. Bates

By: William White  
 WILLIAM WHITE, Vice President

John S. Bates

STATE OF Florida

COUNTY OF Pinellas

BEFORE ME, the undersigned authority, this day personally appeared WILLIAM WHITE, to me well known to be the Vice President of FOREST PARK JOINT VENTURE, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes thereby expressed.

WITNESS my hand and official seal in the State and County aforesaid this 24th day of February, 1989.

NOTARY PUBLIC, STATE OF FLORIDA  
 MY COMMISSION EXPIRES MAY 26, 1991  
 BONDED THRU: TROY FAIR INSURANCE, INC.

John S. Bates  
 NOTARY PUBLIC  
 My Commission Expires:

The Plat for the Amendment described herein is recorded in Condominium Plat Book 102, Pages 84 through 86, of the Public Records of Pinellas County, Florida.

CONDOMINIUM PLATS PERTAINING HERETO RECORDED IN CONDOMINIUM PLAT BOOK 77, PAGES 73 THROUGH 87



OR 6956PG0672

**JOINDER OF MORTGAGEE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM**

The undersigned owner and holder of a Promissory Note secured by a Mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2085, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase Six in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 17th day of February, 1989.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

*Frances H. Stern* By: *William J. White*  
\_\_\_\_\_  
Frances H. Stern WILLIAM J. WHITE, President

*Carole A. Van Antwerp*  
\_\_\_\_\_  
Carole A. Van Antwerp

(CORPORATE SEAL)

STATE OF MICHIGAN

COUNTY OF BERrien

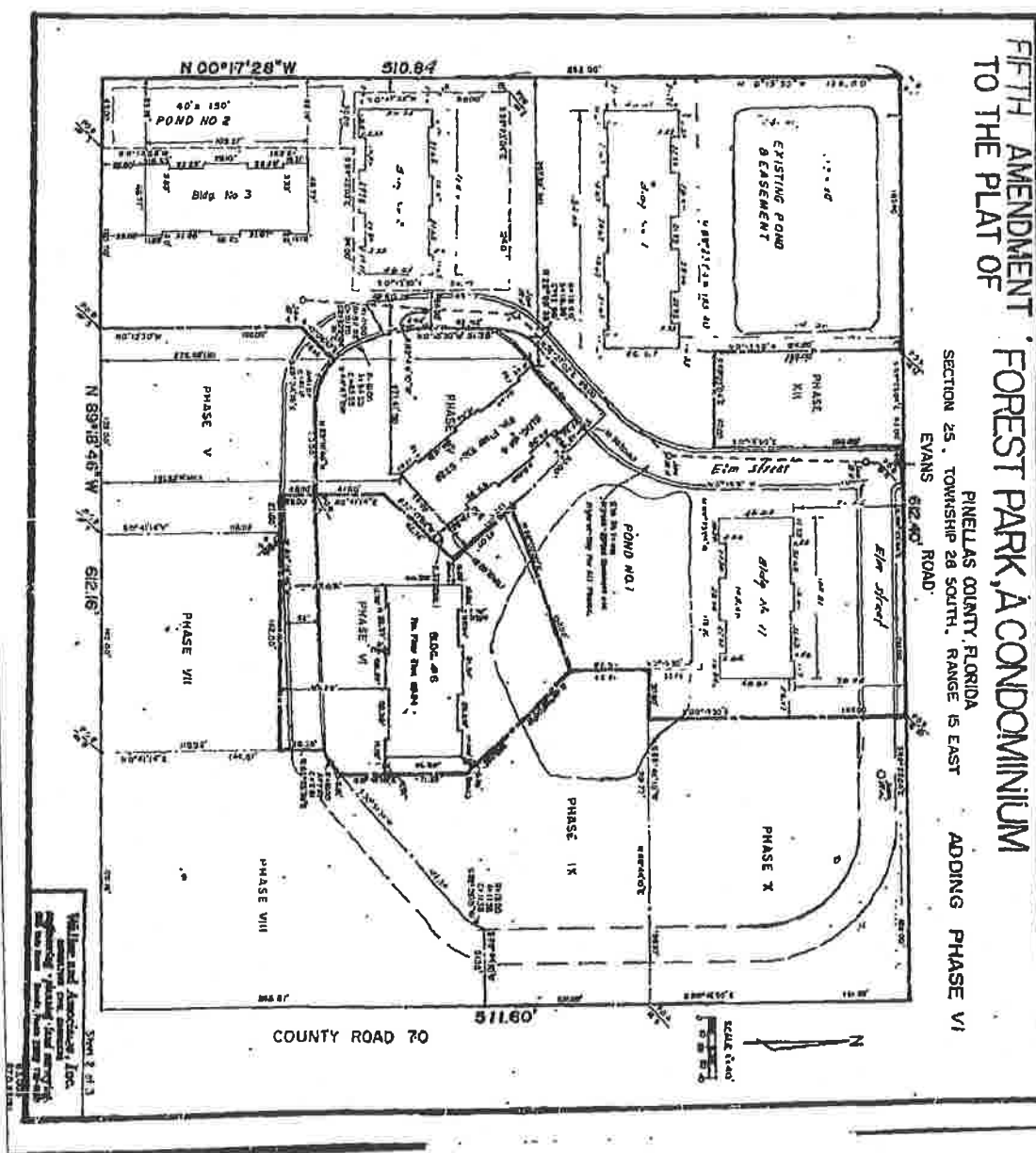
I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as President of PEOPLES SAVINGS ASSOCIATION, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

WITNESS my hand and official seal in the County and State aforesaid this  
17th day of February, 1989.

*Carole A. Van Antwerp*  
\_\_\_\_\_  
NOTARY PUBLIC Carole A. Van Antwerp  
My Commission Expires: 1/27/92



EXHIBIT TO AMENDMENT





89220124

OR 7080PG0117

KARLEEN F. DE BLANK  
CLERK OF CIRCUIT COURT  
PINELLAS COUNTY, FL

DI RECORDING  
REC 24 SEP -5 PM 2:11

DS  
INT  
FEE  
M.P.  
P.C.  
REV

TOTAL 2400.014

This Instrument Prepared By  
and Return to:  
G. PENFIELD JENNINGS, of  
FREEBORN & JENNINGS  
1960 Bayshore Boulevard  
Dunedin, Florida 34698

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FOREST PARK, A CONDOMINIUM,  
ADDING PHASE IX THERETO**

**FOREST PARK JOINT VENTURE**, a Florida Joint Venture, hereby amends the Declaration of Condominium of **FOREST PARK, A CONDOMINIUM**, as recorded in Official Records Book 5788, at Pages 539 through 659, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form or ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as **FOREST PARK, A CONDOMINIUM**. This tract consists of lands and improvements described as Phases I, II, III, IV, VI, IX and XI in the aforescribed Declaration. Phase IX hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase IX contains a total of eight (8) units which are numbered 901 through 908, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one sixtieth (1/60) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgagee of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal the day and year set forth below.

**FOREST PARK JOINT VENTURE**,  
a Florida Joint Venture  
by: P.S.A. (FOREST PARK), INC.,  
General Partner

*Frances H. Stern*  
\_\_\_\_\_  
Frances H. Stern

By: *William J. White*  
\_\_\_\_\_  
WILLIAM J. WHITE, Vice President

*Michelle J. Miller*  
\_\_\_\_\_  
Michelle J. Miller  
STATE OF MICHIGAN

COUNTY OF BERRIEN

BEFORE ME, the undersigned authority, this day personally appeared **WILLIAM J. WHITE**, to me well known to be the Vice President of **FOREST PARK JOINT VENTURE**, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 30th day of August, 1989.

*Carol A. Van Antwerp*  
\_\_\_\_\_  
NOTARY PUBLIC Carol A. Van Antwerp  
My Commission Expires: 1/27/92

The Plat for the Amendment described herein is recorded in Condominium Plat Book 104, Pages 38 through 40, of the Public Records of Pinellas County, Florida.

OR 7080PG0118

**JOINDER OF MORTGAGEE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM**

The undersigned owner and holder of a Promissory Note secured by a Mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2085, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase IX in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 30th day of August, 1989.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

Frances H. Stern  
Frances H. Stern

By: William J. White  
WILLIAM J. WHITE, President

Michele J. Miller  
Michele J. Miller

(CORPORATE SEAL)

STATE OF MICHIGAN

COUNTY OF BERRIEN

I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as President of PEOPLES SAVINGS ASSOCIATION, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

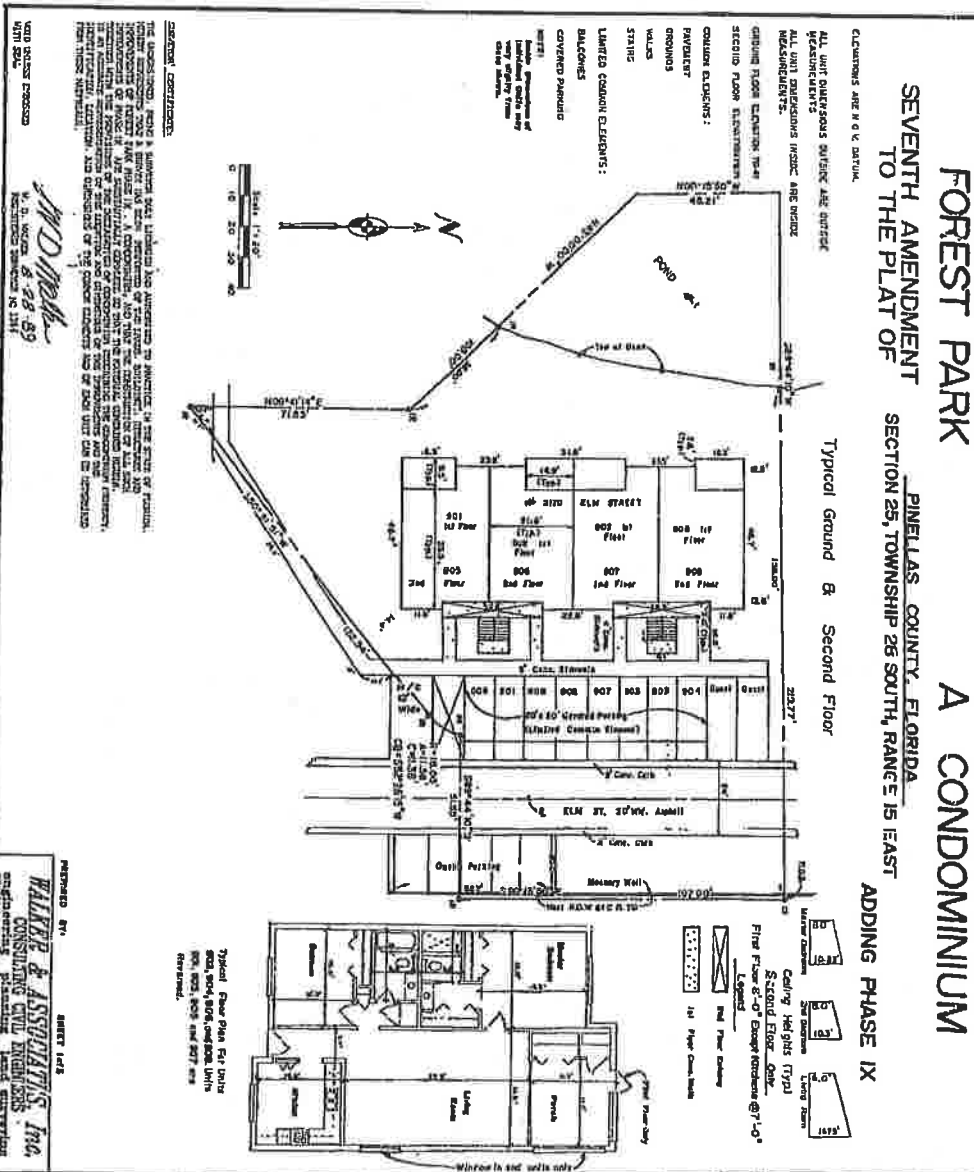
WITNESS my hand and official seal in the County and State aforesaid this  
30th day of August, 1989.

Carole A. Van Antwerp  
NOTARY PUBLIC Carole A. Van Antwerp  
My Commission Expires: 1/27/92

Page 2 of Amendment

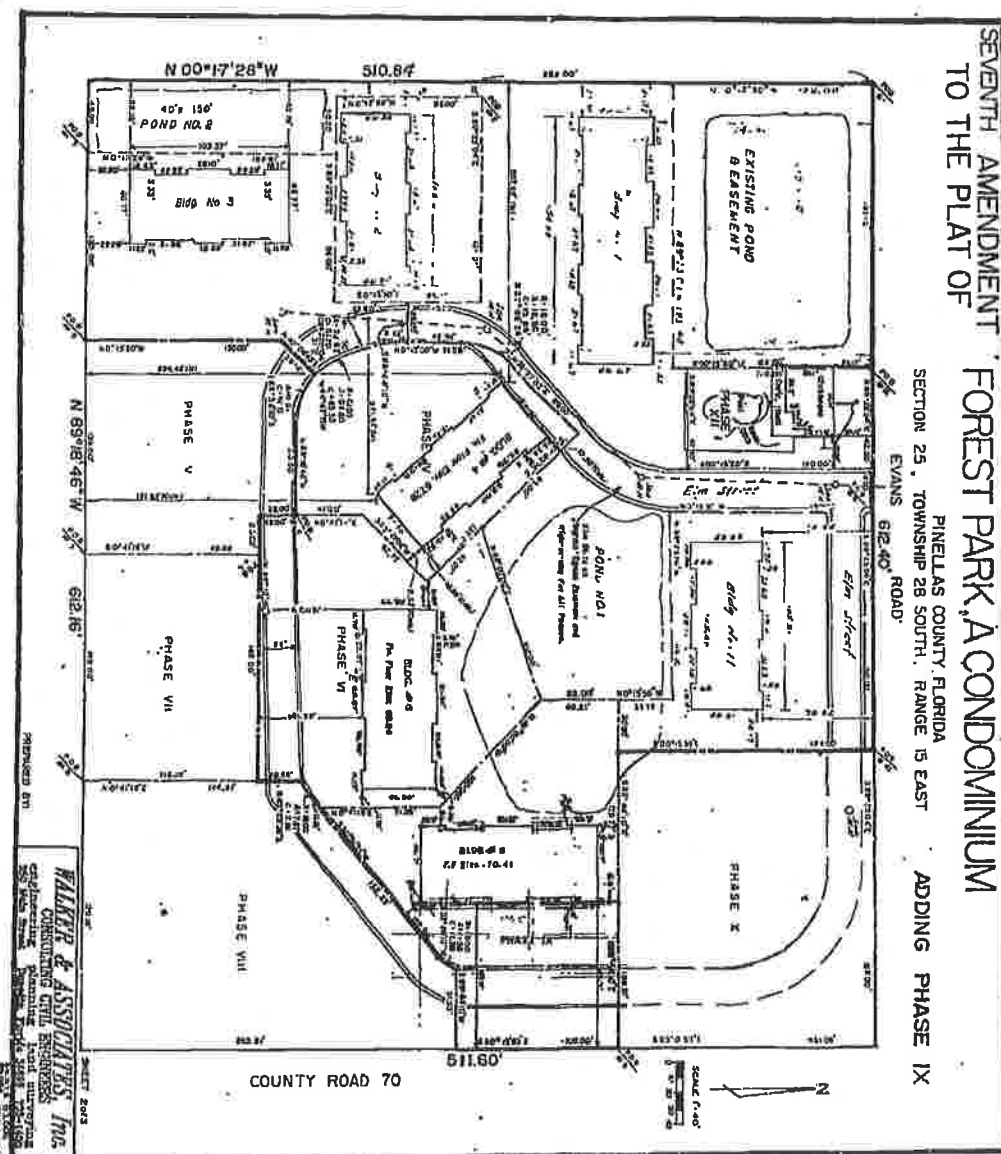
OR7080PG0119

Exhibit to Amendment



OR 7080 PGO 120

## EXHIBIT TO AMENDMENT





OR7080PG0121

EXHIBIT TO AMENDMENT

FOREST PARK  
SEVENTH AMENDMENT  
TO THE PLAT OF  
SECTION 25, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA  
A CONDOMINIUM  
ADDING PHASE IX

APPROVED LOCAL GOVERNMENT OF PINELLAS COUNTY, FLORIDA

PHASE I  
A PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 21

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D.R. 6232 PAGE 1355

This Instrument Prepared By **HOLD**  
 and  
**G. PENFIELD JENNINGS, of**  
**FREEBORN, JENNINGS & RUGGLES**  
 1980 Bayshore Boulevard  
 Dunedin, Florida 33528

01 Cash 11 Chg  
 40 Rec 2200  
 41 DS  
 43 Int  
 Tot 2200 DA

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
 OF FOREST PARK, A CONDOMINIUM,  
 ADDING PHASE II THERETO**

**FOREST PARK JOINT VENTURE**, a Florida Joint Venture, hereby amends the Declaration of Condominium of **FOREST PARK, A CONDOMINIUM**, as recorded in Official Records Book 5123, at Pages 539 through 559, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form of ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as **FOREST PARK, A CONDOMINIUM**. This tract consists of lands and improvements described as Phases I AND II in the aforescribed Declaration. Phase II is hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase II contains a total of six (6) units which are numbered 201 through 206, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one-twentieth (1/20) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgages of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

**IN WITNESS WHEREOF**, the Developer has hereunto affixed its hand and seal the day and year first above written.

**FOREST PARK JOINT VENTURE**,  
 a Florida Joint Venture,  
 by: **P.S.A. (FOREST PARK), INC.**,  
 General Partner

*Richard L. Wine*  
 Richard L. Wine

By: *William J. White*  
 WILLIAM WHITE, Vice President

*Linda A. Magna*  
 Linda A. Magna

STATE OF MICHIGAN  
 COUNTY OF BERRIEN

BEFORE ME, the undersigned authority, this day personally appeared **WILLIAM WHITE**, to me well known to be the Vice President of **FOREST PARK JOINT VENTURE**, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this  
 13th day of May, 1988.

The plat for the Amendment described herein is recorded in Condominium Plat Book 91, Page 75-78, of the Public Records of Pinellas County, Florida.  
 NOTARY PUBLIC B.G. Roberts  
 My Commission Expires: August 8, 1989

FREEBORN, JENNINGS & RUGGLES  
 ATTORNEYS AT LAW DUNEDIN, FLORIDA

Original Condominium Plats are recorded in Condominium Plat Book 77  
 Pages 73 thru 87.

CLERK OF THE CIRCUIT COURT  
 PINELLAS COUNTY, FLORIDA  
 3 13 PM '88  
*John G. DeChavez*

O.R. 6232 PAGE 1356

**JOINDER OF MORTGAGEE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM**

The undersigned owner and holder of a Promissory Note secured by a mortgage ("Mortgage"), recorded in Official Records Book 5553, commencing at Page 2086, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phases One and Two in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby, hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property described as Phase Two in Exhibit "A-1" of the Declaration and improvements thereon shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 13th day of May, 1986.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

Richard L. Wine  
Richard L. Wine  
Linda A. Hegua  
Linda A. Hegua

By: William J. White  
WILLIAM J. WHITE, Vice President

(CORPORATE SEAL)

STATE OF MICHIGAN  
COUNTY OF BERRIEN

I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as Vice President of PEOPLES SAVINGS ASSOCIATION, to be known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

WITNESS my hand and official seal in the County and State aforesaid this  
13th day of May, 1986.

B. G. Roberts  
NOTARY PUBLIC B. G. Roberts  
My Commission Expires: August 8, 1989

D.B. 6232 PAGE 1357

**AFFIDAVIT**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, **CLAUS F. FASTING**, who, after being duly sworn as required by law, depose and said the following:

I am a Registered Land Surveyor #1928, authorized to practice in the State of Florida, and do hereby certify that the construction of the improvements identified and described on the attached survey consisting of Phases I and II is substantially complete so that said survey and the survey attached to that certain Declaration of Condominium of **FOREST PARK, A CONDOMINIUM**, recorded in Official Records Book 5788, Pages 559 through 569, and Plat Book 77, Pages 73 through 87, together with the terms of said Declaration, and all recorded Amendments thereto, constitute a correct representation of the improvements described as they now exist, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit in said Condominium. There can also be determined therefrom the identification, location, dimensions and nature of all easements described in said Declaration.

**FURTHER AFFIANT SAYETH NOT.**

*Claus F. Fasting*  
**CLAUS F. FASTING**  
 Certificate #1928

SWORN TO AND SUBSCRIBED before me  
 this 22<sup>nd</sup> day of May, 1986.

*A. Ware*  
**NOTARY PUBLIC**  
 My Commission Expires:



Exhibit

O.R. 6232 PAGE 1358

<p><b>FIRST AMENDMENT TO THE PLAT OF</b></p>	<p><b>FOREST PARK, A CONDOMINIUM PINELLAS COUNTY FLORIDA SECTION 25 TOWNSHIP 28 SOUTH RANGE 15 EAST ADDING BUILDING 2</b></p>	<p>THE ABOVE TRACT CONSISTS OF THE FOLLOWING TWO PARCELS: PARCEL 1 AND PARCEL 2 AS THE ORIGINAL INSTRUMENTS RECORDED AS SET FORTH IN SHEET 1 OF THIS PLAT PLAN.</p> <p>A PART OF LOTS 3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1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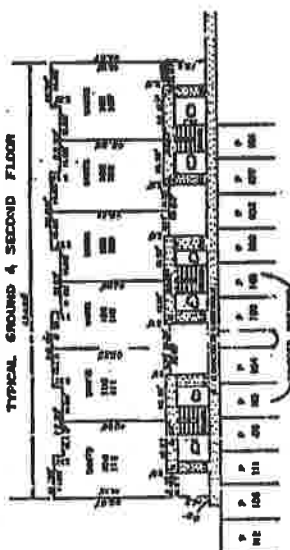
O.R. 6232 PAGE 1360

**FOREST PARK A CONDOMINIUM**  
**FIRST AMENDMENT TO THE PLAT OF**  
**PINELLAS COUNTY, FLA.**

**ELEVATIONS AND FINISHES**  
 ALL UNIT INTERIORS AND EXTERIOR FINISHES SHALL BE AS SHOWN ON THE ATTACHED FINISH SCHEDULE. FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FINISHES SCHEDULE PUBLISHED BY THE NATIONAL ASSOCIATION OF FINISHERS (N.A.F.).

**GENERAL NOTES**  
 1. THE CONDOMINIUM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CONDOMINIUM ACT, CHAPTER 718, F.S., AND THE LATEST EDITION OF THE CONDOMINIUM REGULATIONS, CHAPTER 719, F.S., AND THE LATEST EDITION OF THE CONDOMINIUM PLAT, CHAPTER 720, F.S.

**BUILDING NO. 1**  
**TYPICAL SECOND & SECOND FLOOR**



**CONSTRUCTION SPECIFICATIONS**  
 THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION SPECIFICATIONS, CHAPTER 718, F.S., AND THE LATEST EDITION OF THE CONSTRUCTION REGULATIONS, CHAPTER 719, F.S., AND THE LATEST EDITION OF THE CONSTRUCTION PLAT, CHAPTER 720, F.S.

**CLASH & INTERFERENCE**  
 THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION SPECIFICATIONS, CHAPTER 718, F.S., AND THE LATEST EDITION OF THE CONSTRUCTION REGULATIONS, CHAPTER 719, F.S., AND THE LATEST EDITION OF THE CONSTRUCTION PLAT, CHAPTER 720, F.S.

**VOO QUALITY SERVICES SIGN SEAL**  
 VOO QUALITY SERVICES SIGN SEAL

Exhibit



O.R. 6232 PAGE 1381

# FOREST PARK A CONDOMINIUM

PIRELLAS COUNTY, FLORIDA

FIRST AMENDMENT  
TO THE PLAT OF

EXPLANATION AND A.S.A. NOTES  
ALL UNIT DIMENSIONS SHOWN ARE APPROXIMATE

UNIT NO. UNIT TYPE UNIT AREA

101-102 101-102 101-102

103-104 103-104 103-104

105-106 105-106 105-106

107-108 107-108 107-108

109-110 109-110 109-110

111-112 111-112 111-112

113-114 113-114 113-114

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497-498 497-498 497-498

499-



86137676

O.R. 6254 PAGE 863

01 Cnch 11 Chg  
40 Rep 33.00  
41 Rep 65.00  
43 Int

Tot

98.00

This Instrument Prepared By  
and Return to:  
G. PENFIELD JENNINGS, of  
FREEBORN, JENNINGS & RUGGLES  
1980 Bayshore Boulevard  
Dunedin, Florida 33528

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FOREST PARK, A CONDOMINIUM,  
ADDING PHASE XI THERETO**

FOREST PARK JOINT VENTURE, a Florida Joint Venture, hereby amends the Declaration of Condominium of FOREST PARK, A CONDOMINIUM, as recorded in Official Records Book 5788, at Pages 539 through 859, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form of ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as FOREST PARK, A CONDOMINIUM. This tract consists of lands and improvements described as Phases I, II and XI in the aforescribed Declaration. Phase XI is hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase XI contains a total of eight (8) units which are numbered 1101 through 1108, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one-twenty eighth (1/28) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgagees of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal the day and year first above written.

FOREST PARK JOINT VENTURE,  
a Florida Joint Venture,  
by: P.S.A. (FOREST PARK), INC.,  
General Partner

By: William White  
WILLIAM WHITE, Vice President

Notary Public  
JUL 23 4 19 98  
CLERK OF THE CIRCUIT COURT  
PINELLAS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, this day personally appeared WILLIAM WHITE, to me well known to be the Vice President of FOREST PARK JOINT VENTURE, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid, this 23<sup>rd</sup> day of June, 1986.

The plat for the Amendment described herein is recorded in Condominium Plat Book 92, pages 1-5, of the Public Records of Pinellas County, Florida.

NOTARY PUBLIC

My Commission Expires:

FREEBORN, JENNINGS & RUGGLES  
ATTORNEYS AT LAW DUNEDIN, FLORIDA

Notary Public, State of Fla.  
My Commission Exp. 3/26/87  
Bonded thru Troy-Fain Ins

Original condominium plats pertaining thereto are filed in condominium plat book 77/73-87.

O.R. 6254 PAGE 864

**JOINER OF MORTGAGE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM**

The undersigned owner and holder of a Promissory Note secured by a mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2088, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase Eleven in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property described as Phase Eleven in Exhibit "A-1" of the Declaration and improvements thereon shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 23<sup>rd</sup> day of June 1986.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

*Mandy Farrell*  
*Sharon D. Wain*

By: *William J. White*  
WILLIAM J. WHITE, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as Vice President of PEOPLES SAVINGS ASSOCIATION, to be known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

23<sup>rd</sup> WITNESS my hand and official seal in the County and State aforesaid this  
day of June 1986.

*Sharon D. Wain*  
NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Fla.  
My Commission Exp. 5/28/87  
Bonded thru Troy-Fair Inc.

Page 2 of Amendment

FREEBORN, JENNINGS & RUGGLES  
ATTORNEYS AT LAW DUNEDIN, FLORIDA

D.R. 6254 PAGE 885

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, CLAUS F. PASTING, who, after being duly sworn as required by law, deposed and said the following:

I am a Registered Land Surveyor #1928, authorized to practice in the State of Florida, and do hereby certify that the construction of the improvements identified and described on the attached survey consisting of Phases I, II and XI is substantially complete so that said survey and the survey attached to that certain Declaration of Condominium of FORREST PARK, A CONDOMINIUM, recorded in Official Records Book 5788, Pages 539 through 559, and Plat Book 77, Pages 73 through 87, together with the terms of said Declaration, and all recorded Amendments thereto, constitute a correct representation of the improvements described as they now exist, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit in said Condominium. There can also be determined therefrom the identification, location, dimensions and nature of all easements described in said Declaration.

FURTHER AFFIANT SAYETH NOT.

Claus F. Pasting  
CLAUS F. PASTING  
Certificate #1928

SWORN TO AND SUBSCRIBED before me  
this 13<sup>th</sup> day of June, 1988.

Shirley A. Ware  
NOTARY PUBLIC  
My Commission Expires

Notary Public, State of Fla.  
My Commission Exp. 5/14/91  
Bonded thru Tropicana Ins.

Notary Public, State of Fla.  
My Commission Exp. 5/10/97  
Bonded thru Tropicana Ins.

EXHIBIT

FREEBORN, JENNINGS & RUGGLES  
ATTORNEYS AT LAW DUNEDIN, FLORIDA

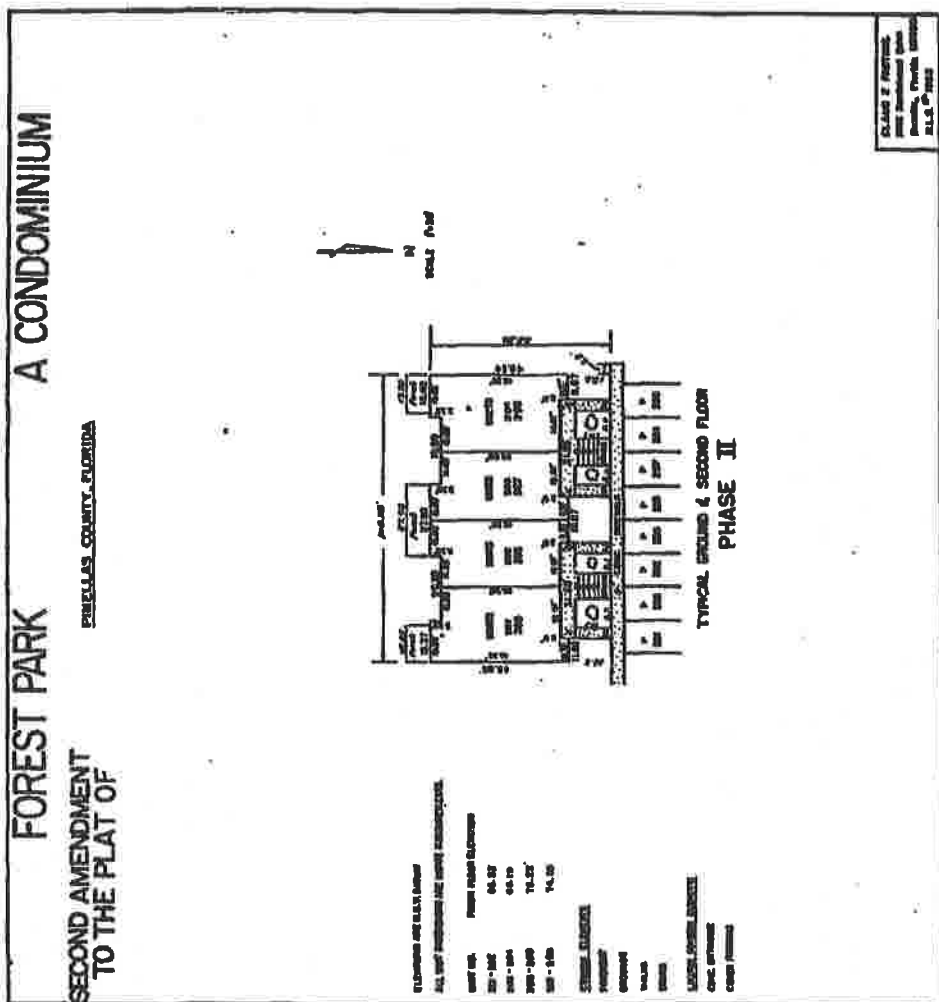






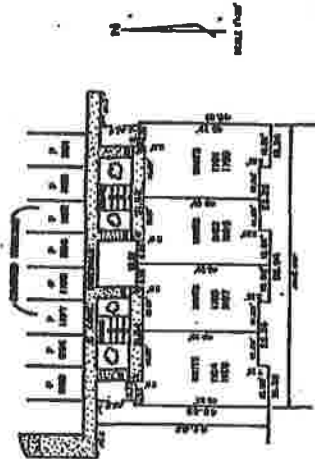


O.R. 6254 PAGE 869



O.R. 6254 PAGE 870

**FOREST PARK  
SECOND AMENDMENT  
TO THE PLAT OF  
A CONDOMINIUM  
PINELLAS COUNTY, FLORIDA**



**TYPICAL GROUND & SECOND FLOOR  
PHASE XI**

ELEVATIONS AND AREA SCHEDULE  
ALL UNIT DIMENSIONS AND FINISHES

COMMON FLOOR ELEVATION 10.00  
SECOND FLOOR ELEVATION 10.00

COMMON ELEVATION

COMMON

COMMON

COMMON

COMMON

COMMON

COMMON

COMMON

CLASS 2 MEETING  
FOR AMENDMENT OF  
PLAT, PENDING 2000  
PLAT, 2000

EXHIBIT



01 Cash 11 Chg  
40 Rec 21.00  
41 DS  
43 Int  
Tot: 21.00

87109132

22-6183-1069

This Instrument Prepared By  
and Return to:  
G. FENFIELD JENNINGS, of  
FREEBORN, JENNINGS & RUGGLES  
1960 Bayshore Boulevard  
Dunedin, Florida 33528

**AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FOREST PARK, A CONDOMINIUM,  
ADDING PHASE III THERETO**

FOREST PARK JOINT VENTURE, a Florida Joint Venture, hereby amends the Declaration of Condominium of FOREST PARK, A CONDOMINIUM, as recorded in Official Records Book 5788, at Pages 539 through 659, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form of ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as FOREST PARK, A CONDOMINIUM. This tract consists of lands and improvements described as Phases I, II, III and XI in the aforescribed Declaration. Phase III is hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase III contains a total of eight (8) units which are numbered 801 through 808, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one-thirty sixth (1/36) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the joinder of the Mortgagee of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal the day and year set forth below.

FOREST PARK JOINT VENTURE,  
a Florida Joint Venture,  
by: P.S.A. (FOREST PARK), INC.,  
General Partner

By: William J. White  
WILLIAM WHITE, Vice President

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, this day personally appeared WILLIAM WHITE, to me well known to be the Vice President of FOREST PARK JOINT VENTURE, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 15th day of April, 1987.

NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Fla.  
My Comm. Expires: 5/31/87  
Bonded: \$10,000.00

The Plat for the Amendment described herein is recorded in Condominium Plat Book 95, Pages 70, through 72, of the Public Records of Pinellas County, Florida.

FREEBORN, JENNINGS & RUGGLES  
ATTORNEYS AT LAW DUNEDIN, FLORIDA

Index of Subscribers  
May 1 4 37 PM '87

D.P. 6433 R.F. 1060

**JOINDER OF MORTGAGES IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM**

The undersigned owner and holder of a Promissory Note secured by a mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2085, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase Three in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 15th day of April, 1987.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

*[Signature]*  
*[Signature]*

By: *[Signature]*  
WILLIAM J. WHITE, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as Vice President of PEOPLES SAVINGS ASSOCIATION, to be known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

WITNESS my hand and official seal in the County and State aforesaid this 15th day of April, 1987.

*[Signature]*  
NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Fla.  
My Commission Exp. 5/28/87  
Bonded thru Troy-Foin Ins.

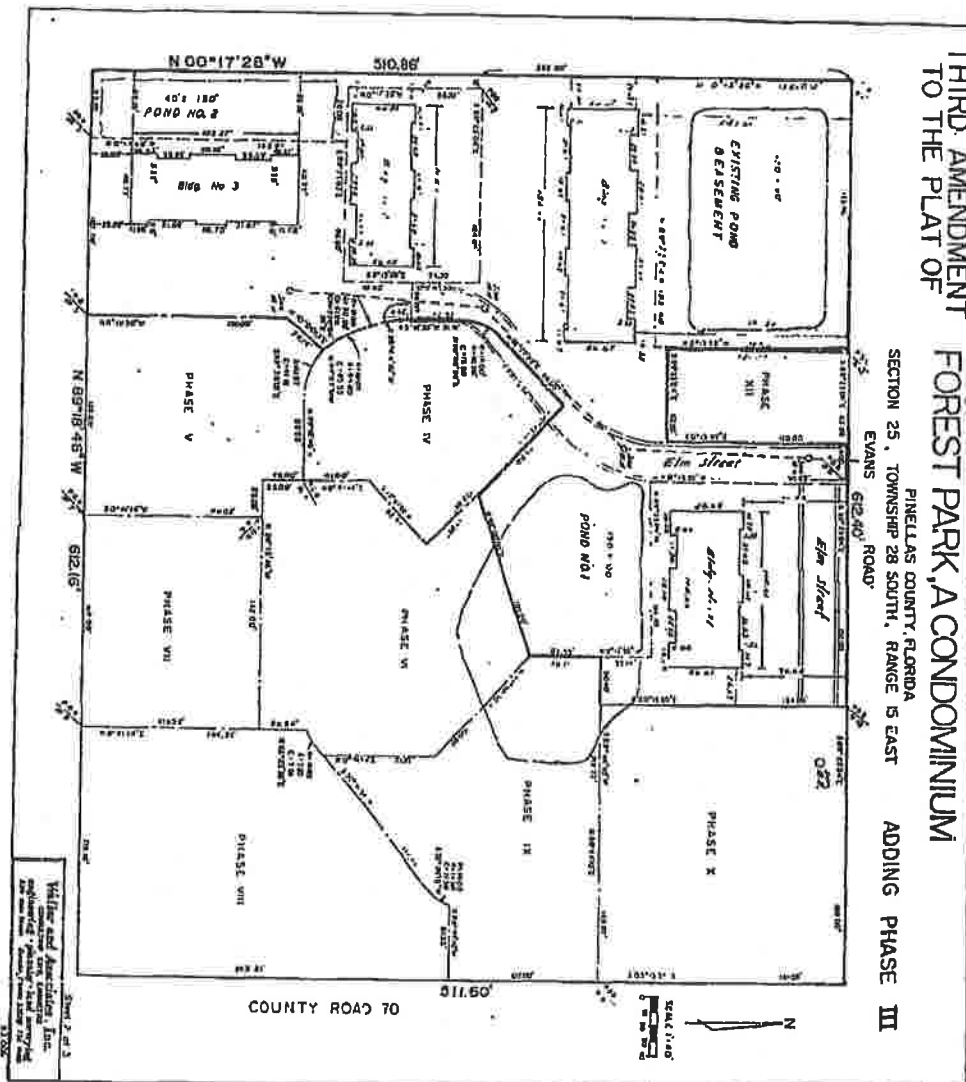
Page 2 of Amendment

FREEBORN, JENNINGS & RUGGLES  
ATTORNEYS AT LAW DUNEDIN, FLORIDA



04-0191071062

EXHIBIT





88195606

OR 6809PG0810

RECORDED  
DEC 24 1988  
REV 20 1988  
SHT  
P.D.  
LIT  
WIC  
REV  
BOOK 84-86

This Instrument Prepared By  
and Return to: ✓  
G. PENFIELD JENNINGS, of  
FREEBORN, JENNINGS & RUGGLES  
1960 Bayshore Boulevard  
Dunedin, Florida 34698

AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF FOREST PARK, A CONDOMINIUM,  
ADDING PHASE IV THERETO

FOREST PARK JOINT VENTURE, a Florida Joint Venture, hereby amends the Declaration of Condominium of FOREST PARK, A CONDOMINIUM, as recorded in Official Records Book 5788, at Pages 539 through 659, and Plat thereof being filed in Condominium Plat Book 77, at Pages 73 through 87, of the Public Records of Pinellas County, Florida, to submit the lands and improvements described on the attached Exhibit to the Condominium form or ownership, to be included within said Condominium.

The Exhibit attached hereto is incorporated as a part of this Amendment. Said Exhibit contains the legal description of the entire tract of land now known as FOREST PARK, A CONDOMINIUM. This tract consists of lands and improvements described as Phases I, II, III, IV and XI in the aforescribed Declaration. Phase IV hereby being submitted as an addition to the original Condominium, and the Exhibit contains a graphic description of the improvements in which all units are located, so that, together with the Declaration, such will be sufficient in detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Phase IV contains a total of eight (8) units which are numbered 401 through 408, consecutively.

As a result of this Amendment, there is now appurtenant to each Unit within the whole Condominium, an undivided one forty-fourth (1/44) share of the common elements, common surplus and common expenses of the Condominium.

This instrument is executed by the Developer with the Joinder of the Mortgagee of record, in accordance with the authorizing provisions contained in said aforescribed Declaration.

IN WITNESS WHEREOF, the Developer has hereunto affixed its hand and seal the day and year set forth below.

FOREST PARK JOINT VENTURE,  
a Florida Joint Venture  
by: P.S.A. (FOREST PARK), INC.,  
General Partner

*Frances H. Stern*  
Frances H. Stern  
*Shirley Y. Gracher*  
Shirley Y. Gracher  
STATE OF MICHIGAN  
COUNTY OF BERRIEN

By: *William J. White*  
WILLIAM WHITE, Vice President

88 AUG 10 PM 12:30  
KARLEEN F. DE BLAKER  
CLERK OF CIRCUIT COURT  
PINELLAS COUNTY, FL.

BEFORE ME, the undersigned authority, this day personally appeared WILLIAM WHITE, to me well known to be the Vice President of FOREST PARK JOINT VENTURE, a Florida Joint Venture, and that as such, he has caused the foregoing to be executed on behalf of the Joint Venture for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 8th day of August, 1988

*Carol A. Van Antwerp*  
NOTARY PUBLIC Carol A. Van Antwerp  
My Commission Expires: 1/27/92

The Plat for the Amendment described herein is recorded in Condominium Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, of the Public Records of Pinellas County, Florida.

Original condominium plats pertaining thereto are filed in Condominium Plat Book 77, pages 73 through 87, inclusive.

CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN CONDOMINIUM PLAT BOOK 84-86

DR6809PG0811

JOINDER OF MORTGAGEE IN  
AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
FOREST PARK, A CONDOMINIUM

The undersigned owner and holder of a Promissory Note secured by a Mortgage ("Mortgage"), recorded in Official Records Book 5653, commencing at Page 2085, of the Public Records of Pinellas County, Florida, upon real property in Pinellas County, Florida, described as Phase Three in Exhibit "A-1" of the Declaration of Condominium for FOREST PARK, A CONDOMINIUM, (hereinafter referred to as "the Declaration"), hereby joins in the making of the foregoing Amendment to the Declaration and subordinates the Mortgage to the Declaration, as amended hereby; hereby consents and agrees to the use of all streets, easements and public places as provided in the Declaration, as amended hereby, and hereby agrees that the lien of its Mortgage upon said real property shall hereafter be subordinate to the use rights of the owners of units in the Condominium.

DATED this 8th day of August, 1988.

WITNESSES:

PEOPLES SAVINGS ASSOCIATION, a  
Corporation existing under the  
Laws of the State of Michigan

  
Frances H. Stern

By:   
WILLIAM J. WHITE, President


  
Shirley T. Graber

(CORPORATE SEAL)

STATE OF MICHIGAN  
COUNTY OF BERRIEN

I HEREBY CERTIFY that before me personally appeared WILLIAM J. WHITE, as President of PEOPLES SAVINGS ASSOCIATION, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein stated, and that the said instrument is the act and deed of said Association.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of August, 1988.

  
NOTARY PUBLIC Carole A. Van Antwerp  
My Commission Expires: 1/27/92

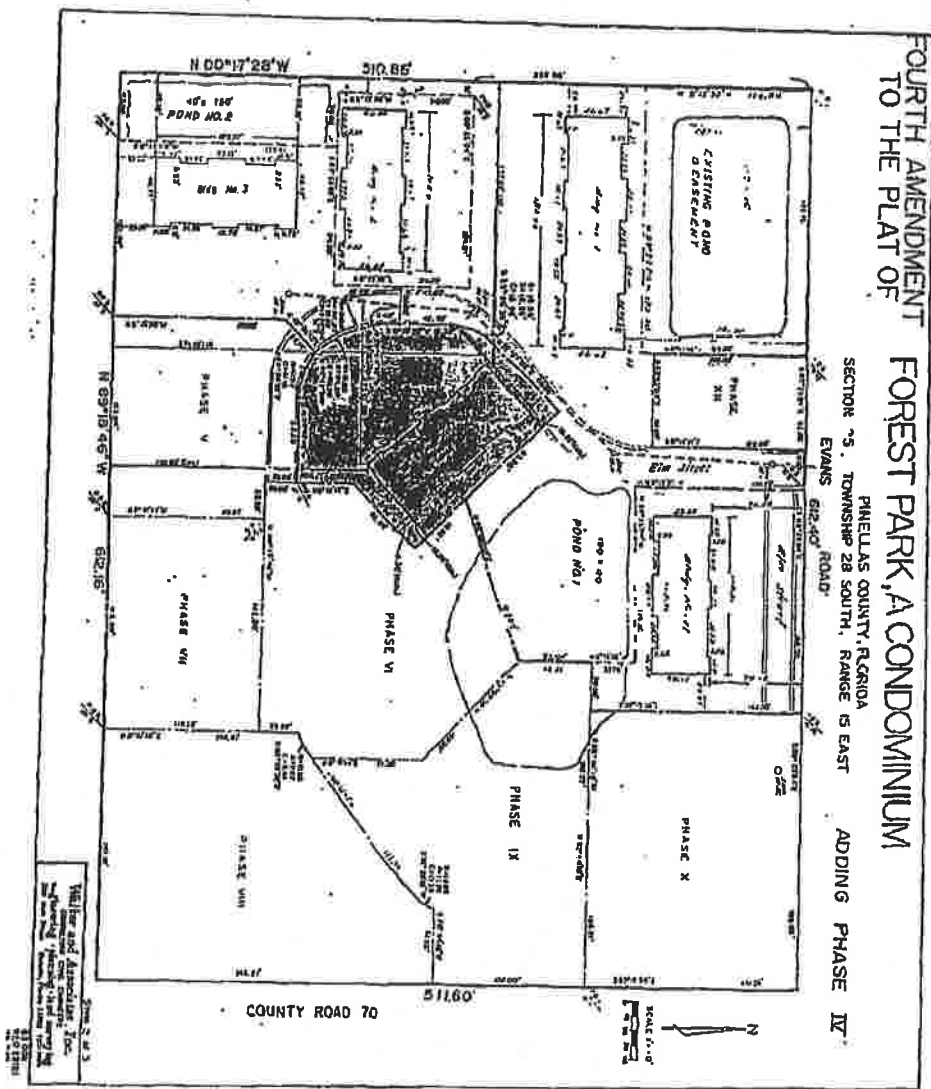






OR6809PG0813

EXHIBIT





84131275

01 Cash 11 Chg

40 Rec

41 DS

PLAT

Tot

165

650

6A

DECLARATION OF CONDOMINIUMFORFOREST PARKA CONDOMINIUMSUBMISSION STATEMENT

FOREST PARK JOINT VENTURE, a Florida joint venture, for itself, its successors, grantees and assigns, being the holder of fee simple title to the real property described in Exhibit A (Phase 1 only), attached hereto and made a part hereof, hereby states and declares that said property is submitted to condominium ownership, pursuant to the requirements of Chapter 718 of the Florida Statutes hereinafter referred to as the Condominium Act, the provisions of which, existant at the time of recordation, are hereby incorporated by reference, and does hereby file for record this Declaration of Condominium.

All provisions, restrictions, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, shall be nonexclusive and perpetual unless sooner terminated as provided herein or in the Condominium Act, and shall be binding upon all unit owners, as hereinafter defined, and their grantees, devisees or mortgagees, their heirs, personal representatives, successors and assigns; and all parties claiming by, through or under such persons agree to be bound by the provisions hereof and the bylaws of the condominium association. Both the burdens imposed and the benefits granted shall run with each unit and interest in the common elements.

1. Name

1.01 The name of the condominium is: FOREST PARK, A CONDOMINIUM.

1.02 The name of the corporate entity responsible for the operation of the condominium is FOREST PARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit.  
OF DUNEDIN

2. Definitions

The terms used in this Declaration of Condominium and in its Exhibits, shall be defined in accordance with the provisions of Section 718.103 of the Florida Statutes and as follows unless the context otherwise requires:

2.01 "Assessment" - means a share of the funds required for the payment of Common Expenses, which from time to time is assessed against the Unit Owner.

2.02 "Association" - means FOREST PARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit.  
OF DUNEDIN

2.03 "Board" - means the Board of Directors or other representative body responsible for administration of the Association.

2.04 "Bylaws" - means the Bylaws of the Association for the government of the Condominium as they exist from time to time, which are attached hereto as Exhibit D.

2.05 "Common Elements" - means the portions of the Condominium Property not included in the Units.

2.06 "Common Expenses" - means the expenses, reserves and assessments properly incurred by the Association for the Condominium.

2.07 "Common Surplus" - means the excess of all receipts of the Association, including, but not limited to; assessments, rents, profits, and revenues on account of the Common Elements, over the amount of Common Expenses.

77  
ORIGINAL CONDOMINIUM PLATS PERTAINING HERETO WERE FILED IN CONDOMINIUM PLAT BOOK 71,  
PAGES 73 TO 87 INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Hold ~~Station~~ L  
This instrument prepared by  
ERNEST L. MASCARA  
OF BAYNARD, HARBELL, MASCARA & OSTOW  
P.O. Box 180  
St. Petersburg, Florida 33731  
JUN 22 10 30 AM '84  
CLERK CIRCUIT COURT

2.08 "Condominium" - means FOREST PARK, A CONDOMINIUM.

2.09 "Condominium Parcel" - means a Unit, together with the undivided share in the Common Elements which is appurtenant to the Unit.

2.10 "Condominium Property" - means and includes the lands, leaseholds and personal property that are subjected to Condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium, the real property being more particularly described in Exhibit A, as to Phase 1 initially, and Exhibit A1, as to the remaining phases as they may become a part of the Condominium, both of which are attached hereto.

2.11 "Declaration of Condominium" - means this instrument or instruments by which this Condominium is created, and such instrument or instruments as they are from time to time amended, hereinafter referred to as the Declaration.

2.12 "Developer" - means FOREST PARK JOINT VENTURE, a Florida joint venture, its successors and assigns.

2.13 "Limited Common Elements" - means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units, as more specifically described in Section 10 herein.

2.14 "Mortgagee" - means a bank, savings and loan association, insurance company, mortgage company or other like entity holding a mortgage on the Condominium Property or any portion thereof.

2.15 "Operation" or "Operation of the Condominium" - means and includes the administration and management of the Condominium Property.

2.16 "Unit" - means a part of the Condominium Property which is to be subject to exclusive ownership, more specifically described in Section 7 herein.

2.17 "Unit Owner" or "Owner" - means the owner of a Condominium Parcel.

2.18 "Utility" or "Utility Services" - means, as the case may be, electric power, gas, hot and cold water, heating, refrigeration, air conditioning, garbage and sewage disposal, and cable communications systems.

2.19 "Voting Representative" - means the individual entitled to cast the vote for a Unit, as further defined at Article V of the Bylaws.

### 3. Land

The legal description of the land comprising Phase 1 of this Condominium which is being submitted to the condominium form of ownership with this Declaration is attached hereto as Exhibit A. All of the land that may ultimately become a part of this Condominium or otherwise comprise this Condominium is attached hereto as Exhibit A1.

### 4. Survey and Description

4.01 A survey of Phase 1 which is being submitted to condominium ownership, which survey shows all existing easements, and a graphic description of the improvements in which Units are located, and the plot plan thereof, certified in the manner required by the Condominium Act, are attached hereto as part of Exhibit A1. These documents, together with this Declaration, are in sufficient detail to identify the Common Elements and each Unit in Phase 1, and their respective locations and approximate dimensions.

4.02 Developer reserves the right to change the interior design or arrangement of all Units as long as Developer owns the Units so changed and altered, and provided such change shall be reflected by an amendment of this Declaration. Any amendment for such purpose need be signed and acknowledged only by Developer and the Mortgagee of said Units, if any, and need not be

approved by the Association or Unit Owners, anything herein to the contrary notwithstanding.

4.03 Developer reserves the right to itself or the Board to amend this Declaration in order to correct any legal description, survey, plot plan or other description contained in Exhibit A or Exhibit A1, which may be incorrect by reason of a scrivener's error or surveyor's error. Said amendment shall expressly describe the error being corrected, as well as include the corrected description. An amendment for such purpose need be signed and acknowledged only by Developer or the Board, as appropriate. Additionally, Developer or the Board may correct any legal description, survey, plot plan or other description contained in Exhibit A1 in order to conform any portion of Exhibit A1 to the as-built description of such property as it actually exists at the time of the amendment; provided, however, no change shall materially affect the Common Elements.

4.04 The Developer reserves the right to change the interior design of all units in all phases contemplated to be a part of this Condominium so long as the overall building size nor the size of the Units does not change. The Developer may add future phases in any order or sequence that it deems appropriate provided, however, the maximum number of units comprising this Condominium shall not exceed ninety-two (92) units. Any change contemplated by this section shall be reflected by an amendment to the Declaration and said amendment need not be approved by the Association vendees, unit owners, mortgagees, anything herein to the contrary notwithstanding.

#### 5. Condominium Parcels, Appurtenances, Possession and Enjoyment

5.01 The Condominium Parcel is a separate parcel of real property, owned in fee simple or any other estate of real property recognized by law.

5.02 There shall pass with each Unit as appurtenances thereto, whether or not separately described:

- (a) An undivided share in the Common Elements.
- (b) The exclusive right to use such portion of the Common Elements as is provided for at Section 10 herein.
- (c) An exclusive easement for the use of the airspace occupied by the Unit as it exists at any particular time and as the Unit may lawfully be altered or reconstructed from time to time. An easement in airspace which is vacated shall be terminated automatically.
- (d) An undivided share in the Common Surplus.

5.03 The Owner of a Unit is entitled to the exclusive possession of his Unit subject to the Association's irrevocable right of access to each Unit during reasonable hours when necessary for the maintenance, repair or replacement of any Common Element or at any time for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit or Units. He shall be entitled to use the Common Elements in accordance with the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of other Unit Owners or of other persons entitled to the use of the property by easement.

#### 6. Phase Development.

6.01 The Condominium created hereby shall be a phase condominium in accordance with §718.403, Florida Statutes, and the Developer is presently submitting with this Declaration Phase 1 to the condominium form of ownership. The Developer plans to submit Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10, Phase 11 and Phase 12 in the future in accordance with the site plan, plot plan and floor plans set forth in Exhibit A1. The Developer is presently filing with the appropriate state agency for acceptance of these documents to sell all phases that may become a part of the Condominium but no obligation is thereby created which would require the Developer to submit said additional phases to the condominium form of ownership. The future development of said phases shall be at the sole discretion of Developer.

6.02 The impact which the completion of subsequent phases would have upon the initial phase submitted herewith would be that the percentage ownership in the common elements would be reduced in accordance with Exhibit "B" attached hereto and by this reference made a part hereof.

6.03 The land which may become a part of this Condominium and the land on which each phase is to be built is set forth in Exhibit A1 attached hereto.

6.04 Phase 12 consists wholly of recreational facilities and this phase will be submitted to the condominium form of ownership when Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10 and Phase 11 are submitted to the condominium form of ownership and are substantially completed and an amendment to this Declaration is recorded evidencing such submission and substantial completion. Phase 12 is more particularly depicted in Exhibit A1 and said recreational facilities include one swimming pool, one recreational center approximately 1,225 square feet in size, decking, pool equipment and furniture and additional real property. No condominium units exist in Phase 12.

6.05 Each unit's percentage ownership in the common elements as each phase is submitted to the condominium form of ownership is more particularly set forth in Exhibit B attached hereto.

6.06 The recreation areas and facilities to be owned as common elements by all unit owners and all personal property to be provided incident thereto, may be changed or altered by virtue of the Developer not submitting to the condominium form of ownership any future phases as set forth herein. Provided, however, if the Developer elects to submit to the condominium form of ownership in this Condominium Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10 and Phase 11, then the Developer shall be obligated to complete the recreational facilities contemplated in Phase 12 and submit said Phase 12 to the condominium form of ownership. Developer's intention is to construct the recreational facilities and to permit the use thereof by the unit owners prior to the submission thereof to condominium ownership, in which event the unit owners will maintain the recreational facilities as a common expense of the Association.

6.07 The membership vote and ownership in the Association attributable to each unit shall be one (1) vote per unit regardless of whether any future phase is not constructed.

6.08 Time-share estates cannot be created with respect to units in any phase in this Condominium.

6.09 The estimated latest date of completion of Phase 1 of the Condominium is April 1, 1985. The estimated latest date of completion of Phase 2 of the Condominium is April 1, 1986. The estimated latest date of completion of Phase 3 of the Condominium is April 1, 1987. The estimated latest date of completion of Phase 4 of the Condominium is April 1, 1988. The estimated latest date of completion of Phase 5 of the Condominium is April 1, 1989. The estimated latest date of completion of Phase 6 of the Condominium is April 1, 1990. The estimated latest date of completion of Phase 7 of the Condominium is April 1, 1991. The estimated latest date of completion of Phase 8 of the Condominium is April 1, 1992. The estimated latest date of completion of Phase 9 of the Condominium is April 1, 1993. The estimated latest date of completion of Phase 10 of the Condominium is April 1, 1994. The estimated latest date of completion of Phase 11 of the Condominium is April 1, 1995. Phase 12 will be completed and submitted to condominium ownership no later than when all of the other phases are submitted to condominium ownership or no later than April 1, 1995. All of the Phases will be completed no later than April 1, 1995 unless the Developer elects not to complete all of the phases in this Condominium.

6.10 The two floor plans contemplated in all the phases in this Condominium are approximately 1,100 and 1,250 square feet in size together with a balcony. The balconies are also shown in Exhibit A1. Each unit includes two bedrooms, 2 bathrooms, a kitchen, a living room and a dining area. Phase 1 consists of Unit Numbers 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112. Phase 2 consists of Unit Numbers 201, 202, 203, 204, 205, 206, 207 and 208. Phase 3 consists of Unit Numbers 301, 302, 303, 304, 305, 306, 307 and 308. Phase 4 consists of Unit Numbers 401, 402, 403, 404, 405, 406, 407 and

408. Phase 5 consists of Units Numbers 501, 502, 503, 504, 505, 506, 507 and 508. Phase 6 consists of Unit Numbers 601, 602, 603, 604, 605, 606, 607 and 608. Phase 7 consists of Unit Numbers 701, 702, 703, 704, 705, 706, 707 and 708. Phase 8 consists of Unit Numbers 801, 802, 803, 804, 805, 806, 807 and 808. Phase 9 consists of Unit Numbers 901, 902, 903, 904, 905, 906, 907 and 908. Phase 10 consists of Unit Numbers 1001, 1002, 1003, 1004, 1005, 1006, 1007 and 1008. Phase 11 consists of Unit Numbers 1101, 1102, 1103, 1104, 1105, 1106, 1107 and 1108. Phase 12 consists wholly of recreational facilities as more particularly described in Section 6.04 hereof.

## 7. Units.

7.01 The identification of each Unit by letter, name or number, or combination thereof, so that no Unit bears the same designation as any other Unit is attached hereto as part of Exhibit A1.

7.02 Each Unit shall include that part of the building containing said Unit as follows:

(a) The upper and lower (horizontal) boundaries of the Unit shall be the following boundaries extended to an intersection with perimetrical (vertical) boundaries.

(1) Upper Boundaries: The horizontal plane of the lower surface of the undecorated unfinished ceiling.

(2) Lower Boundaries: The horizontal plane of the top surface of the undecorated unfinished floor.

(b) The perimetrical boundaries of the Unit shall be the vertical plane of the innermost unfinished surface of all walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries.

(c) The Owner of each Unit shall not be deemed to own the exterior walls of the building bounding the Unit nor the undecorated, unfinished surfaces of the floors and ceilings surrounding his respective Unit. The existing balconies on any floor are not included in the Unit and shall not be extended or enclosed in any way whatsoever by a Unit Owner, except with the prior written consent of the Board of Directors of the Association. Nor shall the Owner be deemed to own pipes, wires, conduits, air passageways and ducts or other public utility lines running through or adjacent to said Unit which are utilized for or serve more than one Unit or the common areas, which items are hereby made a part of the Common Elements. However, said Owner shall be deemed to own the walls and partitions which are contained within said Owner's Unit, and shall also be deemed to own the inner decorated and/or finished surfaces of the perimeter walls, floors and ceilings, including plaster, paint, wallpaper, and so forth.

7.03 Each Unit Owner shall maintain, repair and replace at his expense all portions of his Unit which are not covered by the insurance policy maintained by the Association, as well as certain portions of the Common Elements which serve only his Unit, including, but not limited to, the air conditioner condenser, windows, window and balcony glass, doors, screens and associated hardware; provided, however, ordinary maintenance of the exterior surface of windows not being easily accessible to the Unit Owners shall be within the responsibility and at the expense of the Association.

## 8. Common Elements.

8.01 Common Elements includes within its meaning the following:

(a) All Condominium Property which is not included within the Units, including:

(1) The land on which the improvements are located and any other land included in the Condominium Property, whether or not contiguous,

(2) All improvements and parts thereof which are not included within the Units,

(3) Elevators and elevator shafts, if applicable, and stairwells,

(4) Manager's office, if any,

(5) All parking spaces and storage areas,

(6) Lighting fixtures utilized to illuminate the Common Elements,

(7) All balconies, and

(8) All tangible personal property required for the maintenance and operation of the Condominium and for the common use and enjoyment of the Unit Owners;

(b) Easements through Units for conduits, ducts, plumbing, wiring, and other facilities for the furnishing of Utility Services to Units and the Common Elements;

(c) An easement of support in every portion of a Unit which contributes to the support of a building;

(d) The property and installations required for the furnishing of Utilities and other services to more than one Unit or to the Common Elements;

(e) A nonexclusive easement for ingress and egress over streets, walks and other rights-of-way serving the Units, as necessary to provide reasonable access to the public ways;

provided however, certain portions of said Common Elements shall be designated as Limited Common Elements and be subject to rights and restrictions thereon as set forth at Section 10.

8.02 The Association shall be ultimately responsible for the maintenance, repair and replacement of the Common Elements, subject to the exceptions set forth in Subsection 7.03 above and 10.04 herein. The Association shall perform the maintenance, repair and replacement of the Common Elements, and shall also be responsible for and shall promptly repair all incidental damage caused to a Unit by reason of said maintenance, repair or replacement.

#### 9. Percentage Ownership of Common Elements

The undivided share in the Common Elements appurtenant to each Unit is set forth in Exhibit B attached hereto.

#### 10. Limited Common Elements.

10.01 The Limited Common Elements shall be the storage area bearing the same number as each Unit and the balconies attached to certain Units. Said Limited Common Elements are depicted on the survey, floor and plot plans set forth as part of Exhibit A1 attached hereto.

10.02 The Developer shall have the right to assign parking spaces or covered parking spaces, as the case may be, to the unit owners and thereafter either designate such space with the corresponding unit number or utilize such other designation as it shall deem appropriate. Upon such assignment, such parking space shall be deemed to be a limited common element which will be allocated for the exclusive use of that unit owner. Such assignment shall not be recorded in the public records of Pinellas County, Florida but rather a separate roster shall be kept by the Association as to such assigned parking spaces. All unassigned parking spaces are common elements. If the Developer fails to make such assignment, then the Association, upon appropriate request by the unit owner, may assign said parking space to the unit owner. Only one parking space per unit shall be permitted to be assigned. If any unit owners voluntarily elect to trade assigned parking spaces, then such trade assignment shall



be permitted by the Association and the Association shall reflect said trade assignment on the parking space roster referred to herein.

10.03 Each Limited Common Element is reserved to the exclusive use and enjoyment of the Owner of the Unit to which it is attached or assigned, their guests, invitees, lessees, successors and assigns, and shall pass with said Unit as an appurtenance thereto as set forth in Subsection 5.02 above.

10.04 Expenses for maintenance and repair of the balconies, including but not limited to window and sliding door glass and railings, if any, of such Limited Common Elements, shall be borne by and specially assessed against the individual Unit Owner entitled to use such Limited Common Element; provided, however, at any time substantially all of the exterior wall of the building containing a Unit is painted, repaired or maintained in any manner, the expenses for such work to the portion of the exterior wall included in the balconies shall be a Common Expense and not specially assessed against each Unit Owner. The Association shall be responsible for the maintenance and repair of each parking space and storage area as set forth at Subsection 8.03 above.

#### 11. Restraint Upon Separation and Partition of Common Elements and Limited Common Elements.

11.01 The undivided share in the Common Elements and the exclusive right to use the Limited Common Elements, which are appurtenant to a Unit, shall not be separated therefrom and shall pass with the title to the Unit, whether or not separately described. Provided, however, assignment of parking spaces shall not be placed of public record.

11.02 The share in the Common Elements and the exclusive right to use the Limited Common Elements appurtenant to a Unit cannot be conveyed or encumbered except together with the Unit.

11.03 The shares in the Common Elements and the exclusive rights to use the Limited Common Elements appurtenant to Units shall remain undivided, and no action for partition of the Common Elements or use of the Limited Common Elements shall lie.

#### 12. Limitation Upon Improvement of Common Elements and Limited Common Elements.

12.01 There shall be no material alterations or substantial additions to the Common Elements or Limited Common Elements, except by amendment or as otherwise provided in this Declaration.

12.02 Neither a Unit Owner nor the Association shall paint or otherwise decorate or change the appearance of any portion of the building not within the interior walls of a Unit, which is visible from the exterior of the building, unless prior written consent has been obtained from the Association. This Subsection shall not be construed to require approval for the placing of appropriate furniture on balconies.

12.03 No Unit Owner shall make any alterations to his Unit which would remove any portion of, or make any additions to, Common Elements or do anything which would adversely affect the safety or soundness of any other Unit or the Common Elements, or impair any easement.

12.04 Notwithstanding anything contained herein to the contrary, if a Unit Owner owns two or more adjacent Units, he may, upon submission of his proposed plan for alteration and receipt of written consent of the Board, provide for access between said Units in accordance with the plans and any other conditions set forth in said consent. Such consent shall not be given until the Board is reasonably satisfied that the alteration is in compliance with all existing building codes and that it shall not adversely affect the safety or soundness of any Unit or the Common Elements or impair any easement. Each Unit shall continue to be a separate Unit for all purposes under this Declaration, the Articles of Incorporation or the Bylaws. Access created pursuant to this Subsection may be terminated at any time by the Owner provided the Board consents as set forth above.

13. Maintenance.

Responsibility for maintenance and repair of any Unit, the Common Elements and the Limited Common Elements shall be as provided at Subsections 7.03, 8.03, 10.03 and 23.04.

14. Acquisition of Land or Recreational Facilities.

The Association shall not acquire any additional land or recreational facilities without the approval of all unit owners and all mortgagees.

15. Easements.

15.01 Each of the following easements is expressly granted or reserved through the Condominium Property for the limited purposes set forth herein and subject to all the terms and conditions of this Declaration, and such easements shall survive the termination of the Condominium:

(a) Ingress and Egress: A nonexclusive easement for the use and benefit of the Owners and occupants of any Unit, their guests and invitees shall exist for pedestrian traffic over, through, and across sidewalks, paths, walks, halls, lobbies, elevators, if any, and other portions of the Common Elements as may be from time to time 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 may from time to time be paved and intended for such purposes, which easements alone or together with other recorded easements granted by Developer shall provide reasonable access to the public ways. Nothing herein shall be construed to give or create in any person the right to park upon any portion of the Condominium Property except to the extent that the space or spaces may be specifically designated and assigned for parking purposes.

(b) Maintenance: Nonexclusive easements in favor of the Association on, over, under and across the Common and Limited Common Elements for maintenance purposes in order to adequately maintain such areas.

(c) Encroachments: In the event that any Unit shall encroach upon any of the Common Elements or any other Unit as described in Exhibit A for any reason other than the intentional act of the Unit Owner, then an exclusive easement shall continue to exist to the extent of such encroachment so long as the same shall continue. In the event that any Common Element shall encroach upon any Unit as described in Exhibit A1, then a nonexclusive easement shall exist to the extent of such encroachment so long as the same shall continue.

(d) Utilities: Nonexclusive easements as may be required for the entrance upon, construction, maintenance and operation of Utility Services to adequately serve the Condominium Property, including, but not limited to, electric, water, sewer, a private storm sewer and drainage line system and the installation of communication services (including but not limited to cable television and radio) and such other equipment throughout the Condominium Property, it being expressly agreed that Developer or the utility company making the entry shall restore the property as nearly as practicable to the condition which existed prior to commencement of construction of such Utility, provided, however, easements herein reserved which necessitate entry through a Unit, shall only be according to the plans and specifications for the building containing the Unit or as the building is actually constructed, unless approved in writing by the Unit Owner.

In addition, easements are reserved for such further utility easements over and across the Condominium Property as may be required from time to time to service the Condominium Property; provided, however, such further utility easements shall be identified and located as the occasion shall arise.

In the event any Unit, Common or Limited Common Element encroaches upon any Utility easement either granted or reserved hereby, by plat or otherwise, such encroachment shall entitle the Owner or Owners of such encroaching property and their Mortgagees, if any, to an automatic nonexclusive easement on said Utility easement for as long as such encroachment shall continue.

(e) Developer: Until such time as Developer has completed all of the contemplated improvements and sold all of the Units contained within the Condominium Property, nonexclusive easements, including, but not limited to, ingress and egress, are hereby reserved and shall exist through and over the Condominium Property as may be required by Developer for the completion of the contemplated improvement and sale of said Units. Neither the Unit Owners nor the Association, nor the use of the Condominium Property shall interfere in any way with such completion and sale. In addition, as each Phase is completed, the next phase will tie into and become attached to the phase already constructed. Accordingly, the Developer hereby retains easements for support and access over, on, under and across the Condominium Property including any improvements constructed thereon for the construction and support of building in any phase or any building in any new condominium which may be created in the future, in the sole discretion of Developer.

(f) Other Unit Owners: A non-exclusive easement for the use and benefit of the owners of any condominium unit their guests, lessees and invitees shall exist for pedestrian traffic over, through and across sidewalks, paths and walks and other portions of the Common Elements as may be from time to time 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 may from time to time be paved and intended for such purposes.

(g) Support: Each Unit and Common Element shall have an easement for lateral and subjacent support from every other Unit and Common Element.

(h) Future Owners of Additional Condominiums: In the event Developer elects not to complete all of the phases of this Condominium as set forth in Exhibit A1 attached hereto, all present and future owners of any of the real property described in Exhibit A1 which is not submitted as part of this Condominium, or any future owner of any Condominium or apartment unit constructed thereon, their successors, assigns, lessees, guests, invitees, and licensees, shall have a perpetual, non-exclusive easement over the sidewalks and roadways of this Condominium for access from said real property to the public roadways, together with the right to use and enjoy the recreational facilities of this Condominium as if they were a part of this Condominium. Grantees hereunder shall also have a perpetual non-exclusive easement over the property described in Exhibit A1 for the installation, maintenance and use of utility lines and drainage, including use of retention ponds. Grantees shall contribute to the maintenance, upkeep and replacement of the recreational areas, common areas and roadways to the same extent as owners of Units in this Condominium. The Board of Directors of the Association operating this Condominium shall determine the amount of said grantees' share of said expenses, which amount shall be equivalent to that of a unit owner in this Condominium for such items of expense. A statement for said amounts shall be furnished to said grantees and will be due and payable upon receipt.

15.02 No easement herein referred to shall be encumbered by any leasehold or lien other than those on the Condominium Parcels, unless:

(1) Any such lien is subordinate to the rights of Unit Owners, or

(2) The holder of any encumbrance or leasehold of any easement has executed and recorded an agreement that the use-rights of each Unit Owner will not be terminated as long as the Unit Owner has not been evicted because of a default under the encumbrance or lease, and the use-rights of any Mortgagee of a Unit who has acquired title to a Unit may not be terminated.

15.03 The Association has the authority, without the joinder of any Unit Owner, to modify or move any easement for ingress and egress or for the purposes of Utilities if the easement constitutes part of or crosses the Condominium Property. This Subsection does not authorize the Association to modify or move any easement created in whole or in part for the use or benefit of anyone other than Unit Owners or those individuals described in Paragraph 15.01(f) above, or crossing the property of anyone other than the Unit Owners, without their consent or approval as required by law or the instrument creating the easement. Nothing in this Subsection affects the minimum requirements of Paragraph 15.01(a) or Subsection 15.02 above.

# 16. Common Expenses and Common Surplus

16.01 Common Expenses shall include the costs of carrying out the powers and duties of the Association, and any other expenses designated as Common Expenses by this Declaration and the Bylaws, including, but not limited to, the following:

(a) the costs of Operation, maintenance, repair, and replacement of the Common Elements, excluding certain Limited Common Elements as set forth in Subsections 7.03, 8.03 and 10.03 above,

(b) the costs of fire, flood, and other casualty and liability insurance as set forth in the Bylaws,

(c) the costs of management of the Condominium and administrative costs of the Association including professional fees and expenses,

(d) the costs of water, electricity and other utilities which are not metered separately to the individual Units,

(e) the costs of installation of additions, alterations or improvements, or additional lands, leaseholds or other possessory or use rights in lands or facilities, purchased as part of the Common Elements for the benefit of all the members,

(f) the costs of any taxes assessed or levied against the Association,

(g) the costs of damage to the Condominium Property in excess of insurance coverage, except as provided in Section 23 below,

(h) the initial costs of installing cable or central antenna television services for the Condominium buildings,

(i) all other costs and expenses that may be duly incurred by the Association through its Board from time to time in Operating, protecting, managing and conserving the Condominium Property and in carrying out its duties and responsibilities as provided by the Condominium Act, this Declaration, the Articles of Incorporation or the Bylaws.

16.02 The percentages of sharing Common Expenses and owning Common Surplus shall be the same as the undivided share owned by each Unit Owner in the Common Elements as provided at Exhibit B attached hereto.

16.03 Funds for the payment of Common Expenses shall be collected by Assessment against Unit Owners as provided in Section 17 below and the Bylaws.

## 17. Annual Assessments of the Association.

17.01 The estimated initial Assessment chargeable to each Unit Owner for Common Expenses shall be the amounts set forth as part of Exhibit E attached hereto.

17.02 The Board or Unit Owners shall approve an annual budget in accordance with the provisions of the Bylaws, which budget shall project anticipated expenses in sufficient detail to show estimates for taxes, insurance, present operating and maintenance expenses, and reserve accounts for future expenditures. In addition, the Board shall have the power to levy special assessments against the Unit Owners in proportion to each Unit's share of the Common Expenses, if necessary to cover unanticipated expenditures which may be incurred during the accounting year, as well as assessments resulting from enforcement of the terms of this Declaration pursuant to Subsection 2(m) of Article XVI of the Bylaws.

17.03 The percentage of the Common Expenses chargeable for each accounting year against each Unit is set forth in Exhibit B; however, such Assessment shall be made against Unit Owners not less frequently than quarterly, in an amount not less than required to provide funds in advance for payment of all of

the anticipated current operating expenses and reserves, and for all unpaid operating expenses previously incurred.

18. Liabilities, Lien and Priority, Interest, and Collections Relating to the Assessments of the Association.

18.01 The liability of a Unit Owner for Common Expenses shall be limited to the amount for which he is assessed from time to time in accordance with this Declaration and the Bylaws.

18.02 A Unit Owner, regardless of how title is acquired, including without limitation a purchaser at a judicial sale, shall be liable for all assessments of the Association coming due while he is the Unit Owner. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all such unpaid assessments against the grantor up to the time of such voluntary conveyance, without prejudice to any rights the grantee may have to recover from the grantor the amounts paid by the grantee therefor.

18.03 The liability for assessments of the Association may not be avoided by waiver of the use or enjoyment of any Common Elements or common areas, services or recreation facilities of either association, or by abandonment of the Unit for which the assessment was made.

18.04 All Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the maximum contract rate of interest permitted by Florida law. In addition, for any Assessments and installments not paid on or before ten (10) days from the date when due, the Association shall have the right and power to levy late charges against the Unit Owner, in such amounts as determined by the Association from time to time and to accelerate all such Assessments and installments which are to become due during the remainder of the accounting year. Notwithstanding the above, the Association may waive payment of interest, or late charges, or acceleration or any of these on determination that said waiver is in its best interest.

18.05 The Association shall have a lien on each Condominium Parcel for any unpaid Assessments, with interest and late charges thereon, until paid. The lien shall also secure any legal costs incurred as set forth below. Such liens shall be effective from and after the time of recording in the Public Records of Pinellas County, Florida a claim of lien stating the description of the Condominium Parcel, the name of the record Owner, the amount due and the due dates. The lien shall continue in effect until all sums secured by it shall have been fully paid. Unless otherwise permitted by Florida law, such claims of lien shall include only Assessments which are due and payable when the claim of lien is recorded. Such claims of lien shall be signed and verified by an officer or agent of the Association and shall then be entitled to be recorded. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of the lien. All such liens shall be subordinate to any lien recorded prior to the time of recording of the claim of lien, including the lien of a Mortgagee.

The Association may bring an action in its name to foreclose such lien in the manner a mortgage on real property is foreclosed, as more fully set forth in Section 718.116 of the Condominium Act, and may also bring an action to recover a money judgment for the unpaid Assessments, with interest and late charges thereon, without waiving any claim of lien. Under either action, the defendant shall pay the costs of recording the claim of lien and all court costs, including, but not limited to, filing and service of process fees, and reasonable attorneys' fees incurred by the Association and incident to the collection of such Assessment or enforcement of such lien, including legal services rendered prior to any litigation, during trial, upon any appeal, post judgment and bankruptcy proceedings. As used herein, reasonable attorneys' fees shall be deemed to mean such reasonable sums as a court might award but in any event not less than One Hundred Fifty Dollars (\$150.00) if any action is actually filed on behalf of the Association.

18.06 The Association shall have the right to bid on the Condominium Parcel at any sale, applying as a cash credit against its bid all sums due the Association covered by the lien being enforced, and to acquire and hold, lease, mortgage and convey the same. If the Association becomes the owner of a

Condominium Parcel by reason of foreclosure, it shall offer said Unit for sale and at such time as a sale is consummated, it shall deduct from such proceeds any and all expenses incurred in the re-sale of the Condominium Parcel, which shall include, but not be limited to advertising expenses, real estate brokerage fees and expenses necessary for the repairing and refurbishing of the Condominium Parcel in question. All moneys remaining after deducting the foregoing items of expense shall be returned to the former Owner of the Condominium Parcel in question. If the Unit Owner remains in possession of the Unit and the claim of lien is foreclosed, the Unit Owner shall pay a reasonable rental for the Unit, and the Association shall be entitled to the appointment of a receiver to collect the rent.

18.07 When a Mortgagee of a first mortgage of record, or other purchaser, of a Unit obtains title to the Condominium Parcel as a result of foreclosure of the first mortgage, or where a Mortgagee of record accepts a deed to said Condominium Parcel in lieu of foreclosure, such acquirer of title and its successors and assigns, shall not be liable for the share of common expenses or assessment by the Association pertaining to such Condominium Parcel or chargeable to the former Unit Owner of such Parcel which became due prior to acquisition of title as a result of the foreclosure, or acceptance of such deed in lieu of foreclosure, unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage. Such unpaid share of common expenses or assessments shall be deemed to be common expenses of each association respectively and collectible from all of the Unit Owners, including such acquirer, its successors and assigns. A first Mortgagee acquiring title to a Condominium Parcel as a result of foreclosure, or a deed in lieu of foreclosure, may not, during the period of its ownership of such parcel, whether or not such parcel is unoccupied, be excused from the payment of some or all of such assessments coming due during the period of such ownership.

18.08 Any person who acquires an interest in a Condominium Parcel, excepting as described in Subsection 18.07 above, shall not be entitled to occupancy of the Unit or enjoyment of the Common Elements until such time as all unpaid assessments of the Association due and owing by the former Owner have been paid.

18.09 Any Unit Owner shall have the right to require from the Association a certificate showing the amount of unpaid Association Assessments against him with respect to his Condominium Parcel. The holder of a mortgage or other lien shall have the same right as to any Condominium Parcel upon which it has a lien. Any person, other than the Owner, who relies upon such certificate shall be protected thereby.

18.10 The Association acting through its Board, shall have the right to assign its claim and lien rights for the recovery of any unpaid Assessments to Developer or to any Unit Owner or group of Unit Owners, or to any third party.

18.11 Nothing herein shall abridge or limit the rights or responsibilities of Mortgagees of a Condominium Unit. A first Mortgagee, upon request, will be entitled to written notification from the Association of any default in the performance by the individual Unit Owner/borrower of any obligation under the Condominium constituent documents which is not cured within sixty (60) days.

18.12 Except as set forth in Subsections 18.07 above and 25.04 herein, no Unit Owner may be excused from the payment of his proportionate share of the Common Expense of the Condominium unless all Unit Owners are likewise proportionately excused from such payment; provided, however, Developer shall be excused from the payment of its share of the Common Expense which would have been assessed against those Units it owns or has an obligation to pay Condominium expenses thereon because Developer guarantees that the Assessment for Common Expenses of the Condominium imposed upon the Unit will not increase over the amount of the estimated assessment for each unit as set forth in Exhibit E and obligates itself to pay any amount of Common Expenses incurred during that period and not produced by the Assessments at the guaranteed level receivable from other Unit Owners. Developer obligates itself as set forth above for the period of time beginning on the date of the first closing of the sale of a unit in this Condominium and continuing for a period of 12 months.

18.13 By acceptance of a deed thereto, every Owner of any Unit shall be deemed to acknowledge conclusively that the obligations evidenced by assessments provided for in this Declaration are superior in dignity to any homestead rights which said Unit Owner may now or in the future claim with regard to the Unit.

## 19. Liens

19.01 With the exception of liens which may result from the initial construction of this Condominium, subsequent to the recording of the Declaration and while the property remains subject to the Declaration no liens of any nature are valid against the Condominium Property as a whole except with the unanimous consent of the Unit Owners. During this period liens may arise only against individual Condominium Parcels.

19.02 Labor performed on or materials furnished to a Unit shall not be the basis for the filing of a lien pursuant to Chapter 713 of the Florida Statutes against the Unit or Condominium Parcel of any Unit Owner not expressly consenting to or requesting the labor or materials. Labor performed on or materials furnished to the Common Elements are not the basis for a lien on the Common Elements, but if duly authorized by the Association, the labor or materials shall be deemed to be performed or furnished with the express consent of each Unit Owner and shall be the basis for the filing of a lien against all Condominium Parcels in the proportions for which the Owners thereof are liable for Common Expenses.

19.03 In the event a lien against two or more Condominium Parcels becomes effective, each Owner thereof may relieve his Condominium Parcel of the lien by exercising any of the rights of a property owner under Chapter 713 of the Florida Statutes or by paying the proportionate amount attributable to his Condominium Parcel. Upon such payment, it shall be the duty of the lienor to release the lien of record for such Condominium Parcel.

19.04 Service or delivery of notices, papers or copies thereof permitted or required under Chapter 713 of the Florida Statutes for or incident to the perfection or enforcement of liens arising from labor or materials furnished, duly authorized by the Association, may be effected by service on or delivery to the Association. Suits to foreclose or otherwise enforce liens arising from labor or materials furnished to the Common Elements may be brought against the Association, and the Owners of Units shall not be deemed necessary parties to such suits.

19.05 Ad valorem taxes and special assessments by taxing authorities shall be assessed against the Condominium Parcels and not upon the Condominium Property as a whole. Each Condominium Parcel shall be separately assessed for ad valorem taxes and special assessments as a single parcel. The taxes and special assessments levied against each Condominium Parcel shall constitute a lien only upon the Condominium Parcel assessed and upon no other portion of the Condominium Property.

## 20. Sales, Rental, Lease or Transfer

20.01 In the event any Unit Owner wishes to sell, transfer, rent or lease his Unit, the Association shall have the right to approve said sale, transfer, rental or lease. Any attempt to sell, transfer, rent or lease said Unit without prior approval of the Association shall be deemed a breach of this Declaration, shall be wholly null and void, and shall confer no title or interest whatsoever upon any purchaser, tenant or lessee; provided, however, any deed or lease may be validated by subsequent approval of the Association and approval of a subsequent sale, transfer, rental or lease shall validate any and all such prior transactions. The requirements of prior approval from the Association is intended as a means for the Association to have accurate records of the persons occupying any Condominium Unit and to enable the Association to discharge its

duties and responsibilities to the occupants, the Unit Owners and the Mortgagees. No person shall be denied approval for reasons which are unconstitutional or violative of any federal, state or local law.

20.02 Should a Unit Owner wish to sell, transfer, lease or rent his Unit, he shall, before accepting any such offer, deliver to the Board a written notice containing the name and address of the person to whom the proposed sale, lease or transfer is to be made and such other reasonable information requested within five (5) days from receipt of such notice by the Board.

20.03 The Board, within fifteen (15) days after receiving such notice and such supplemental information as it requires shall either consent to the transaction specified in said notice or, by written notice to be delivered to the Unit Owner's Unit or mailed to the place designated by the Unit Owner in his notice, designate the reason or reasons for denying approval. The consent of the Board shall be in proper recordable form, signed by any officer of the Association before two witnesses and acknowledged by said officer before a notary public, and shall be delivered to the purchaser or lessee. Should the Board fail to act within the time stated above the Board shall, nevertheless, thereafter prepare and deliver its written approval in the required proper recordable form, and no conveyance of title or interest whatsoever shall be deemed valid without such consent of the Board.

20.04 In the event the sale, transfer, lease or rental to a third party is approved by the Board but is not ultimately consummated, the Unit Owner may not sell, transfer, lease or rent his Unit without further complying with the terms and conditions of this Section 20.

20.05 The sub-leasing or sub-renting of a Unit shall be subject to the same limitations as are applicable to the leasing or renting thereof.

(20.06) The Association shall have the right to require that a substantially uniform form of lease, or ~~sub-lease~~ <sup>unit</sup>, be used or, in the alternative, Board approval of the lease or sub-lease form to be used shall be required. After approval, as herein set forth, an entire Unit may be rented provided the occupancy is only by the lessee, his family, servants and guests. No individual rooms may be rented. No Unit Owner shall be permitted to rent or lease his Unit to any person or other legal entity for a period of less than thirty (30) days, for or without consideration. If any Unit Owner violates this Section, the Association shall be permitted to take every legal remedy available to prevent such violation and the Unit Owner in violation of this Section shall pay all costs and attorney's fees that the Association may incur as a result of this litigation, including services rendered in any appellate action. All tenants will be required to abide by this Declaration, the bylaws of the Association and the Rules and Regulations of the Association.

20.07 If a corporate entity is the Owner of a Unit, it may designate officers, directors and employees as the occupants of the Unit as it desires and for such period of time as it desires without compliance with the provisions of this Section 20. The foregoing shall not be deemed a rental or lease sub-leasing of the Unit. Provided, however, said persons so occupying the Unit must be a duly constituted and appointed officer of the corporation and pay no rental fees or other charges for the use of said Unit.

20.08 A preset fee of up to \$50 may be charged by the Association in connection with any transfer, sale, lease, sublease or approval thereof. The amount of said fee shall be determined by the Board from time to time.

20.09 Anything in this Section 20 to the contrary notwithstanding, should any Condominium Parcel at any time become subject to an institutional first mortgage, the holder thereof, upon becoming the Owner of said Condominium Parcel through foreclosure, deed in lieu of foreclosure, or other means, shall have the unqualified right to obtain title, sell, lease or otherwise transfer said Unit, including the fee ownership thereof, without prior approval by the Board. Notice of said transfer is required in order to maintain accurate Association records. Such transferee shall be subject to the provisions of this Article in the same manner as any other Unit Owner.

20.10 This Section shall not be applicable to Developer, which is irrevocably empowered to sell, lease or rent Units to any lessees or purchasers. Developer may make such use of its Units and the Common Elements as may facilitate sales of said Units, including, but not limited to maintenance of a sales office, display of sales signs, leasing said Units and showing the Units



for sale to prospective purchasers. Sales offices, signs and all items pertaining to sales shall not be considered Common Elements and shall remain the property of Developer.

21. The Association

21.01 The Operation of the Condominium shall be by the Association. The Association, through its members or its Board, may adopt, revoke and amend reasonable rules and regulations pertaining to the use, maintenance and conservation of Condominium Property, and for the health, comfort, safety and welfare of the Owners and occupants of the Units. The initial Rules and Regulations are attached to the Declaration as Exhibit G and made a part hereof. The Association may enter into a management agreement providing for a manager whose duties and salary shall be prescribed by the Board. The Association may also enter into a maintenance agreement providing for the maintenance, repair and upkeep of all or any portion of the Common Elements. The officers and directors of the Association shall have a fiduciary relationship to the Unit Owners.

21.02 The Articles of Incorporation of the Association were filed in the office of the Secretary of State of the State of Florida, and a Certificate of Incorporation has been issued. A Certificate of Incorporation and a certified copy of the Articles are attached hereto as Exhibit C.

21.03 A copy of the Bylaws adopted by the Board which shall be utilized to govern the management and Operation of the Association is attached hereto as Exhibit D. The Bylaws may be modified or amended as provided therein; however, no amendment shall be adopted which would affect or impair the validity or priority of any mortgage covering any Condominium Parcel. Defects or omissions in the Bylaws shall not affect the validity of the Condominium or the title to Condominium Parcels.

22. Membership in the Association.

22.01 Each Unit Owner shall become a member of the Association pursuant to the respective Bylaws of the Association.

22.02 The Owner, or all Owners collectively if there is more than one Owner, of each Condominium Parcel shall be entitled to one (1) vote on each matter brought before the membership of the Association, which vote shall be cast by the Voting Representative pursuant to the Bylaws of the Association.

23. Limitation of Liability

23.01 The liability of the Owner of a Unit for common expenses shall be limited to the amounts for which he is assessed from time to time in accordance with this Declaration, and the Bylaws of the Association.

23.02 A Unit Owner shall be liable for injuries or damages resulting from an accident in his own Unit to the same extent and degree as the owner of a house would be liable for an accident occurring within his house. The Owner of a Unit may be personally liable for the acts or omissions of the Association in relation to the use of the Common Elements, but only to the extent of his pro rata share of that liability in the same percentage as his interest in the Common Elements, and in no case shall that liability exceed the value of his Unit.

23.03 In any legal action in which the Association may be exposed to liability in excess of insurance coverage protecting it and the Unit Owners, said Association shall give notice of the exposure within a reasonable time to all Unit Owners, and they shall have the right to intervene and defend.

23.04 A Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act or omission, neglect or carelessness or by that of any member of his family, his lessees, or his or their guests, invitees, employees, or agents, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire or other hazard insurance rates occasioned by use, misuse, occupancy or abandonment of a Unit or its appurtenances, or of the Common Elements or of the Limited Common Elements.

24. Management Agreement and Maintenance Agreement

The Association has entered into a Management Agreement, a copy of which is attached hereto as Exhibit F. Each Unit Owner, his heirs, successors and assigns shall be bound by the said Management Agreement to the same extent and effect as if he had executed said Agreement for the purposes therein expressed, including, but not limited to: adopting, ratifying and confirming the execution thereof by the Association; covenanting to perform each of the undertakings to be performed by Owners as provided for thereunder; and agreeing that the persons acting as directors and officers of the Association entering into such Management Agreement have not breached any of their duties or obligations to the Association.

25. Transfer of Association Control

25.01 Developer shall have full rights and authority to appoint and to remove or replace from time to time, any or all directors to the Board until the transfer of control to the Association as set forth herein; provided, however:

(a) When Unit Owners, other than Developer, own fifteen percent (15%) or more of the Units that will be operated ultimately by the Association, the Unit Owners, other than Developer, shall be entitled to elect not less than one third (1/3) of the directors.

(b) Unit Owners, other than Developer, shall be entitled to elect not less than a majority of the directors:

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

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

(3) when all of 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 Developer in the ordinary course of business; or

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

whichever comes first..

(c) Subject to Developer's right set forth in Paragraph (d) below, Unit Owners, other than Developer, shall be entitled to elect all directors at such time as Developer exercises its rights under Subsection 25.05 and transfers control of the Association to the Unit Owners.

(d) Notwithstanding anything herein to the contrary, Developer shall be entitled to elect not less than one (1) director so long as Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units.

25.02 Prior to the transfer of Association control to Unit Owners, and as an aid in said transition, Developer may solicit the Unit Owners to select an ad hoc transition committee. Developer may assist in providing training and education to the committee in the Operation, duties and responsibilities of the Association in general, and the Board in particular. The transition committee would consist of as many persons as are permitted to be on the Board. No compensation would be paid to any such committee member. In the event more Unit Owners volunteer for the transition committee than vacancies allow, committee members may be elected at a special meeting of the membership or, if a quorum cannot be obtained, at any Board meeting.

25.03 Within sixty (60) days after Unit Owners other than Developer are entitled to elect a member or members of the Board, the Association shall call, and give not less than thirty (30) days nor more than forty (40) days notice of, a meeting of the membership for this purpose. Such meeting may be called and the notice given by any Unit Owner if the Association fails to do so.

25.04 If Developer holds Units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by Developer:

(a) Assessment of Developer as a Unit Owner for capital improvements.

(b) Any action by the Association that would be detrimental to the sales of Units by Developer; however, an increase in assessments for Common Expenses without discrimination against Developer shall not be deemed to be detrimental to the sales of Units.

25.05 Developer, at its option, shall have the right to call a turn-over meeting to transfer control of the Association to the Unit Owners, who shall accept such control, at any date earlier than the mandatory transfer of control date delineated herein; however, in any event, not more than 60 days after the time that Unit Owners other than Developer elect a majority of the members of the Board, Developer shall relinquish control of the Association, and the Unit Owners shall accept control. Simultaneously, Developer shall deliver to the Association all property of the Unit Owners and the Association held or controlled by Developer, including, but not limited to the following items, if applicable, as to the Condominium:

(a) (1) The original, a certified copy, or a photocopy of the recorded Declaration and all amendments thereto. If a photocopy is provided, the same shall reflect the recording information and shall be certified by affidavit by Developer or officer or agent of Developer as being a true and complete copy of the actual recorded Declaration,

(2) A certified copy of the Association's Articles of Incorporation and any amendments thereto,

(3) A copy of the Bylaws,

(4) Minute books, including all minutes, and other books and records of the Association, if any,

(5) Any Association Rules and Regulations which may have been promulgated.

(b) Resignations of officers and directors who may be required to resign for reason of the requirement that Developer relinquish control of the Association.

(c) The financial records, including financial statements of the Association, and source documents since the incorporation of the Association through the date of turnover as required by Section 718.301(4)(c) of the Florida Statutes, as amended from time to time.

(d) Association funds or control thereof.

(e) All tangible personal property that is represented by Developer to be part of the Common Elements, that is ostensibly part of the Common Elements, or that is property of the Association, and inventories of these properties.

(f) A copy of the plans and specifications utilized in the construction or remodeling of improvements and the supplying of equipment to the Condominium and in the construction and installation of all mechanical components serving the improvements and the site, with a certificate in affidavit form of Developer, his agent, or of an architect or engineer authorized to practice in the State of Florida that such plans and specifications represent, to the best of their knowledge and belief, the actual plans and specifications utilized

in and about the construction and improvement of the Condominium Property and for the construction and installation of the mechanical components serving the improvements. In the event that the Condominium Property shall have been declared a condominium more than three (3) years after the completion of the construction of the improvements, then the requirements of this Paragraph (f) shall not apply.

(g) Insurance policies.

(h) Copies of any certificates of occupancy which may have been issued for the Condominium Property.

(i) Any other permits issued by governmental bodies applicable to the Condominium Property and which are currently in force or were issued within one (1) year prior to the date upon which the Unit Owners other than the Developer took control of the Association.

(j) All written warranties of the contractor, subcontractors, suppliers and manufacturers, if any, that are still effective.

(k) A list of the names and addresses of all contractors, subcontractors and suppliers.

(l) A roster of Unit Owners and their addresses and telephone numbers, if known, as shown on Developer's records.

(m) Leases of the Common Elements and other leases to which the Association is a party.

(n) Employment contracts or service contracts in which the Association is one of the contracting parties or service contracts in which the Association or the Unit Owners have an obligation or responsibility, directly or indirectly to pay some or all of the fee or charge of the person or persons performing the services.

(o) All other contracts to which the Association is a party.

Developer shall pay the costs for the preparation or duplication of the documents required by this Subsection to be provided the Unit Owner controlled Association upon transfer of Association control.

## 26. Termination of Condominium

26.01 Except as provided in Section 27 or Subsection 26.02, below and duly subject to the requirements of Subsection 28.01, the Condominium Property may be removed from the provisions of the Condominium Act only by the consent of ninety percent (90%) of all of the Voting Representatives, evidenced by an instrument to that effect, duly recorded, and upon the written consent of at least two thirds (2/3) of the first Mortgagees (based upon one vote for each first mortgage owned) of any of the Condominium Parcels .

26.02 In accordance with the provisions of Article XVII of the By-laws, the Unit Owners may vote to abandon the Condominium in the event a common casualty results in "substantial damage", in which case the Condominium Property shall be removed from the provisions of the Condominium Act.

26.03 Upon removal of the Condominium Property from the provisions of the Condominium Act, the former Condominium Property shall be owned in common by the Unit Owners, each Owner owning the same proportion as the original purchase price of his Unit bears to the total of the original purchase prices of all Units. It is the intent of this provision that Unit Owners, upon termination, will not lose the value differential of their respective Units when sharing in the ownership of the former Condominium Property. All liens shall be transferred to the undivided share in the former Condominium Property attributable to the Unit originally encumbered by the lien in its same priority.

26.04 The termination of the Condominium shall not bar the creation of another condominium affecting all or any portion of the same property.

## 27. Equitable Relief

In the event of substantial damage to or destruction of all or a substantial part of the Condominium Property, and in the event the property is not repaired, reconstructed or rebuilt within a reasonable period of time, any Unit Owner or Mortgagee shall have the right to petition a court of equity having jurisdiction in and for Pinellas County, Florida, for equitable relief, which may, but need not necessarily, include a termination of the Condominium and a partition.

## 28. Rights of Mortgagees:

28.01 Notwithstanding Sections 26 and 27 above or anything contained in this Declaration to the contrary, except as provided by Florida law, in case of condemnation or substantial loss to the Units and/or Common Elements of the Condominium project, unless at least two-thirds (2/3) of the first Mortgagees (based upon one vote for each first mortgage owned), of the individual Units have given their prior written approval, the Association shall not be entitled to:

(a) by act or omission, seek to abandon or terminate the Condominium project;

(b) change the pro rata interest or obligations of any individual Unit for the purpose of: (1) levying Assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (2) determining the pro rata share of ownership of each Unit in the Common Elements;

(c) partition or subdivide any Condominium Unit;

(d) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements. (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Condominium project shall not be deemed a transfer within the meaning of this clause);

(e) use hazard insurance proceeds for losses to any Condominium Property (whether to Units or to Common Elements) for other than the repair, replacement or reconstruction of such Condominium Property.

28.02 Holders, insurers or guarantors of any first mortgage encumbering a Unit shall have the right to inspect, upon request, during normal business hours, current copies of this Declaration, the Articles of Incorporation, the Bylaws, Rules and Regulations of the Condominium, and the books, records and financial statements of the Association, and shall have the right to receive a copy of any financial statement prepared by the Association.

28.03 Holders, insurers or guarantors of any first mortgage encumbering a Unit shall, upon written request to the Association, be entitled to timely written notice of:

(a) any condemnation loss or any casualty loss which affects a material portion of the project or any Unit on which there is a first mortgage held, insured, or guaranteed by such mortgage holder, insurer, or guarantor;

(b) any delinquency in the payment of assessment or charges owed by an Owner of a Unit subject to a first mortgage held, insured or guaranteed by such holder, insurer or guarantor, which remains uncured for a period of sixty (60) days;

(c) any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

## 29. Amendment of Declaration.

29.01 The power to modify or amend this Declaration may be exercised by the Board and the members of the Association if notice of the proposed change is given in the notice of the meetings. An amendment may be proposed either by the Board or by not less than ten percent (10%) of the Voting Representatives.

Unless otherwise provided herein, the resolution adopting a proposed amendment must bear the approval of not less than two-thirds (2/3) of the Board and two-thirds (2/3) of the Voting Representatives who cast their vote, or not less than seventy percent (70%) of the Voting Representatives who cast their vote. Any vote to amend the Declaration relative to a change in percentage of ownership in the Common Elements or sharing of Common Expenses shall be conducted by secret ballot.

29.02 Alternatively, unless otherwise provided herein, the Declaration may be modified or amended without meeting, without prior notice and without a vote, if a consent in writing, setting forth the modification or amendment shall be signed by fifty percent (50%) of all Voting Representatives of the Association.

29.03 An amendment, other than amendments made by Developer pursuant to Subsections 4.02, 4.03 or 4.04 above, shall be evidenced by a certificate of the Association which shall include the recording data indentifying the Declaration and shall be executed by the proper officers of the Association in the form required for the execution of a deed. Amendments by Developer must be evidenced in writing, but a certificate of the Association is not required. The amendment shall be effective when properly recorded in the Public Records of Pinellas County, Florida.

29.04 No amendment shall change the configuration or size of any Condominium Unit in any material fashion, materially alter or modify the appurtenances to such Unit, alter the recreational facilities or areas, or change the proportion or percentage by which the Owner of the Condominium Parcel shares the Common Expenses and owns the Common Surplus unless all of the unit owners and all record owners of liens thereon shall join in the execution of the amendment.

29.05 If it appears that through scrivener's error any word has been misspelled; or any reference to any document or the Florida Statutes or any portion thereof is incorrect; or a Unit has not been designated as owning an appropriate undivided share of the Common Elements or does not bear an appropriate share of the Common Expenses; or that all of the Common Expenses or interest in Common Surplus or all of the Common Elements have not been distributed in this Declaration such that the sum total of the shares of Common Elements which have been distributed or the sum total of shares of the Common Expenses or ownership of the Common Surplus fail to equal one hundred percent (100%), or if more than one hundred percent (100%) of Common Elements or Common Expenses or ownership of the Common Surplus shall have been distributed, the error may be corrected by filing an amendment to this Declaration approved by the Board or by a majority of the Voting Representatives. To be effective, the amendment must be executed by the Association, and by the Owners of Units and the owners of mortgages thereon affected by the modifications being made in the shares of Common Elements, Common Expenses, or Common Surplus. No other Unit Owner is required to join in or execute the amendment.

### 30. Miscellaneous

30.01 If any provision of this Declaration, the Articles of Incorporation, the Bylaws, or any article, section, subsection, paragraph, sentence, clause, phrase, or word thereof, or the application thereof in any circumstance, is held invalid, the validity of the remainder of such instruments or of the application of any such provision, article, section, subsection, paragraph, sentence, clause, phrase or word in other circumstances shall not be affected thereby.

30.02 All exhibits referred to herein shall be attached hereto and by said reference be incorporated herein and made a part hereof.

30.03 Whenever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the plural shall include the singular and the singular shall include the plural. The provisions of this Declaration shall be liberally construed to effectuate its purposes of creating a uniform plan for the Operation of the Condominium in accordance with the laws made and provided for the same.

30.04 This Declaration and all Exhibits thereto shall be binding upon and inure to the benefit of each Unit Owner, his heirs, personal representatives, successors, assigns and grantees and any and all persons claiming by, through or under any Unit Owner.

30.05 Service of process upon the Association may be had by serving any officer of the Association or by serving the agent designated for the service of process. Service of process upon the Association shall not constitute service of process upon any Unit Owner, except as provided at Subsection 18.04 above.

30.06 The provisions of this Declaration are to be amplified by the Articles of Incorporation and the Bylaws, provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the Unit Owners set forth herein. In the event of any conflict between this Declaration and the Articles of Incorporation or the Bylaws, this Declaration shall control.

IN WITNESS WHEREOF, FOREST PARK JOINT VENTURE, a Florida joint venture, has hereunto set its hand and seal on this, the 20<sup>th</sup> day of June, 1984.

FOREST PARK JOINT VENTURE, a Florida joint venture, by its general partners:

P.S.A. (FOREST PARK), INC.

Leslie A. Pratt  
James C. Upson

By Paul H. Frank  
Its President  
(CORPORATE SEAL)

FOREST GLEN DEVELOPMENT CORP.

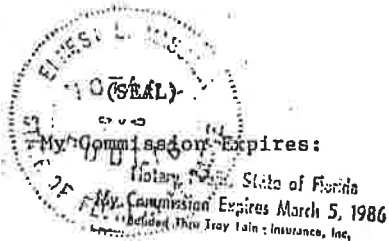
Leslie A. Pratt  
James C. Upson

By Douglas V. Gelman  
Its President  
(CORPORATE SEAL)

STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 20 day of June, 1984, by PAUL G. FREUDENBURG, the President of P.S.A. (FOREST PARK), INC., a Florida corporation, as a general partner of FOREST PARK JOINT VENTURE, on behalf of the joint venture.

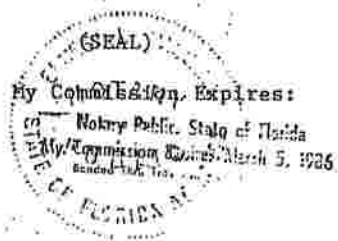
  
Notary Public



STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 20 day of June, 1984, by DOUGLAS V. ZELMAN, the President of FOREST GLEN DEVELOPMENT CORP., a Florida corporation, as a general partner of FOREST PARK JOINT VENTURE, on behalf of the joint venture.

  
Notary Public





JOINDER OF MORTGAGE

The Mortgagee, PEOPLES SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Michigan, as a holder and owner of an encumbrance of record of the real property which has been submitted herein for condominium ownership hereby consents to the Declaration of Condominium of FOREST PARK, A Condominium, and subordinates all of its instruments of security including its mortgage interest to the Declaration of Condominium created herein. Said instruments of security are more particularly described as follows:

(1) Mortgage of real and personal property, Security Agreement and Assignment of Rents, Leases and Contracts, all dated November 30, 1983 and as modified from time to time. The Mortgage and Assignment of Rents, Leases and Contracts were recorded in Official Records Book 5653, commencing at Page 2085 and 2105 respectively, of the Public Records of Pinellas County, Florida.

(2) The Financing Statement as to the Security Agreement was recorded on December 1, 1983 in Official Records Book 5653, commencing at Page 2111 of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, PEOPLES SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Michigan, has hereunto set its hand and seal on this 20<sup>th</sup> day of June, 1984.

Signed, sealed and delivered  
in the presence of:

PEOPLES SAVINGS ASSOCIATION

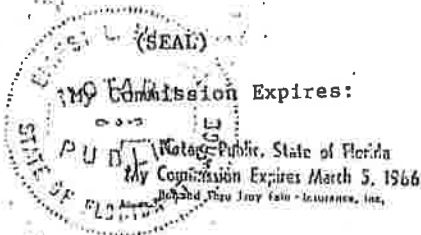
Leslie A. Pratt  
James C. Yarnes

By B. G. Roberts  
Its Senior Vice President  
(CORPORATE SEAL)

STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of June, 1984, by B. G. ROBERTS, the SENIOR VICE-PRESIDENT of PEOPLES SAVINGS ASSOCIATION, a corporation organized and existing under the laws of the State of Michigan, on behalf of the corporation.

James C. Yarnes  
Notary Public



## PHASE I

[illegible]

## PHASE 2

ENDING A PART OF LOTS 5-6-7 OF EVANS SUBDIVISION, ACCORDING TO THE PLAY THERE-  
OF, AS PHASED IN PLAT BOOK 28, PAGE 63 OF THE PUBLIC RECORDS OF MINNESOTA  
20, AS PHASE NO. 2, DESCRIBED AS FOLLOWS, FROM THE N.W. CORNER OF LOT 10 OF  
EVANS SUBDIVISION, RUN ALONG THE S.W. QUARTER OF EVANS SUBDIVISION  
1,007' 28", 23.00 FEET; THENCE 389°-23'04"E, 15.00 FEET FOR A POINT OF  
BEGINNING; THENCE FROM THIS P.O.B. CONTINUE S 89°-23'04"E, 124.00 FEET;  
THENCE S00°15'50"E, 96.00 FEET; THENCE N 89°-23'03"E, 124.00 FEET; THENCE  
S00°15'50"E, 96.00 FEET TO THE P.O.B.

## PHASE 1

[illegible]

## PHASE 4

[illegible]

## PHASE 5

BEING A PART OF LOTS 5-4 AND 5 OF SAWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PHASE 2, PLS. OF THE PUBLIC RECORDS OF PHOENIX, AZ, P.L.A. NOS. 5, DESCRIBED AS FOLLOWS:

BEING A PART OF LOTS 5-4 AND 5 OF SAWS SUBDIVISION, RUN ALONG THE S.W. CORNER OF LOTS 5 OF SAWS SUBDIVISION, RUN ALONG THE S. BOUNDARY OF LOT 5, 389'8"14"48", (85.00 FEET FOR A PORTION OF BEGINNING, RUN N 00°05'30" E, 200.00 FEET; THENCE N 00°06'43" E, 34.14 FEET; THENCE ALONG A CURVE CONCAVED TO THE NORTH HAVING A RADIUS OF 81.00 FEET, AN ARC LENGTH OF 147.97 FEET; SAWS AVE BEING SUBTENDED BY A CHORD OF 389'8"56'02" E, 147.97 FEET; THENCE S 87°16'48" E, 90.00 FEET; THENCE S 00°01'44" E, 147.97 FEET; THENCE S 87°16'48" E, 250.00 FEET; THENCE S 00°01'44" E, 147.97 FEET; THENCE S 87°16'48" E, 250.00 FEET; THENCE S 00°01'44" E, 147.97 FEET TO THE SOUTH BOUNDARY OF SAWS LOT 5; THENCE ALONG SAWS AVE, BOUNDARY OF LOT 5, N 89°16'48" W, 85.00 FEET TO THE S.W. CORNER OF LOT 5.

## PHASE 6

[illegible]

## PHASE 7

FROM THE S.W. CORNER OF LOT 3, 389'18" 46", 300.00 FEET FOR ALONGS THE S. BOUNDARY OF LOT 3, 389'18" 46", 300.00 FEET FOR ALONGS THE S. BOUNDARY OF BEARING 10° 14' 14" N, 116.02 FEET, THENCE S 0° 0' 46" E, 142.00 FEET; THENCE S 00° 0' 46" E, 116.02 FEET TO THE S. BOUNDARY OF LOT 3, N 69° 18' 46" E, 142.00 FEET TO THE POB.

## PHASE B

TO THE PUBLIC RECORDS  
 BEING A PART OF LOTS 5-1-3 OF SA 28, 166-53 OF THE PUBLIC RECORDS  
 OF PHILLIPS COUNTY, PHASE NO. 8 DESCRIBED AS FOLLOWS FROM THE  
 SURVEY OF SA 28, 166-53, 166-54, 166-55, 166-56, 166-57, 166-58, 166-59, 166-60, 166-61, 166-62, 166-63, 166-64, 166-65, 166-66, 166-67, 166-68, 166-69, 166-70, 166-71, 166-72, 166-73, 166-74, 166-75, 166-76, 166-77, 166-78, 166-79, 166-80, 166-81, 166-82, 166-83, 166-84, 166-85, 166-86, 166-87, 166-88, 166-89, 166-90, 166-91, 166-92, 166-93, 166-94, 166-95, 166-96, 166-97, 166-98, 166-99, 166-100, 166-101, 166-102, 166-103, 166-104, 166-105, 166-106, 166-107, 166-108, 166-109, 166-110, 166-111, 166-112, 166-113, 166-114, 166-115, 166-116, 166-117, 166-118, 166-119, 166-120, 166-121, 166-122, 166-123, 166-124, 166-125, 166-126, 166-127, 166-128, 166-129, 166-130, 166-131, 166-132, 166-133, 166-134, 166-135, 166-136, 166-137, 166-138, 166-139, 166-140, 166-141, 166-142, 166-143, 166-144, 166-145, 166-146, 166-147, 166-148, 166-149, 166-150, 166-151, 166-152, 166-153, 166-154, 166-155, 166-156, 166-157, 166-158, 166-159, 166-160, 166-161, 166-162, 166-163, 166-164, 166-165, 166-166, 166-167, 166-168, 166-169, 166-170, 166-171, 166-172, 166-173, 166-174, 166-175, 166-176, 166-177, 166-178, 166-179, 166-180, 166-181, 166-182, 166-183, 166-184, 166-185, 166-186, 166-187, 166-188, 166-189, 166-190, 166-191, 166-192, 166-193, 166-194, 166-195, 166-196, 166-197, 166-198, 166-199, 166-200, 166-201, 166-202, 166-203, 166-204, 166-205, 166-206, 166-207, 166-208, 166-209, 166-210, 166-211, 166-212, 166-213, 166-214, 166-215, 166-216, 166-217, 166-218, 166-219, 166-220, 166-221, 166-222, 166-223, 166-224, 166-225, 166-226, 166-227, 166-228, 166-229, 166-230, 166-231, 166-232, 166-233, 166-234, 166-235, 166-236, 166-237, 166-238, 166-239, 166-240, 166-241, 166-242, 166-243, 166-244, 166-245, 166-246, 166-247, 166-248, 166-249, 166-250, 166-251, 166-252, 166-253, 166-254, 166-255, 166-256, 166-257, 166-258, 166-259, 166-260, 166-261, 166-262, 166-263, 166-264, 166-265, 166-266, 166-267, 166-268, 166-269, 166-270, 166-271, 166-272, 166-273, 166-274, 166-275, 166-276, 166-277, 166-278, 166-279, 166-280, 166-281, 166-282, 166-283, 166-284, 166-285, 166-286, 166-287, 166-288, 166-289, 166-290, 166-291, 166-292, 166-293, 166-294, 166-295, 166-296, 166-297, 166-298, 166-299, 166-300, 166-301, 166-302, 166-303, 166-304, 166-305, 166-306, 166-307, 166-308, 166-309, 166-310, 166-311, 166-312, 166-313, 166-314, 166-315, 166-316, 166-317, 166-318, 166-319, 166-320, 166-321, 166-322, 166-323, 166-324, 166-325, 166-326, 166-327, 166-328, 166-329, 166-330, 166-331, 166-332, 166-333, 166-334, 166-335, 166-336, 166-337, 166-338, 166-339, 166-340, 166-341, 166-342, 166-343, 166-344, 166-345, 166-346, 166-347, 166-348, 166-349, 166-350, 166-351, 166-352, 166-353, 166-354, 166-355, 166-356, 166-357, 166-358, 166-359, 166-360, 166-361, 166-362, 166-363, 166-364, 166-365, 166-366, 166-367, 166-368, 166-369, 166-370, 166-371, 166-372, 166-373, 166-374, 166-375, 166-376, 166-377, 166-378, 166-379, 166-380, 166-381, 166-382, 166-383, 166-384, 166-385, 166-386, 166-387, 166-388, 166-389, 166-390, 166-391, 166-392, 166-393, 166-394, 166-395, 166-396, 166-397, 166-398, 166-399, 166-400, 166-401, 166-402, 166-403, 166-404, 166-405, 166-406, 166-407, 166-408, 166-409, 166-410, 166-411, 166-412, 166-413, 166-414, 166-415, 166-416, 166-417, 166-418, 166-419, 166-420, 166-421, 166-422, 166-423, 166-424, 166-425, 166-426, 166-427, 166-428, 166-429, 166-430, 166-431, 166-432, 166-433, 166-434, 166-435, 166-436, 166-437, 166-438, 166-439, 166-440, 166-441, 166-442, 166-443, 166-444, 166-445, 166-446, 166-447, 166-448, 166-449, 166-450, 166-451, 166-452, 166-453, 166-454, 166-455, 166-456, 166-457, 166-458, 166-459, 166-460, 166-461, 166-462, 166-463, 166-464, 166-465, 166-466, 166-467, 166-468, 166-469, 166-470, 166-471, 166-472, 166-473, 166-474, 166-475, 166-476, 166-477, 166-478, 166-479, 166-480, 166-481, 166-482, 166-483, 166-484, 166-485, 166-486, 166-487, 166-488, 166-489, 166-490, 166-491, 166-492, 166-493, 166-494, 166-495, 166-496, 166-497, 166-498, 166-499, 166-500, 166-501, 166-502, 166-503, 16

## PHASE 9

[illegible]

## PHASE 10

[illegible]

## PHASE II

[illegible]

• **UACF**

BEING A PART OF LOTS 8-10-OF EVANS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN P. 23-2, PG. 83 OF THE PUBLIC RECORDS OF PHOENIX, CO. P. A. PHASE 2, DESCRIBED AS FOLLOWS: FROM THE N.W. CORNER OF SAID LOT 10, RUN ALONG THE S. E. LINE OF EVANS ROAD 8.89°23'04"E, 103.40 FEET FOR A POINT OF BEGINNING THENCE FROM THE POINT CONTINUE ALONG THE SAME S 89°23'04"E, 62.00 FEET; THENCE S 00°15'30"E, 20.00 FEET; THENCE N 89°23'04"E, 62.00 FEET; THENCE N 00°15'30"E, 20.00 FEET TO THE P.O.B.

## LEGAL DESCRIPTION-OVERALL

LOT 9 THRU 10 OF EVANS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 63 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. E33 THE EAST 17.00 FEET FOR RIGHT OF WAY OF COUNTY ROAD 70. "

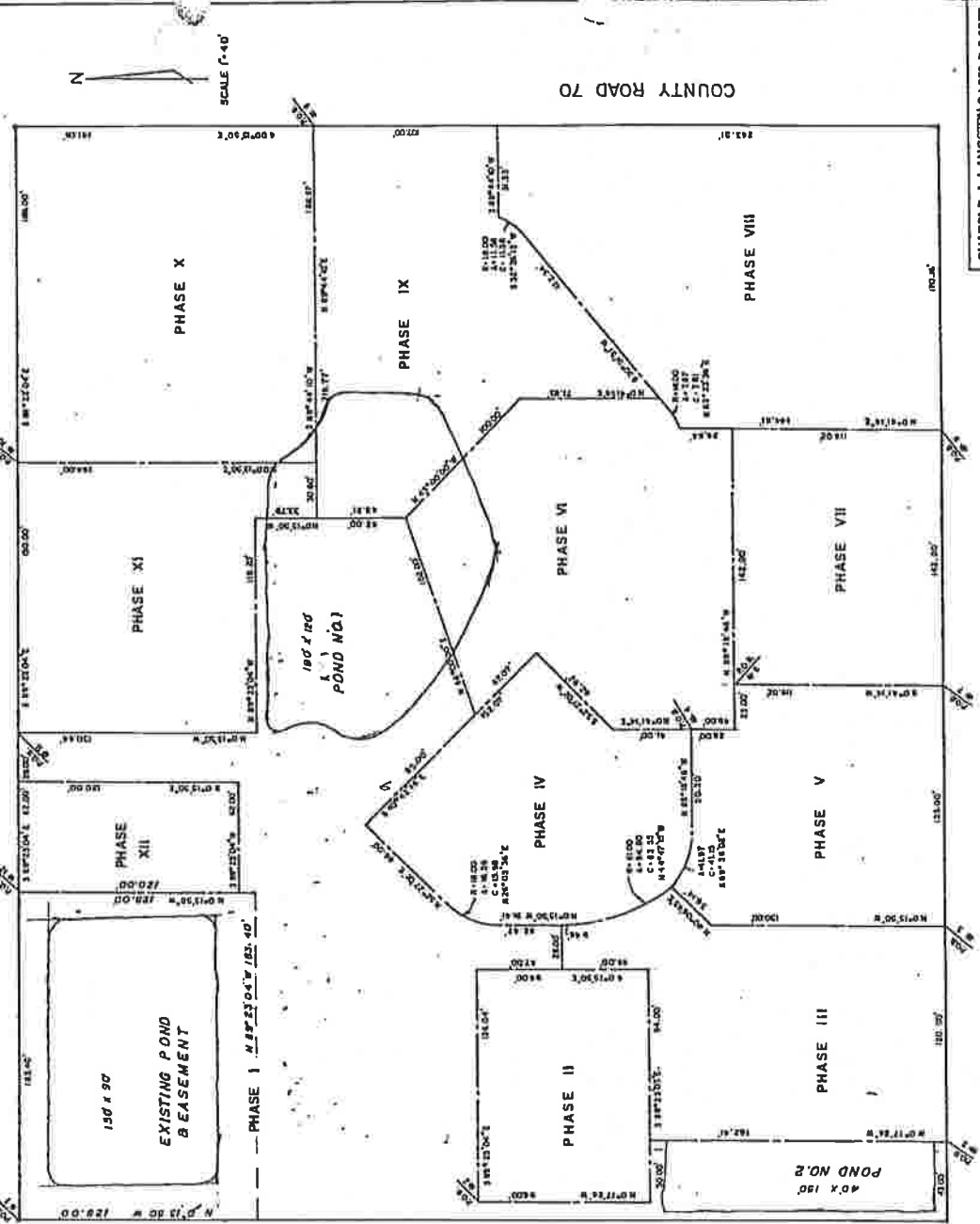
CHAROLD A. LANGSTON  
P.O. BOX 7187  
CLEARWATER, FLORIDA

THE FT. OF 13

1. *Chlorophyll a* and *b* contents were determined by the method of Lichtenthaler and Whistler (1973).

# FOREST PARK, A CONDOMINIUM

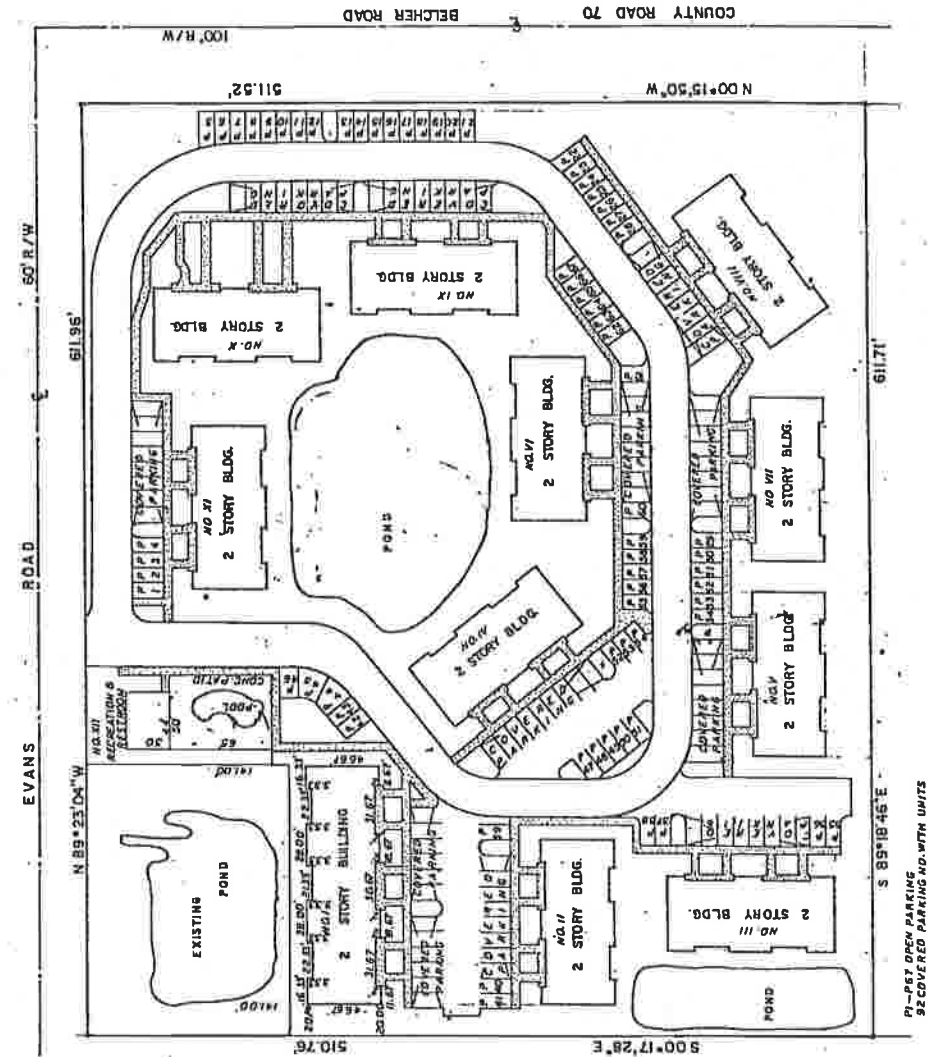
PINELLAS COUNTY, FLORIDA  
SECTION 25, TOWNSHIP 28 SOUTH, RANGE 15 EAST  
EVANS ROAD



SHEET 2 OF 13

SHAROLD A. LANGSTON RA REG. BLS 5007  
P.O. BOX 7187 CLEARWATER, FLORIDA

FOREST PARK, A CONDOMINIUM  
SECTION SOUTH RANGE EAST  
TOWNSHIP PINELLAS COUNTY, FLORIDA



PI-67 OPEN PARKING  
92 COVERED PARKING NO. WITH UNITS

# FOREST PARK PHASE I, A CONDOMINIUM

PINELLAS COUNTY, FLA.

1 2/19

ELEVATIONS ARE M.S.L. DATUM  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS.

UNIT NO. ELEVATION - FINISH FLOOR

101	66.35
102	66.35
103	64.35
104	64.35
105	62.35
106	62.35
107	62.35
108	62.35
109	62.35
110	62.35
111	62.35
112	62.35

COMMON ELEMENT

PAVEMENT

WALKS

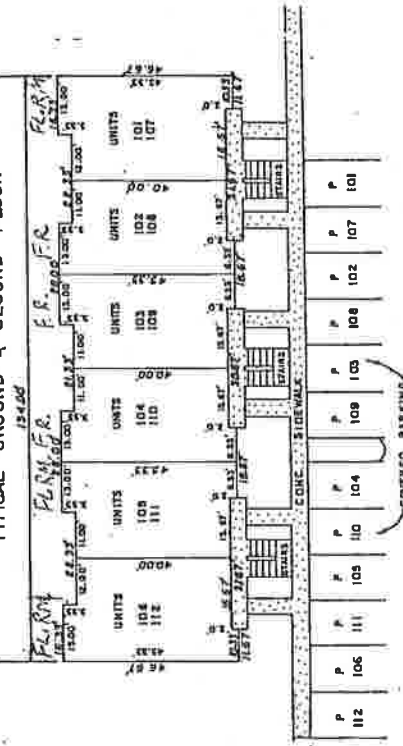
STAIRS

LIMITED COMMON ELEMENT

CONC. ENTRANCE

COVER PARKING

## TYPICAL GROUND & SECOND FLOOR



### SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A SURVEYOR ONLY LICENSED AND AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT A SURVEY HAS BEEN PERFORMED OF THE LANDS BUILDINGS, STRUCTURES, AND IMPROVEMENTS OF FOREST PARK PHASE I, A CONDOMINIUM AND THAT THE CONSTRUCTION OF ALL SUCH IMPROVEMENTS OF PHASE I ARE SUBSTANTIALLY COMPLETE, SO THAT THE MATERIAL CONTAINED HEREIN, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, CONSTITUTE THE COMPLETE AND EXHAUSTIVE RECORD OF THE CONDOMINIUM. THE DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

VOID UNLESS EMBOSSED WITH SEAL.

SHAROLD A. LANGSTON  
R.L.S. NO. 2007  
DATE: 6-5-07

SHEET 4 of 15

SHAROLD A. LANGSTON P.A. REG. L.S. 2007  
P.O. BOX 7187 CLEARWATER, FLORIDA

# FOREST PARK PHASE II, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

2129

2

ELEVATIONS ARE M.S.V. DATUM  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS.

## UNIT NO. FINISH FLOOR ELEVATION

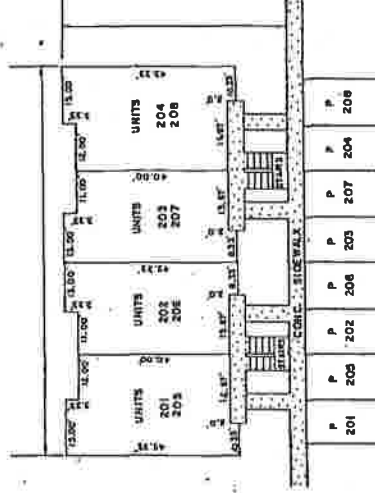
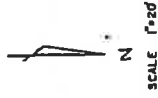
201 - 202	66.52
203 - 204	65.19
205 - 206	76.22
207 - 208	74.87

## COMMON ELEMENTS

PAVEMENT  
GROUNDS  
WALKS  
STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE  
COVER PARKING

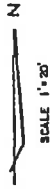


TYPICAL GROUND & SECOND FLOOR

# FOREST PARK PHASE II, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

3 2139



ELEVATIONS ARE N.G.M. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS.

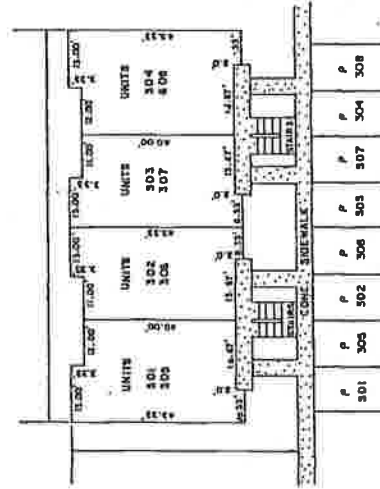
GROUND FLOOR ELEVATION -07.02  
SECOND FLOOR ELEVATION 76.72

## COMMON ELEMENTS

PAVEMENT  
GROUNDS  
WALKS  
STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE  
COVER PARKING



TYPICAL GROUND & SECOND FLOOR

# FOREST PARK PHASE IV, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

2130

ELEVATIONS ARE M.S.L. DATUM.  
ALL UNITS DIMENSIONS ARE INSIDE MEASUREMENTS.

GROUND FLOOR ELEVATION 66.71

SECOND FLOOR ELEVATION 75.41

## COMMON ELEMENTS

PAVEMENT

GROUNDS

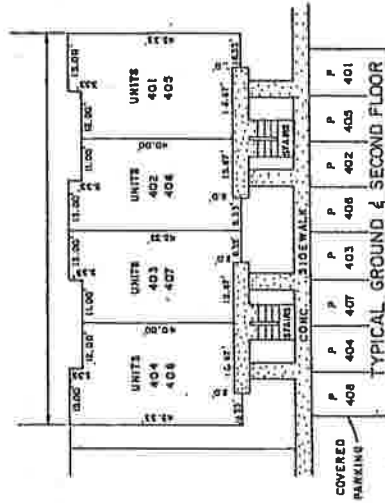
WALKS

STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE

COVER PARKING



TYPICAL GROUND & SECOND FLOOR





# FOREST PARK PHASE VI, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

4 2150

ELEVATIONS ARE MAX DATUM  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS

GROUND FLOOR ELEVATION 68.89

SECOND FLOOR ELEVATION 78.39

## COMMON ELEMENTS

PAVEMENT

GROUNDS

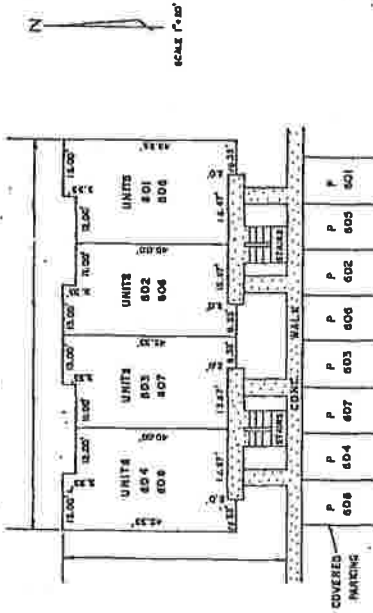
WALKS

STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE

COVER PARKING



TYPICAL GROUND 4 SECOND FLOOR

# FOREST PARK PHASE VII, A: CONDOMINIUM PINELLAS COUNTY, FLORIDA

7

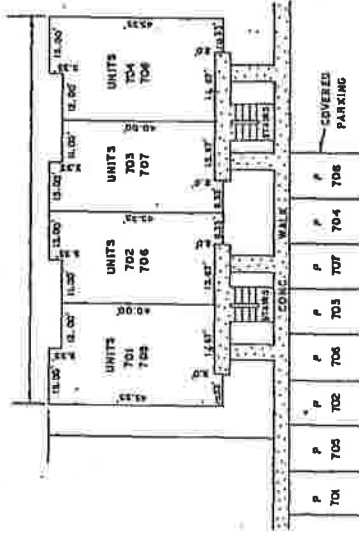
ELEVATIONS ARE N.A.S.V. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS  
GROUND FLOOR ELEVATION 58.20  
SECOND FLOOR ELEVATION 72.90

## COMMON ELEMENTS

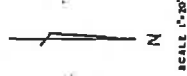
PAVEMENT  
GROUNDS  
WALKS  
STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE  
COVER PARKING



TYPICAL GROUND & SECOND FLOOR



# FOREST PARK PHASE VIII, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

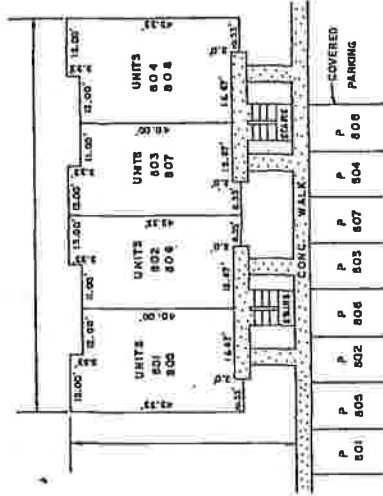
ELEVATIONS ARE N.S.V. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS  
GROUND FLOOR ELEVATION 70.03  
SECOND FLOOR ELEVATION 79.73

## COMMON ELEMENTS

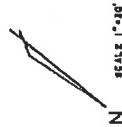
PAVEMENT  
GROUNDS  
WALKS  
STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE  
COVERED PARKING



TYPICAL GROUND & SECOND FLOOR



# FOREST PARK PHASE IX, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

9 2170



ELEVATIONS ARE M.G.V. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS.

GROUND FLOOR ELEVATION 74.12

SECOND FLOOR ELEVATION 80.82

## COMMON ELEMENTS

PAVEMENT

GROUNDS

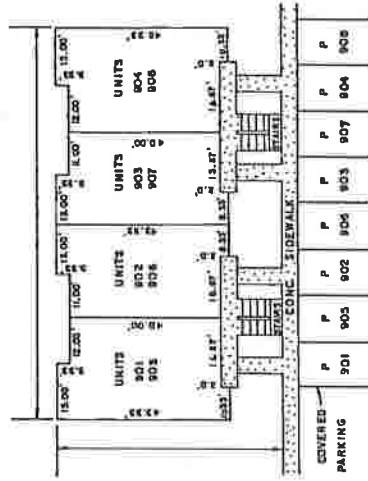
WALKS

STAIRS

## LIMITED COMMON ELEMENTS

CONC. ENTRANCE

COVER PARKING



TYPICAL GROUND & SECOND FLOOR

# FOREST PARK PHASE X, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

10 2178

ELEVATIONS ARE N.E.V. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS.

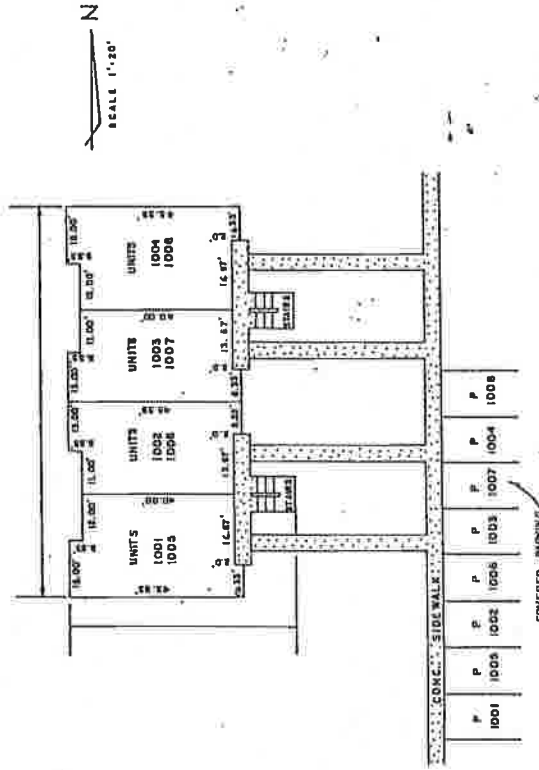
## COMMON ELEMENTS

PAVEMENT  
GROUNDS  
WALKS  
STAIRS

## UNITED COMMON ELEMENTS

CONC. ENTRANCE  
COVER PARKING

GROUND FLOOR ELEVATION 75.40  
SECOND FLOOR ELEVATION 80.10



TYPICAL GROUND & SECOND FLOOR

## FOREST PARK PHASE XI, A CONDOMINIUM

PINELLAS COUNTY, FLORIDA

2188

ELEVATIONS ARE H.G.V. DATUM.  
ALL UNIT DIMENSIONS ARE INSIDE MEASUREMENTS

GROUND FLOOR ELEVATION 69.22  
SECOND FLOOR ELEVATION 78.92

### COMMON ELEMENTS

## PAYEMENT

## SOMNOS

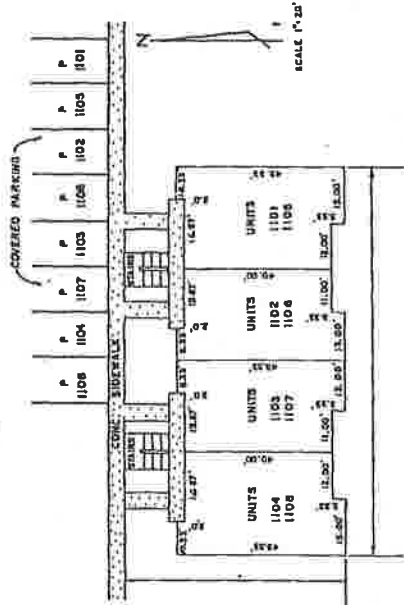
WALZ

ST119C

**LIMITED COMMON ELEMENTS**

**CONVULSING DRUGS**

COVER STORY

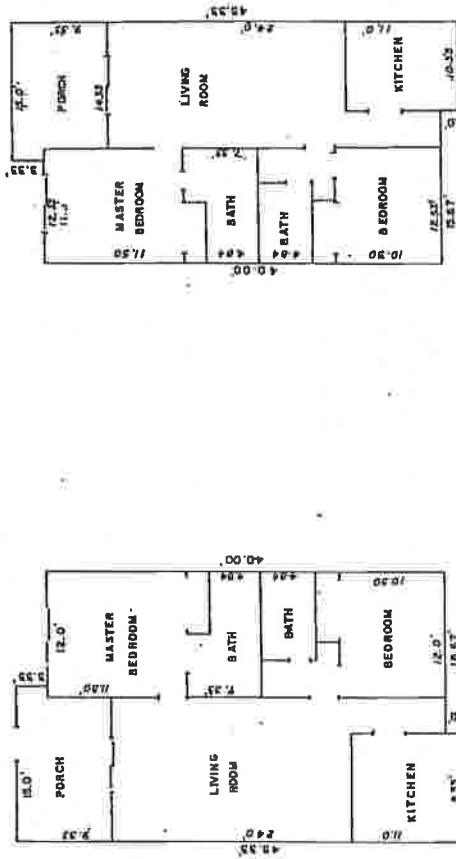


TYPICAL GROUND &amp; SECOND FLOOR

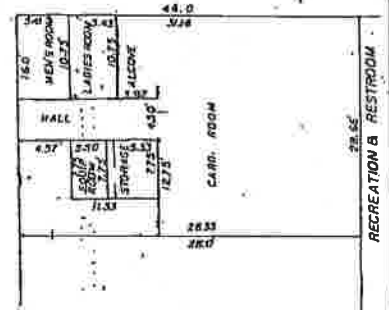
SHEET 15 OF 15

FOREST PARK, A CONDOMINIUM  
SECTION TOWNSHIP SOUTH RANGE EAST  
PINELLAS COUNTY, FLORIDA

TYPICAL UNITS



INTERIOR UNIT



END UNIT

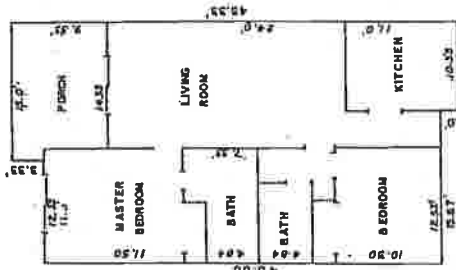




EXHIBIT E

Percentage Ownership of Common Elements  
Upon Submission of Phase 1  
(12 Units)

Every Unit shall own a  $1/12$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1 and Phase 2  
(20 Units)

Every Unit shall own a  $1/20$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2 and Phase 3  
(28 Units)

Every Unit shall own a  $1/28$  interest in the Common Elements.

Percentage Ownership of Common Elements Upon  
Submission of Phase 1, Phase 2, Phase 3 and Phase 4  
(36 Units)

Every Unit shall own a  $1/36$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3  
Phase 4 and Phase 5  
(44 Units)

Every Unit shall own a  $1/44$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3  
Phase 4, Phase 5 and Phase 6  
(52 Units)

Every Unit shall own a  $1/52$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6 and Phase 7  
(60 Units)

Every Unit shall own a  $1/60$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6, Phase 7 and Phase 8  
(68 Units)

Every Unit shall own a  $1/68$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7, Phase 8 and Phase 9  
(76 Units)

Every Unit shall own a  $1/76$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7, Phase 8, Phase 9 and Phase 10  
(84 Units)

Every Unit shall own a  $1/84$  interest in the Common Elements.

Percentage Ownership of Common Elements  
Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6, Phase 7, Phase 8,  
Phase 9, Phase 10, Phase 11 and Phase 12  
(92 Units plus Recreational Facilities)

Every Unit shall own a  $1/92$  interest in the Common Elements.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
Estimated Operating Budget for Calendar Year <sup>1</sup>  
(Upon Submission of Phase 1)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 90.00	\$ 1,080.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	360.00	3,600.00
Maintenance Supplies	36.00	432.00
Common Area Electricity	48.00	576.00
Water and Sewer	156.00	1,872.00
Trash Removal	36.00	432.00
Pool Supplies	36.00	432.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	48.00	576.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	6.00	72.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

<u>Rent for Any Recreational Lease</u> (not applicable)	<u>Monthly</u>	<u>Annually</u>
	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	\$ 816.00	\$ 9,792.00

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$19,800.00

Estimated Useful Life: 12 years

$$19,800 \div 12 = \$1,650.00 \text{ per year}$$

Exterior Painting

Estimated Cost: \$5,760.00

Estimated Useful Life: 6 years

$$5,760 \div 6 = \$960.00 \text{ per year}$$

Paving & Roads

Estimated Cost: Approximately \$7,128.00

Estimated Useful Life: 11 years

$$7,128 \div 11 = \$648.00$$

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item.
4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred

for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth above for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
Estimated Operating Budget for Calendar Year <sup>1</sup>  
(Upon Submission of Phase 1 and Phase 2)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 150.00	\$ 1,800.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	600.00	7,200.00
Maintenance Supplies	60.00	720.00
Common Area Electricity	80.00	960.00
Water and Sewer	260.00	3,120.00
Trash Removal	60.00	720.00
Pool Supplies	60.00	720.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	80.00	960.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	10.00	120.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 1,360.00</u>	<u>\$ 16,320.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$33,000.00

Estimated Useful Life: 12 years

$33,000 \div 12 = \$2,750.00$  per year

Exterior Painting

Estimated Cost: \$9,600.00

Estimated Useful Life: 6 years

$9,600 \div 6 = \$1,600.00$  per year

Paving & Roads

Estimated Cost: Approximately \$11,880.00

Estimated Useful Life: 11 years

$11,880 \div 11 = \$1,080.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item.
4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.

5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.



## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
Estimated Operating Budget for Calendar Year <sup>1</sup>  
(Upon Submission of Phase 1, Phase 2 and Phase 3)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 210.00	\$ 2,520.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	840.00	10,080.00
Maintenance Supplies	84.00	1,008.00
Common Area Electricity	112.00	1,344.00
Water and Sewer	364.00	4,368.00
Trash Removal	84.00	1,008.00
Pool Supplies	84.00	1,008.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	112.00	1,344.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	14.00	168.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 1,904.00</u>	<u>\$ 22,848.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$46,200.00

Estimated Useful Life: 12 years

$$46,200 \div 12 = \$3,850.00 \text{ per year}$$

Exterior Painting

Estimated Cost: \$13,440.00

Estimated Useful Life: 6 years

$$13,440 \div 6 = \$2,240.00 \text{ per year}$$

Paving & Roads

Estimated Cost: Approximately \$16,632.00

Estimated Useful Life: 11 years

$$16,632 \div 11 = \$1,512.00 \text{ per year}$$

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.
4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regula-

tion; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.

5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN

Estimated Operating Budget for Calendar Year<sup>1</sup>  
 (Upon Submission of Phase 1, Phase 2, Phase 3 and Phase 4)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 270.00	\$ 3,240.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	1,080.00	12,960.00
Maintenance Supplies	108.00	1,296.00
Common Area Electricity	144.00	1,728.00
Water and Sewer	468.00	5,616.00
Trash Removal	108.00	1,296.00
Pool Supplies	108.00	1,296.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	144.00	1,728.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	18.00	216.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 2,448.00</u>	<u>\$ 29,376.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$59,400.00

Estimated Useful Life: 12 years

$$59,400 \div 12 = \$4,950.00 \text{ per year}$$

Exterior Painting

Estimated Cost: \$17,280.00

Estimated Useful Life: 6 years

$$17,280 \div 6 = \$2,880.00 \text{ per year}$$

Paving & Roads

Estimated Cost: Approximately \$21,384.00

Estimated Useful Life: 11 years

$$21,384 \div 11 = \$1,944.00 \text{ per year}$$

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.
4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regula-

tion; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.

5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN

Estimated Operating Budget for Calendar Year<sup>1</sup>

(Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4 and Phase 5)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 330.00	\$ 3,960.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	1,320.00	15,840.00
Maintenance Supplies	132.00	1,584.00
Common Area Electricity	176.00	2,112.00
Water and Sewer	572.00	6,864.00
Trash Removal	132.00	1,584.00
Pool Supplies	132.00	1,584.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	176.00	2,112.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	22.00	264.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 2,988.00</u>	<u>\$ 35,856.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$72,600.00

Estimated Useful Life: 12 years

$72,600 \div 12 = \$6,050.00$  per year

Exterior Painting

Estimated Cost: \$21,120.00

Estimated Useful Life: 6 years

$21,120 \div 6 = \$3,520.00$  per year

Paving & Roads

Estimated Cost: Approximately \$26,136.00

Estimated Useful Life: 11 years

$26,136 \div 11 = \$2,376.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.



4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
Estimated Operating Budget for Calendar Year <sup>1</sup>  
(Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5 and Phase 6)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 390.00	\$ 4,680.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	1,560.00	18,720.00
Maintenance Supplies	156.00	1,872.00
Common Area Electricity	208.00	2,496.00
Water and Sewer	676.00	8,112.00
Trash Removal	156.00	1,872.00
Pool Supplies	156.00	1,872.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	208.00	2,496.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	26.00	312.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 3,536.00</u>	<u>\$ 42,432.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$85,800.00

Estimated Useful Life: 12 years

$$85,800 \div 12 = \$7,150.00 \text{ per year}$$

Exterior Painting

Estimated Cost: \$24,960.00

Estimated Useful Life: 6 years

$$24,960 \div 6 = \$4,160.00 \text{ per year}$$

Paving & Roads

Estimated Cost: Approximately \$30,888.00

Estimated Useful Life: 11 years

$$30,888 \div 11 = \$2,808.00 \text{ per year}$$

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN

Estimated Operating Budget for Calendar Year <sup>1</sup>  
 (Upon Submission of Phase 1, Phase 2, Phase 3,  
 Phase 4, Phase 5, Phase 6, Phase 7)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 450.00	\$ 5,400.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	1,800.00	21,600.00
Maintenance Supplies	180.00	2,160.00
Common Area Electricity	240.00	2,880.00
Water and Sewer	780.00	9,360.00
Trash Removal	180.00	2,160.00
Pool Supplies	180.00	2,160.00
<u>Rent for Recreational and Other Commonly Used Facilities (not applicable)</u>	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas (not applicable)</u>	N/A	N/A
<u>Insurance</u>	240.00	2,880.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses (permits, fees)</u>	N/A	N/A
<u>Operating Capital (Reserves)</u>	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division of Condominiums</u> <sup>4</sup>	30.00	360.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit (not applicable)</u>	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	\$ 4,080.00	\$ 48,960.00

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$99,000.00

Estimated Useful Life: 12 years

$99,000 \div 12 = \$8,250.00$  per year

Exterior Painting

Estimated Cost: \$28,800.00

Estimated Useful Life: 6 years

$28,800 \div 6 = \$4,800.00$  per year

Paving & Roads

Estimated Cost: Approximately \$35,632.00

Estimated Useful Life: 11 years

$35,632 \div 11 = \$3,239.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

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## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
Estimated Operating Budget for Calendar Year <sup>1</sup>  
(Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6, Phase 7 and Phase 8)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 510.00	\$ 6,120.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	2,040.00	24,480.00
Maintenance Supplies	204.00	2,448.00
Common Area Electricity	272.00	3,264.00
Water and Sewer	884.00	10,608.00
Trash Removal	204.00	2,448.00
Pool Supplies	204.00	2,448.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	272.00	3,264.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	34.00	408.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A



	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 4,624.00</u>	<u>\$ 55,488.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$112,200.00

Estimated Useful Life: 12 years

$112,200 \div 12 = \$9,350.00$  per year

Exterior Painting

Estimated Cost: \$32,720.00

Estimated Useful Life: 6 years

$32,720 \div 6 = \$5,453.00$  per year

Paving & Roads

Estimated Cost: Approximately \$40,384.00

Estimated Useful Life: 11 years

$40,384 \div 11 = \$3,671.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

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## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.OF DUNEDINEstimated Operating Budget for Calendar Year<sup>1</sup>(Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6, Phase 7, Phase 8 and Phase 9)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 570.00	\$ 6,840.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	2,280.00	27,360.00
Maintenance Supplies	228.00	2,736.00
Common Area Electricity	304.00	3,648.00
Water and Sewer	988.00	11,856.00
Trash Removal	228.00	2,736.00
Pool Supplies	228.00	2,736.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	304.00	3,648.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	38.00	456.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 5,168.00</u>	<u>\$ 62,016.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$125,400.00

Estimated Useful Life: 12 years

$125,400 \div 12 = \$10,450.00$  per year

Exterior Painting

Estimated Cost: \$36,560.00

Estimated Useful Life: 6 years

$36,560 \div 6 = \$6,093.00$  per year

Paving & Roads

Estimated Cost: Approximately \$45,136.00

Estimated Useful Life: 11 years

$45,136 \div 11 = \$4,103.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

NOTE: Unless otherwise indicated, the budget items above are Association expenses collectible by assessments. The Developer hereby guarantees to each purchaser that the assessment for common expenses of the Association imposed upon Unit Owners will not increase over the stated dollar amount as set forth herein for the twelve month period beginning on the day of the first closing of a sale of a unit in the Condominium, and Developer obligates itself to pay any amount of common expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners. It is possible that this one year guarantee will expire prior to the completion of subsequent phases and the Developer may enter into additional guarantees so long as the same are in accord with Florida law.

## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.OF DUNEDINEstimated Operating Budget for Calendar Year<sup>1</sup>(Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7, Phase 8, Phase 9 and Phase 10)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 630.00	\$ 7,560.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	2,520.00	30,240.00
Maintenance Supplies	252.00	3,024.00
Common Area Electricity	336.00	4,032.00
Water and Sewer	1,092.00	13,104.00
Trash Removal	252.00	3,024.00
Pool Supplies	252.00	3,024.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	336.00	4,032.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital</u> (Reserves)	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division</u> <sup>4</sup> <u>of Condominiums</u>	42.00	504.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A
<u>Rent for the Unit</u> (not applicable)	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	\$ 5,712.00	\$ 68,544.00

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$138,600.00

Estimated Useful Life: 12 years

$138,600 \div 12 = \$11,550.00$  per year

Exterior Painting

Estimated Cost: \$40,400.00

Estimated Useful Life: 6 years

$40,400 \div 6 = \$6,733.00$  per year

Paving & Roads

Estimated Cost: Approximately \$49,888.00

Estimated Useful Life: 11 years

$49,888 \div 11 = \$4,535.00$  per year

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50c per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

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## SCHEDULE 1

## EXHIBIT E

FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN

Estimated Operating Budget for Calendar Year <sup>1</sup>

(Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4, Phase 5  
Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10, Phase 11 and Phase 12.  
Phase 12 will add no additional expenses)

<u>Administration of the Association</u>	<u>Monthly</u>	<u>Annually</u>
Management Fee	\$ 690.00	\$ 8,280.00
<u>Miscellaneous Expenses</u>		
Lawn Care, Janitorial and Pool Services	2,760.00	33,120.00
Maintenance Supplies	276.00	3,312.00
Common Area Electricity	368.00	4,416.00
Water and Sewer	1,196.00	14,352.00
Trash Removal	276.00	3,312.00
Pool Supplies	276.00	3,312.00
<u>Rent for Recreational and Other Commonly Used Facilities</u> (not applicable)	N/A	N/A
<u>Taxes upon Association Property</u> <sup>2</sup>	N/A	N/A
<u>Taxes upon Leased Areas</u> (not applicable)	N/A	N/A
<u>Insurance</u>	368.00	4,416.00
<u>Security Provision</u>	N/A	N/A
<u>Other Expenses</u> (permits, fees)	N/A	N/A
<u>Operating Capital (Reserves)</u>	N/A	N/A
<u>Reserves</u> <sup>3</sup>		
Roof Replacement	N/A	N/A
Exterior Painting	N/A	N/A
Paving of Roads & Parking Areas	N/A	N/A
General Reserve Fund	N/A	N/A
<u>Fees Payable to Division of Condominiums</u> <sup>4</sup>	46.00	552.00
<u>Expenses for a Unit Owner</u> <sup>5</sup>	N/A	N/A

	<u>Monthly</u>	<u>Annually</u>
<u>Rent for the Unit</u> (not applicable)	N/A	N/A
<u>Rent for Any Recreational Lease</u> (not applicable)	N/A	N/A
TOTAL FOR CONDOMINIUM ASSOCIATION	<u>\$ 6,256.00</u>	<u>\$ 75,072.00</u>

ESTIMATED RESERVES ON  
AN ANNUAL BASIS

Roof Replacement

Estimated Replacement Value: Approximately \$151,800.00

Estimated Useful Life: 12 years

$$151,800 \div 12 = \$12,650.00 \text{ per year}$$

Exterior Painting

Estimated Cost: \$44,240.00

Estimated Useful Life: 6 years

$$44,240 \div 6 = \$7,373.00 \text{ per year}$$

Paving & Roads

Estimated Cost: Approximately \$54,640.00

Estimated Useful Life: 11 years

$$54,640 \div 11 = \$4,967.00 \text{ per year}$$

1. The budget is estimated and no allowances have been made for inflation.
2. Common area ad valorem taxes are included by tax assessor's office in each unit's tax assessment and bill. There is no separate tax bill for the Association. In the event federal or state income taxes are hereafter levied or assessed against the Association or any Condominium property, said amount shall be added to the Operating Budget, and the unit owners shall be assessed their proportionate share.
3. The initial membership of the Association intends to not fund the reserves as permitted in Florida Statutes 718.112(2)(k)(1981). The Developer has shown, for purposes of illustration, an amount to be reserved for capital expenditures and deferred maintenance. These amounts were computed by means of a formula based upon estimated life and estimated replacement cost of each reserve item. In addition, if the Developer remains in control of

the Association, it is the Developer's intention that reserves will continue to be waived.

4. An annual fee of 50¢ per condominium unit is payable to the Division of Florida Land Sales and Condominiums of the Department of Business Regulation; and an annual fee of \$10.00 is payable by the Association to Florida Secretary of State.
5. The costs of private telephone, maintenance of the interior of the condominium units, maid services, utility bills for utility services of the condominium units individually, insurance premium other than those incurred for policies obtained by the Condominium Association; all are personal expenses of the unit owner and are not part of the above budget.

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Assessment to Each Type of Condominium Unit  
Based Upon Proposed Budget  
(Upon Submission of Phase 1)

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 12 Units	\$68.00	\$816.00

Upon Submission of Phase 1 and 2

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 20 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2 and Phase 3

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 28 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3 and Phase 4

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 36 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2,  
Phase 3, Phase 4 and Phase 5

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 44 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2,  
Phase 3, Phase 4, Phase 5 and Phase 6

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 52 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3,  
Phase 4, Phase 5, Phase 6 and Phase 7

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 60 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7 and Phase 8

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 68 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7, Phase 8 and Phase 9

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 76 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4,  
Phase 5, Phase 6, Phase 7, Phase 8, Phase 9 and Phase 10

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 84 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4, Phase 5,  
Phase 6, Phase 7, Phase 8, Phase 9, Phase 10 and Phase 11

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 92 Units	\$68.00	\$816.00

Upon Submission of Phase 1, Phase 2, Phase 3, Phase 4, Phase 5,  
Phase 6, Phase 7, Phase 8, Phase 9, Phase 10, Phase 11 and Phase 12

(Note: Phase 12 represents recreational facilities only  
and no additional units are submitted with Phase 12)

<u>Unit No.</u>	<u>Monthly</u>	<u>Annually</u>
All 92 Units	\$68.00	\$816.00

## SCHEDULE 1

## EXHIBIT F

MANAGEMENT AGREEMENT

THIS AGREEMENT made and entered into this 21 day of March, 1954, by and between FOREST PARK CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereinafter referred to as the Association, and REAL PROPERTIES, INC., a Florida corporation, hereinafter referred to as the Manager.

## W I T N E S S E T H :

WHEREAS, the Association is a non-profit corporation organized for the administration and operation of FOREST PARK, A CONDOMINIUM, hereinafter referred to as the Condominium; and

WHEREAS, the Association desires to employ a managing agent for said Condominium; and

WHEREAS, the Manager is a registered real estate brokerage firm specializing in property management and is familiar with the proposed operation and administration of the Condominium.

NOW, THEREFORE, in consideration of the premises, and of the mutual covenants and other considerations hereinafter set forth, the parties hereto agree as follows:

1. Definitions: The terms used in this Management Agreement shall have the meaning as set forth in the Declaration of Condominium and Chapter 718 of the Florida Statutes, unless the context otherwise requires.

2. Employment: The Association hereby employs the Manager and the Manager hereby accepts said employment on the terms and conditions provided for in this Management Agreement.

3. Exclusiveness: The management provided for herein shall be exclusively performed by the Manager or under the direct control and supervision of the Manager, subject to the review, direction and supervision of the Association.

4. Term: The term of this Management Agreement shall commence on the date at which the first closing of a sale of a Condominium Unit shall occur and shall continue in full force and effect until all of the Units that will be operated ultimately by the Association have been sold by the Developer and conveyed to purchasers, or until such time as the Association elects to exercise any rights to terminate that may be granted it under the Condominium Act; provided, however, either party shall have the right to terminate this Management Agreement as more fully set forth herein.

Notwithstanding anything in this Management Agreement to the contrary, if this Condominium is approved by the Veterans Administration, Federal Housing Administration or similar governmental agency for the financing of the purchase by third parties of Units, the following terms shall apply:

(a) The term of this Management Agreement shall be for one (1) year from the date of the first closing, but shall be renewable for successive one (1) year terms with the consent of the Association and the Manager.

(b) Should this Management Agreement be terminated for any reason, then and in such event, the Association shall hire a professional management firm on the terms and conditions similar to those set forth in this Management Agreement.

(c) This Management Agreement may be terminated by either the Association or the Manager without cause upon thirty (30) days prior written notice.

5. Services, Duties and Obligations of the Manager: The Manager shall provide the following services which shall include, but not be limited to:

(a) Hire, supervise, pay and discharge all personnel necessary to properly operate and maintain the Condominium consistent with the approved budget. All such personnel shall be supervised by the Manager and all compensation for the services of such personnel shall be considered an expense of the Association. The Manager shall, in his sole discretion, cause to be discharged all persons unnecessary or undesirable with or without cause;

(b) Cause the Common Elements, including the Limited Common Elements and any recreation facilities, to be maintained, repaired and replaced, as set forth in the Declaration, including interior and exterior cleaning and repairs and alterations to plumbing, electrical work, carpentry, painting, decorating and such other incidental alterations or changes therein as may be proper. The Manager shall not cause the Association to incur any cost other than as provided in the approved budget or except as otherwise specifically approved in writing by the Association; provided, however, emergency repairs immediately necessary for the preservation or safety of the Condominium Property or for the safety of Unit Owners, tenants or other persons, or required to avoid suspension of any necessary service in or about the Condominium Property, may be made by the Manager without the prior approval of the Association;

(c) Assist the Association in causing all acts and things to be done in or about the Condominium as is necessary to comply with any and all orders or requirements affecting the premises, placed thereon by any governmental authority having jurisdiction thereof, subject to the limitation with respect to the amount of expenditure involved which requires Association approval, as set forth in Subparagraph (b) above and subject also to specific instructions from the Association not to comply with such order or requirements, because the Association intends to contest same;

(d) Solicit, analyze and compare bids and negotiate contracts for execution by the Association for the services of contractors for garbage and trash removal, vermin extermination and other services; assist the Association in purchasing all tools, equipment and supplies which shall be necessary to properly maintain and operate the Condominium; and make all such contracts and purchases in either the Association's name after receipt of Association approval to do so;

(e) Solicit and analyze bids for necessary insurance coverage to the extent obtainable with insurance carriers selected by the Association, in such amounts as required under the Declaration and as the Association shall designate in writing, recommend modifications or additional coverages, prepare claims when required and follow-up payment, and act as the Association representative in negotiating settlement pursuant to Association instructions and to submit to the Association such insurances, including, but not limited to fire, liability, workmen's compensation and other such insurances required by the Declaration and as the Association may deem necessary or advisable;

(f) Make a careful audit of all bills received for services, work and supplies ordered in connection with maintaining and operating the Condominium, pay all such bills, including but not limited to water charges, sewer charges and assessments assessed with respect to the Common Elements, if any, as and when the same shall become due and payable by making the required disbursements for the Association, to take advantage of all discounts on behalf of the Association. The Manager is hereby granted authority to make any disbursement or expenditures provided in the approved budget at the Manager's own discretion. All non-budgeted expenditures will be made only with the prior approval of the Association, as set forth in Subparagraph (b) above, except in the cases of emergencies which require prompt action to avoid further loss;

(g) Bill Unit Owners for Common Expenses and use its best efforts to collect same. In this regard, the Association hereby authorizes the Manager to make demand for all regular and special Assessments and charges which may be due the Association, and to assist the Association in taking such action in the name of the Association by way of making, recording, satisfying and foreclosing the Association's lien therefor, or by way of other legal process or



otherwise, as may be required for the collection of such Assessments. All collection procedures shall be approved by the Association and all legal process shall be initiated by the Association through the Association's attorney (at the expense of the Association);

(h) Assist the Association in considering and, where reasonable, attending to the complaints of the Unit Owners or their tenants, if such are permitted by the Declaration and Bylaws;

(i) Assist the Association in causing to be prepared and filing the necessary forms for unemployment insurance, Social Security taxes, withholding taxes and all other forms, reports and returns required by any federal, state or municipal authority;

(j) Deposit all funds collected from the Association's members or otherwise accruing to the Association in a special bank account or accounts of the Association (in which the Manager may be an authorized signatory) in a bank or savings and loan association in Pinellas County, Florida, with suitable designation indicating their source, separate from other funds of the Manager. In the event interest is earned on any account, such interest shall accrue to the benefit of the Association;

(k) Maintain in a satisfactory manner, the books of account, checkbooks, minute books and other records of the Association;

(l) In conjunction with the accountant, if any, for the Association, prepare an annual unaudited report of the operations of the Association for the year then ended. A copy of each annual report shall be sent by the Manager to each Unit Owner;

(m) Prepare and submit annually, to the Association a recommended operating budget setting forth the anticipated income and expenses of the Condominium for the ensuing year; notify the Unit Owners of annual and all other Assessments of Common Expenses determined by the Board as more particularly set forth in the Bylaws. These duties shall be purely clerical and ministerial in nature;

(n) Cause a representative of its organization to attend meetings of the members and of the Board and, if desired by the Board, have its representative act as secretary and record the minutes of such meetings;

(o) Prepare and send out all notices of Board meetings and members' meetings and such other letters and reports as the Board may request;

(p) Maintain records sufficient to describe its services hereunder and such financial books and records, in accordance with prevailing accounting standards sufficient to identify the source of all funds collected by it as Manager and the disbursement thereof. Manager shall submit to the Association, not later than the twentieth (20th) day of each succeeding month, a statement of receipts and disbursements of the Association during the prior month. Such records shall be kept at the office of the Manager and shall be available for inspection by the Unit Owners at reasonable times. These records shall be kept in accordance with Section 718.111(7) of the Condominium Act. The Manager shall perform a continual internal audit of its financial records relative to its services as Manager for the purpose of verifying the same, but no independent or external audit shall be required of it. The Association shall have the right to an annual external independent audit provided the cost thereof and the employment of such auditor be by the Association directly and not through the Manager, and that the external auditor be reasonably acceptable to the Manager. Such independent audit shall be at the office of the Manager;

(q) Recommend to the Association retainment and employment of attorneys, accountants and such other experts and professionals whose services the Manager may reasonably require to effectively perform its duties hereunder; and

(r) Assist the Association in maintaining, managing and supervising the recreational facilities and Common Areas operated by the Association for the use of its members; enforce rules and regulations as may be established

11. Benefit and Affiliation: This Management Agreement and every provision hereof shall bind, apply to and run in favor of the Association and the Manager and respective successors in interest, and may not be changed, waived or terminated orally. Neither of the parties may assign this Management Agreement without the written consent of the other. In addition, the Manager is affiliated with the Developer to the extent that Douglas V. Zelman is the chief operating officer of Manager as well as a corporate officer of a general partner of Developer.

12. Severability: If any Paragraph, Subparagraph, sentence, clause, phrase or word of this Management Agreement shall be or is, for any reason, held or declared to be inoperative or void, such holding will not affect the remaining portions of this Management Agreement and it shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part therein and the remainder of this Agreement, after the exclusion of such parts, shall be deemed and held to be as valid as if such excluded parts had never been included therein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Paul G. Freudenburg  
Trust C. N. Jansen  
As to the Association

FOREST PARK CONDOMINIUM ASSOCIATION,  
INC., of Dunedin, a Florida corporation  
not for profit

By: Paul G. Freudenburg  
Its President  
(CORPORATE SEAL)

Douglas V. Zelman  
Trust C. N. Jansen  
As to the Manager

REAL PROPERTIES, INC., a Florida corporation

By: Douglas V. Zelman  
Its President  
(CORPORATE SEAL)

STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared PAUL G. FREUDENBURG, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of FOREST PARK CONDOMINIUM ASSOCIATION, INC., of Dunedin, a Florida corporation not for profit and he acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 21 day of June, 1984.

(SEAL)

Trust C. N. Jansen  
Notary Public

State of Florida at Large

My Commission Expires:

STATE OF FLORIDA     )  
COUNTY OF PINELLAS    )

BEFORE ME, the undersigned authority, duly authorized to take acknowledgment and administer oaths, personally appeared DOUGLAS V. ZEEMAN, to me well known and known to me to be the individual described in and who executed the foregoing instrument as \_\_\_\_\_ of REAL PROPERTIES, INC., a Florida corporation, and he acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 21 day of June, 1984.



*[Signature]*  
Notary Public  
State of Florida at Large

PROSPECTUS FOR

FOREST PARK

A CONDOMINIUM

THIS PROSPECTUS CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.

THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS PROSPECTUS AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

Q. 558  
P. 120 - 50% amendment  
P. 557 - 1.14  
P. 595 - limits for officers  
P. 601 - Bd. member resignation - #4  
P. 547 - H - Use of all common areas  
P. 543 - 7.03 - window cleaning  
P. 555 - Turnover  
Condo rules  
P. 1-3 5.02 (A)(B)  
P. 1-9 (14)  
Propy 1.5 (6)  
Meetings 1.6  
Restrictions re. use of property 4-  
P. 545 - Art. 12.02 no alterations of unit.  
P. 565 - Bldg. plans  
P. 596 - director removal #B  
P. 552 - 20.08 - change to non-owners  
P. 541 - Estimated life for reserves  
Roads - Roof Painting

## INDEX

(Page number refers to the page number of each respective document)

		<u>Page No.</u>
PROSPECTUS - General Information Concerning the Condominium		1 - 5
SCHEDULE 1 - DECLARATION OF CONDOMINIUM		
<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
1	Name	1.1
2	Definitions	1.1 - 1.2
3	Land	1.2
4	Survey and Description	1.2 - 1.3
5	Condominium Parcels, Appurtenances, Possession and Enjoyment	1.3
6	Phase Development	1.3 - 1.5
7	Units	1.5
8	Common Elements	1.5 - 1.6
9	Percentage Ownership of Common Elements	1.6
10	Limited Common Elements	1.6 - 1.7
11	Restraint Upon Separation and Partition of Common Elements and Limited Common Elements	1.7
12	Limitation Upon Improvement of Common Elements and Limited Common Elements	1.7
13	Maintenance	1.8
14	Acquisition of Land or Recreational Facilities	1.8
15	Easements	1.8 - 1.9
16	Common Expenses and Common Surplus	1.9 - 1.10
17	Annual Assessments of the Association	1.10
18	Liabilities, Lien and Priority, Interest, and Collections Relating to the Assessments of the Association	1.10 - 1.12
19	Liens	1.12 - 1.13
20	Sales, Rental, Lease or Transfer	1.13 - 1.14
21	The Association	1.14 - 1.15
22	Membership in the Association	1.15
23	Limitation of Liability	1.15
24	Management Agreement and Maintenance Agreement	1.15

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
25	Transfer of Association Control	1.15 - 1.18
26	Termination of Condominium	1.18
27	Equitable Relief	1.18
28	Rights of Mortgagees	1.18 - 1.19
29	Amendment of Declaration	1.19 - 1.20
30	Miscellaneous	1.20
	Joinder of Mortgagee	1.23

SCHEDULE 1, EXHIBIT A - LEGAL DESCRIPTION OF PHASE 1

SCHEDULE 1, EXHIBIT A1 - LEGAL DESCRIPTION OF ALL PHASES, SURVEYOR'S CERTIFICATE, SITE PLANS, PLOT PLANS AND FLOOR PLANS	1 - 6
--	-------

SCHEDULE 1, EXHIBIT B - PERCENTAGE OF OWNERSHIP TABLE RELATING TO COMMON ELEMENTS AND A TABLE OF PERCENTAGES AS EACH PHASE IS SUBMITTED	1 - 2
---	-------

SCHEDULE 1, EXHIBIT C - ARTICLES OF INCORPORATION OF FOREST  
PARK CONDOMINIUM ASSOCIATION, INC.

<u>Article No.</u>	<u>Title</u>	<u>Page No.</u>
I.	Name	1.1
II.	Purpose	1.1
III.	Powers and Duties	1.1 - 1.2
IV.	Limitations on Activities	1.2
V.	Term of Existence	1.2
VI.	Members	1.2 - 1.3
VII.	Board of Directors	1.3
VIII.	Officers	1.3 - 1.4
IX.	Bylaws	1.4
X.	Amendments	1.4 - 1.5
XI.	Initial Registered Office and Agent	1.5
XII.	Subscribers	1.5
	Acceptance by Registered Agent	

SCHEDULE 1, EXHIBIT D - BYLAWS OF FOREST PARK CONDOMINIUM  
ASSOCIATION, INC.

<u>Article No.</u>	<u>Title</u>	<u>Page No.</u>
I.	General	1.1

<u>Article No.</u>	<u>Title</u>	<u>Page No.</u>
II.	Definitions	1.1 - 1.2
III.	Offices and Agency	1.2
IV.	Members	1.2 - 1.4
V.	Voting	1.4 - 1.6
VI.	Members' Meetings	1.6 - 1.8
VII.	Directors	1.8 - 1.10
VIII.	Directors' Meetings	1.11 - 1.12
IX.	Committees	1.12 - 1.13
X.	Committee Meetings	1.13 - 1.14
XI.	Officers	1.14 - 1.16
XII.	Indemnification of Officers and Directors	1.16 - 1.17
XIII.	Annual Budget	1.17
XIV.	Assessments	1.18
XV.	Rules and Regulations	1.18 - 1.19
XVI.	Remedies for Violation and Disputes	1.19 - 1.22
XVII.	Insurance, Bonding	1.22 - 1.25
XVIII.	Books, Records and Finances	1.25 - 1.27
XIX.	Eminent Domain <i>Page 413</i>	1.27
XX.	Non-Profit Operations	1.27
XXI.	Corporate Seal	1.27
XXII.	Modification of Bylaws	1.27 - 1.28
XXIII.	Miscellaneous	1.28
	Secretary's Certificate	1.29
	History of Bylaws	1.29

SCHEDULE 1, EXHIBIT E - ESTIMATED MONTHLY AND YEARLY  
OPERATING BUDGET AND SCHEDULE OF ASSESSMENTS TO EACH  
CONDOMINIUM UNIT BASED UPON PROPOSED BUDGET AS EACH  
PHASE IS SUBMITTED

SCHEDULE 1, EXHIBIT F - MANAGEMENT AGREEMENT

<u>Paragraph No.</u>	<u>Title</u>	<u>Page No.</u>
1	Definitions	1.1
2	Employment	1.1
3	Exclusiveness	1.1
4	Term	1.1

<u>Paragraph No.</u>	<u>Title</u>	<u>Page No.</u>
5	Services, Duties and Obligations of the Manager	1.2 - 1.4
6	Reimbursed Expenses	1.4
7	Indemnification	1.4
8	Compensation	1.4
9	Termination	1.4
10	Notices	1.4
11	Benefit	1.5
12	Severability	1.5
	Exhibit A to Management Agreement	1.7
	SCHEDULE 1, EXHIBIT G - RULES AND REGULATIONS	1 - 2
	SCHEDULE 2 - FORM OF PURCHASE AND SALE AGREEMENT	1 - 7
	SCHEDULE 3 - FORM OF ESCROW AGREEMENT	1 - 3
	SCHEDULE 4 - RECEIPT FOR CONDOMINIUM DOCUMENTS	1



GENERAL INFORMATION CONCERNING  
FOREST PARK, A CONDOMINIUM

DESCRIPTION OF THE CONDOMINIUM. The Condominium is named FOREST PARK, A Condominium, and is located at County Road 70 at Evans Road, Dunedin, Florida 33528. The Condominium is comprised of twelve phases which will include a maximum of ninety-two (92) units. Phase 1 consists of Unit Numbers 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112. Phase 2 consists of Unit Numbers 201, 202, 203, 204, 205, 206, 207 and 208. Phase 3 consists of Unit Numbers 301, 302, 303, 304, 305, 306, 307 and 308. Phase 4 consists of Unit Numbers 401, 402, 403, 404, 405, 406, 407 and 408. Phase 5 consists of Unit Numbers 501, 502, 503, 504, 505, 506, 507 and 508. Phase 6 consists of Unit Numbers 601, 602, 603, 604, 605, 606, 607 and 608. Phase 7 consists of Unit Numbers 701, 702, 703, 704, 705, 706, 707 and 708. Phase 8 consists of Unit Numbers 801, 802, 803, 804, 805, 806, 807 and 808. Phase 9 consists of Unit Numbers 901, 902, 903, 904, 905, 906, 907 and 908. Phase 10 consists of Unit Numbers 1001, 1002, 1003, 1004, 1005, 1006, 1007 and 1008. Phase 11 consists of Unit Numbers 1101, 1102, 1103, 1104, 1105, 1106, 1107 and 1108. Phase 12 consists wholly of recreational facilities and this phase will be submitted to the condominium form of ownership no later than the date that Phase 1 through 11 are submitted to condominium ownership. Each unit has two (2) bedrooms and two (2) bathrooms. There are two floor plans in the condominium, one for interior units and one for end units. Both units are approximately 900 square feet in size. Each unit will have a porch which is approximately 135 square feet in size. Each unit is more particularly described in Exhibit A1 attached to Schedule 1 hereof. A copy of the plot plan and survey of this Condominium is also located in Exhibit A1 of Schedule 1 of the Prospectus. The estimated latest date of completion of Phase 1 of the Condominium is April 1, 1985. The estimated latest date of completion of Phase 2 of the Condominium is April 1, 1986. The estimated latest date of completion of Phase 3 of the Condominium is April 1, 1987. The estimated latest date of completion of Phase 4 of the Condominium is April 1, 1988. The estimated latest date of completion of Phase 5 of the Condominium is April 1, 1989. The estimated latest date of completion of Phase 6 of the Condominium is April 1, 1990. The estimated latest date of completion of Phase 7 of the Condominium is April 1, 1991. The estimated latest date of completion of Phase 8 of the Condominium is April 1, 1992. The estimated latest date of completion of Phase 9 of the Condominium is April 1, 1993. The estimated latest date of completion of Phase 10 of the Condominium is April 1, 1994. The estimated latest date of completion of Phase 11 of the Condominium is April 1, 1995. Phase 12 will be completed and submitted to condominium ownership no later than when all of the other phases are submitted to condominium ownership or no later than April 1, 1995. The maximum number of units that will use the facilities in common with the Condominium shall be ninety-two (92).

THIS CONDOMINIUM IS CREATED AND IS BEING SOLD AS FEE SIMPLE INTERESTS  
AND NOT AS LEASEHOLD INTERESTS.

FACILITIES TO BE USED ONLY BY UNIT OWNERS OF FOREST PARK, A CONDOMINIUM. Upon submission of Phase 1 of Forest Park, A Condominium, the recreational and other commonly used facilities that will be used by unit owners of this Condominium are the hallways, common walkways, one (1) recreation room which is approximately 1,225 square feet in size with a capacity of thirty (30) people at any one time, and Developer will expend a minimum of \$500.00 for personal property and furniture. Phase 12 consists wholly of recreational facilities and will be submitted at Developer's direction, but not later than the date all phases are submitted. Unit owners will have the right to use said facilities upon the completion thereof. These additional recreational facilities are one (1) unheated swimming pool with a maximum depth of ten feet and a minimum depth of three feet and a capacity of 30 people at any one time (the pool is irregular in shape and at it's longest point it is 41 feet long and at it's widest point it is 24 feet wide), a recreation building which will accommodate approximately 20 people containing a card room approximately 754 square feet in size, a mens' restroom and a womens' restroom, each approximately 58 square feet in size, a storage room approximately 42 square feet in size and an equipment room approximately 42.5 square feet in size, and additional real property as defined in the Phase 12 legal description depicted in Exhibit A1 of Schedule 1 of the Prospectus. In addition, Developer will expend a minimum sum

of \$500.00 for personal property, pool equipment and furniture. There are also three drainage ponds located on the property as depicted in Exhibit A-1 which will not be used for recreational purposes. The pond identified as the Existing Pond is approximately 150 feet by 90 feet in size, the pond identified as Pond No. 1 will be approximately 190 feet by 120 feet in size, and the Pond identified as Pond No. 2 will be approximately 40 feet by 150 feet in size. Finally there are 92 covered parking spaces which will be assigned to unit owners in accordance with the Declaration of Condominium and 46 open parking spaces. Each of the above-described recreational and other commonly used facilities is for use by the unit owners when each phase is completed.

FACILITIES TO BE USED BY NON-RESIDENTS OF THE CONDOMINIUM. In the event all of the phases of this Condominium are not developed as a part of this Condominium, the unit owner of any separate condominium developed on any of the property described in Exhibit A-1 shall have the right to share in the use and maintenance of all roadways, walks, recreational facilities and utility easements on the property described in Exhibit A-1 as if said owner were a part of this Condominium. The maximum number of users of said facilities will not be increased in such event and will be 92 as set forth above.

THERE IS NO RECREATIONAL FACILITIES LEASE ASSOCIATED WITH THIS CONDOMINIUM. THE UNIT OWNERS ARE NOT REQUIRED TO BE LESSEES OF OR PAY RENTAL UNDER ANY RECREATIONAL LEASE. ACCORDINGLY, THERE ARE NO LIEN RIGHTS AGAINST ANY UNITS TO SECURE THE PAYMENT OF RENT OR OTHER EXACTATIONS UNDER ANY RECREATIONAL LEASE.

NEITHER THE DEVELOPER NOR ANY OTHER PERSON OTHER THAN THE UNIT OWNERS SHALL RESERVE, OR BE ENTITLED TO RECEIVE ANY RENT, FEE OR OTHER PAYMENT FOR THE USE OF THE RECREATIONAL OR OTHER COMMONLY USED FACILITIES WHICH WILL BE OWNED BY THE ASSOCIATION.

NEITHER THE DEVELOPER NOR ANY OTHER PERSON SHALL HAVE THE RIGHT TO EXPAND OR ADD TO THE RECREATIONAL FACILITIES AT ANY TIME AFTER THE ESTABLISHMENT OF THE CONDOMINIUM IN WHICH THE UNIT OWNERS HAVE USE RIGHTS THEREIN, WITHOUT THE CONSENT OF THE UNIT OWNERS BEING REQUIRED.

DEVELOPER'S SALES PLANS. The Developer plans to sell each of the Condominium units. The Developer does not plan to lease units and then sell them subject to such leases. However, the Developer reserves the right to lease any units which the Developer owns.

MANAGEMENT, MAINTENANCE, AND OPERATION OF THE CONDOMINIUM PROPERTY. The management of the Condominium Association and the maintenance and operation of the Condominium property will be pursuant to the terms of the Management Contract entered into by and between Forest Park Condominium Association, Inc., and Real Properties, Inc., a Florida corporation, as the manager. The Management Contract shall commence upon the date at which the first closing of a sale of a Condominium unit of Forest Park, A Condominium, shall occur and shall continue in full force and effect until all of the units that will be operated ultimately by the Condominium association have been sold by the Developer and conveyed to purchasers, or until such time as the Condominium association elects to exercise any rights to terminate that may be granted to it under the Condominium Act; provided, however, that either party shall have the right to terminate the Management Agreement upon thirty (30) days prior written notice to the other party. The Management Contract provides that the manager shall provide on-site supervisory services, administrative services, and accounting services if all phases are submitted. If all phases are submitted, the manager shall be compensated at the rate of SIX HUNDRED NINETY AND NO/100 DOLLARS (\$690.00) per month and EIGHT THOUSAND TWO HUNDRED EIGHTY AND NO/100 DOLLARS (\$8,280.00) per year after the closing of the sale of all units in Forest Park, A Condominium to the initial purchasers. The compensation under the Management Agreement may be increased annually but in any event unless otherwise agreed the increase shall not be in excess of fifteen percent (15%) more than the prior year's compensation. The Management Contract is attached as Exhibit F to Schedule 1 of this Prospectus.

THERE IS A CONTRACT FOR THE MANAGEMENT OF THE CONDOMINIUM PROPERTY WITH REAL PROPERTIES, INC., A FLORIDA CORPORATION, WHICH IS SET FORTH WITH PARTICULARITY IN EXHIBIT F ATTACHED TO SCHEDULE 1 OF THIS PROSPECTUS.

CONDOMINIUM ASSOCIATION CONTROL. The Developer has the right to retain control of the Board of Administration of the Condominium Association for a period of time which can exceed one (1) year after the closing of the sale of a majority of the units in the Condominium, however, the Developer reserves the right, at its option, to transfer control of the Board of Administration of the Condominium Association to the unit owners at any date earlier than the mandatory transfer of control.

THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25 OF THE DECLARATION OF CONDOMINIUM FOUND IN SCHEDULE 1 OF THIS PROSPECTUS.

RESTRICTIONS UPON THE SALE, TRANSFER, CONVEYANCE OR LEASING OF A UNIT. THE SALE, LEASE, OR TRANSFER OF UNITS IS RESTRICTED OR CONTROLLED IN ACCORDANCE WITH SECTION 20 OF THE DECLARATION OF CONDOMINIUM IDENTIFIED AS SCHEDULE 1 OF THIS PROSPECTUS. IN ADDITION, NO LEASE OF A CONDOMINIUM UNIT SHALL BE FOR A PERIOD OF LESS THAN THIRTY (30) DAYS.

PHASE PROJECT. This Condominium is a phase project and you should refer to Section 6 of the Declaration of Condominium for specific details.

The Condominium created hereby shall be a phase condominium in accordance with §718.403, Florida Statutes, and the Developer is presently submitting with this Declaration Phase 1 to the condominium form of ownership. The Developer plans to submit Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10, Phase 11 and Phase 12 in the future in accordance with the site plan, plot plan and floor plans set forth in Exhibit A1. The Developer is presently filing with the appropriate state agency for approval to sell all phases that may become a part of the Condominium but no obligation is thereby created which would require the Developer to submit said additional phases to the condominium form of ownership. The future development of said phases shall be at the sole discretion of Developer. The impact which the completion of subsequent phases would have upon the initial phase submitted herewith would be that the percentage ownership in the common elements would be reduced in accordance with Exhibit "B" of the Declaration of Condominium. The land which may become a part of this Condominium and the land on which each phase is to be built is set forth in Exhibit A1 attached to the Declaration of Condominium. Phase 12 consists wholly of recreational facilities and this phase will be submitted to the condominium form of ownership no later than when all of the other phases are submitted to the condominium form of ownership and are substantially completed and an amendment to this Declaration is recorded evidencing such submission and substantial completion. Phase 12 is more particularly depicted in Exhibit A1 and said recreational facilities include one swimming pool, one recreation facility with one men's restroom, one women's restroom, one small storage room and a card room, decking, pool equipment and furniture and additional real property. No condominium units exist in Phase 12.

Each unit's percentage ownership in the common elements as each phase is submitted to the condominium form of ownership is more particularly set forth in Exhibit B attached to the Declaration of Condominium.

The recreation areas and facilities to be owned as common elements by all unit owners and all personal property to be provided incident thereto, may be changed or altered by virtue of the Developer not submitting to the condominium form of ownership any future phases as set forth herein. Provided, however, if the Developer elects to submit to the condominium form of ownership in this Condominium Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, Phase 8, Phase 9, Phase 10 and Phase 11, then the Developer shall be obligated to complete the recreational facilities contemplated in Phase 12 and submit said Phase 12 to the condominium form of ownership. The membership vote and ownership in the Association attributable to each unit shall be one (1) vote per unit regardless of whether any future phase is not constructed. Time-share estates cannot be created with respect to units in any phase in this Condominium.

The estimated latest date of completion of Phase 1 of the Condominium is April 1, 1985. The estimated latest date of completion of Phase 2 of the Condominium is April 1, 1986. The estimated latest date of completion of Phase

3 of the Condominium is April 1, 1987. The estimated latest date of completion of Phase 4 of the Condominium is April 1, 1988. The estimated latest date of completion of Phase 5 of the Condominium is April 1, 1989. The estimated latest date of completion of Phase 6 of the Condominium is April 1, 1990. The estimated latest date of completion of Phase 7 of the Condominium is April 1, 1991. The estimated latest date of completion of Phase 8 of the Condominium is April 1, 1992. The estimated latest date of completion of Phase 9 of the Condominium is April 1, 1993. The estimated latest date of completion of Phase 10 of the Condominium is April 1, 1994. The estimated latest date of completion of Phase 11 of the Condominium is April 1, 1995. The estimated latest date of completion of Phase 12 of the Condominium is no later than April 1, 1995. All of the Phases will be completed no later than April 1, 1995 unless the Developer elects not to complete all of the phases in this Condominium.

The two floor plans contemplated in all the phases in this Condominium are approximately 900 square feet in size, together with a porch approximately 135 square feet in size. These units are more particularly described in the Description of the Condominium set forth in this Prospectus text.

THIS IS A PHASE CONDOMINIUM. PLEASE REFER TO DEVELOPER'S STATEMENTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AT SECTION 6 AND IN THE GENERAL INFORMATION CONCERNING THE CONDOMINIUM FOR SPECIFIC INFORMATION CONCERNING THE PHASING OF THIS CONDOMINIUM.

CONVERSION OF EXISTING IMPROVEMENTS. This Condominium is not created by the conversion of existing improvements.

RESTRICTIONS CONCERNING THE USE OF CONDOMINIUM PROPERTY. Each Condominium unit shall be used only for residential purposes and no unit shall be occupied by more than one (1) family. No unit shall be rented or leased except as permitted at Section 20 of the Declaration of Condominium. Children sixteen years of age or older are permitted, but each unit owner shall abide by such other regulations regarding children as may be established by the Association from time to time. Children under sixteen years of age may visit for no more than fifteen (15) consecutive days and no more than sixty (60) total days in any one year. ~~One dog or one cat~~ weighing less than fifteen (15) pounds are permitted only if the unit owner has such pet in his possession prior to and at the time of purchase of the unit. No new pets are permitted. This right to a pet applies only to the initial owner of the unit. Pets are permitted to be walked only in designated walking spaces, and, if none, in the common area or limited common area provided they are on hand-held leashes. Any pet owner shall abide by regulations established by the Association from time to time. Any violation of the rules governing the right to have pets may result in the revocation of the right to keep the pet. These restrictions, as summarized hereinabove, are more fully described in the Condominium Association's Rules and Regulations attached to Schedule 1 as Exhibit G.

UTILITY AND OTHER SERVICES. The manner in which utility and other services, including, but not limited to, sewage and waste disposal, water supply and storm drainage, will be provided, and the person or entity furnishing them is as follows:

- A. Water for all purposes, including fire hydrants, shall be supplied to the Condominium by the City of Dunedin, Florida, substantially in accordance with plans on file with said City.
- B. Sewer collection shall be supplied to the Condominium by the City of Dunedin, Florida, substantially in accordance with the plan on file with the City.
- C. Electrical service shall be supplied and maintained up to the transformers to the Condominium by the Florida Power Corporation substantially in accordance with the plan on file with said company. Maintenance of the electrical services from the transformer to the buildings and elsewhere within the Condominium Association area is the responsibility of the Condominium Association.

- D. Telephone service shall be supplied and maintained to the Condominium by General Telephone Company substantially in accordance with the plan on file with said company.
- E. Trash removal services shall be supplied to the Condominium by the City of Dunedin.
- F. Storm drainage will be in accordance with the plans on file with the City.

THERE IS A LIEN RIGHT AGAINST EACH UNIT TO SECURE THE PAYMENT OF ASSESSMENTS OR OTHER EXACTIONS COMING DUE FOR THE USE, MAINTENANCE, UPKEEP, OR REPAIR OF THE RECREATIONAL OR COMMONLY USED FACILITIES. THE UNIT OWNER'S FAILURE TO MAKE THESE PAYMENTS MAY RESULT IN FORECLOSURE OF THE LIEN.

APPORTIONMENT OF COMMON EXPENSES AND COMMON ELEMENTS. The apportionment of common expenses and the ownership of common elements has been determined by utilization of the following formula: each unit's percentage ownership in the common elements is determined by dividing 100% by the total number of units in the Condominium from time to time. This percentage becomes the percentage of ownership in the common elements. This percentage is then applied to the annual budget to derive the percentage of the common expenses for which the unit owner is responsible. This percentage of common expenses is stated as a monthly maintenance assessment in Exhibit E of Schedule 1 of this Prospectus. The percentage of ownership of common elements and assessments attributable to each unit is set forth with particularity in Exhibit B of Schedule 1 of this Prospectus.

ESTIMATED OPERATING BUDGET FOR THE CONDOMINIUM. An estimated operating budget for the Condominium Association and a schedule of the unit owner's expenses is attached as Exhibit E of Schedule 1 of this Prospectus. This budget contains the estimated monthly and annual expenses of the Condominium that are collected from unit owners by assessments.

ESTIMATED CLOSING EXPENSES. The buyer of a Condominium unit shall pay at closing the following items: (a) recording fee for a warranty deed; (b) initial maintenance fee in an amount equal to two monthly installments of his annual assessments as determined at the time of closing; and (c) if there is a loan incident to the sale the expenses charged to buyer by the lender including, without limitation (i) documentary stamps on the promissory note and warranty deed, (ii) intangible tax on the mortgage, (iii) recording fee for the mortgage, (iv) mortgagee title insurance in the amount of the loan. The Developer will furnish and pay for an owner's title insurance policy. Ad valorem taxes for the year in which closing is held shall be prorated. Recording fees charged by the State of Florida at present are \$5.00 for the first page of an instrument and \$4.00 for each additional page of the document to be recorded. Florida Documentary Stamps on a warranty deed charged by the State of Florida are presently at the statutory rate of approximately 45¢ for each \$100 of the purchase price, or any fraction thereof. Florida Documentary Stamps on the promissory note are 15¢ per each \$100 of the amount evidenced on the promissory note, or any fraction thereof. Intangible tax on mortgages charged by the State of Florida are presently at the statutory rate of approximately 20¢ for each \$100 of the amount evidenced by the mortgage note.

DESCRIPTION OF THE DEVELOPER AND OTHERS. The Developer, FOREST PARK JOINT VENTURE, a Florida joint venture, was formed in December of 1983. The company was founded for the purpose of developing the property set forth in Exhibit A1 attached to Schedule 1 of this Prospectus. The two general partners are P.S.A. (FOREST PARK), INC., a Florida corporation which is a subsidiary of Peoples Savings Association, a Michigan savings and loan association, and FOREST GLEN DEVELOPMENT CORP., a Florida corporation. The principals of Forest Glen Development Corp. are DOUGLAS V. ZELMAN and AXEL R. JOHNSON who have been actively involved in numerous residential condominium developments in Pinellas County, Florida. Some of these projects include Royal Stewart Arms, a Condominium, Island Towers, a Condominium, Druid Oaks, a Condominium, South Paula Point, a Condominium, and Seaview Townhouses, a Condominium. Axel R. Johnson has specifically been involved in many aspects of construction for over 40 years while Douglas V. Zelman has actively concentrated in real estate development, financing, management and brokerage for the last fifteen years. Mr. Johnson and Mr. Zelman have been involved in condominium development for the last fifteen years.

EXHIBITS. The following is a schedule of exhibits of this Prospectus:

1. Declaration of Condominium.
  - A. Legal Description of Phase 1.
  - A1. Legal Description and Survey of All Phases.
  - B. Percentage Interest in the Common Elements as Each Phase is Submitted.
  - C. Certificate of Incorporation and Articles of Incorporation of Forest Park Condominium Association, Inc.
  - D. Bylaws of Forest Park Condominium Association, Inc.
  - E. Estimated Operating Budget as Each Phase is Submitted.
  - F. Management Agreement between Forest Park Condominium Association, Inc. and Real Properties, Inc., a Florida corporation.
  - G. Rules and Regulations.
2. Form of Purchase and Sale Agreement.
3. Form of Escrow Agreement.
4. Form of Receipt for Condominium Documents.

**Bylaws**  
**Forest Park One Condominium**

Prepared By and Return to:  
Michael J. Brudny, Esquire  
Brudny & Rabin, P.A.  
4830 W. Kennedy Blvd., Suite 985  
Tampa, Florida 33609

KARLEEN F. DE BLANK, CLERK OF COURT  
PINELLAS COUNTY, FLORIDA

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TOTAL: \$19.50  
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CHANGE: \$0.00  
BY \_\_\_\_\_ DEPUTY CLERK

**CERTIFICATE OF AMENDMENT TO THE BYLAWS  
OF FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN**

This is to certify that at a duly called meeting of the Board of Directors of Forest Park Condominium Association, Inc., of Dunedin (the "Association") held on June 29, 2000, in accordance with the requirements of the applicable Florida Statutes and the condominium documents, the Amendments to the Bylaws of Forest Park Condominium Association, Inc., of Dunedin, attached hereto as Exhibit A, were duly adopted by the Board. The Bylaws are an exhibit to the Declaration of Condominium for Forest Park, A Condominium, which was originally recorded in Official Records Book 5788, Page 539, Public Records of Pinellas County, Florida, and the Bylaws were originally recorded in Official Records Book 5788, Page 587, aforesaid records, and in Condominium Plat Book 77, Page 73, aforesaid records.

IN WITNESS WHEREOF, FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN has caused this instrument to be signed by its duly authorized officer on this 11<sup>th</sup> day of August, 2000.

FOREST PARK CONDOMINIUM  
ASSOCIATION, INC., OF DUNEDIN

By: Barbara Craig  
BARBARA CRAIG, President

Bonnie Hiltz  
Signature of Witness #1

BONNIE HILTZ  
Printed Name of Witness #1

Germaine Benna  
Signature of Witness #2

Germaine Benna  
Printed Name of Witness #2

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2000, by Barbara Craig as President of FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN, a Florida corporation, on behalf of the corporation, who acknowledged that she executed this document on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Printed Name



ROBERT M. NOREK  
My Comm Exp. 4/20/2001  
Bonded By Service Ins  
No. CC639981  
☒ Personally Known ☐ Other I.D.



ADOPTED AMENDMENTS TO BYLAWS  
OF  
FOREST PARK CONDOMINIUM ASSOCIATION, INC.

The following are approved amendments to the Bylaws of Forest Park Condominium Association, Inc., originally recorded at Official Records Book 5788, Page 587, Public Records of Pinellas County, Florida.

(New Wording Underlined; Deleted Wording ~~Stricken Through~~)

Item No. 1: Article IV, Section 3(e) is hereby amended to read as follows:

ARTICLE IV. MEMBERS

\* \* \*

3. Members' Rights. Every member shall have all the rights set forth in the Declaration and these Bylaws, including, but not limited to, the following:

\* \* \*

(e) The right to receive a copy of the proposed annual budget at least ~~thirty~~ fourteen (30) days prior to the Board meeting at which the budget shall be considered, together with a notice of such meeting.

Item No. 2: Article VII, Sections 4 and 5 are hereby amended to read as follows (substantial rewording; see Bylaws for original wording of Section 5):

ARTICLE VII. DIRECTORS

\* \* \*

4. Number. The number of directors of the Association ~~until the turnover meeting shall be three five (35). At that meeting and each annual meeting of the membership thereafter the number of directors shall be determined at said meeting, provided the number shall not be less than three (3) nor more than five (5). These~~ This numbers may be increased or decreased from time to time by amendment to these Bylaws, but no decrease shall have the effect of shortening the term of any incumbent director.

5. Election and Term.

(a) Beginning with the next annual meeting following the adoption of this amendment, directors shall be elected for staggered terms of office. At the next election, the two candidates receiving the highest number of votes will be elected for terms of two years each, and the other three directors will be elected for terms of one year each. Thereafter, all terms will be for two years, and at each election, as terms expire, either two or three directors will be elected each year for terms of two years each.

(b) Elections shall be conducted in accordance with the procedures set forth in the Florida Statutes.

(c) Each director elected under this Article shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, disqualification, removal from office or death. Any vacancy on the Board which occurs prior to the expiration of that director's term of office will be filled by appointment of a replacement director by the Board for the remainder of the unexpired term.

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Item No. 3: Article X, Section 4 is hereby amended to read as follows:

#### ARTICLE X. COMMITTEE MEETINGS

\* \* \*

4. Notice of Meetings. Written or oral notice stating the place, day and hour of any regular or special meeting of the committee must be given to each committee member not less than ~~three~~ two (32) nor more than thirty (30) days before the committee meeting, by or at the direction of the chairman of the committee, or other persons calling the meeting. Notice must be given either personally or by telephone, telegram, cablegram facsimile or first class mail; and if mailed, the notice shall be deemed to be given when deposited in the United States mail addressed to the committee member at his address, as it appears in the records of the Association, with postage thereon prepaid. Except as otherwise specified in these Bylaws, the notice need not specify the business to be transacted at, nor the purpose of any meeting.

---

Item No. 4: Article XVI, Section 1(c) is hereby amended to read as follows (substantial rewording:

#### ARTICLE XVI. REMEDIES FOR VIOLATION AND DISPUTES

##### 1. Legal Remedies.

\* \* \*

(c) The costs and expenses authorized at Paragraph (b) above shall be asserted against the Unit Owner's Unit as a special assessment collectible in the same manner as any other Assessment of the Association. The Association will be entitled to recover attorneys' fees incurred for demand letters and other pre-litigation actions to enforce the governing documents, including the Declaration, Bylaws and Rules, including any fees incurred in connection with the adoption and enforcement of fines. The Association shall also have the power to adopt fines for violations of the governing documents, to the maximum extent provided for in the applicable statutes. Notice, and the opportunity for a hearing before a committee of unit owners, must be provided in accordance with the Florida Statutes before a fine becomes final.

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Item No. 5: Article XVI, Section 2 is hereby deleted in its entirety.

---

Item No. 6: Article XVII, Section 2(a) is hereby amended to read as follows (substantial rewording):

## ARTICLE XVII. INSURANCE, BONDING

The insurance, other than title insurance, which shall be carried upon the Condominium Property and the property of the Unit Owners shall be governed by the following provisions:

\* \* \*

### 2. Casualty Insurance.

#### (a) Coverage.

Casualty. Except as otherwise provided herein, the Association shall obtain and maintain fire and extended coverage insurance with a responsible insurance company, or through alternate sources as may be available, upon all of the insurable improvements of the entire condominium, including Association property, the common elements, the units, and the personal property of the Association, for the full replacement or insurable value thereof, provided the Board may exclude foundation and excavation costs in its discretion. Notwithstanding the foregoing requirement, the Association, through its Board of Directors, will have fulfilled its duty to obtain insurance coverage if it obtains and maintains such insurance coverage as may be available from time to time given market and economic conditions, provided such coverage shall always meet the minimum level of adequate coverage required by Section 718.111(11), Florida Statutes. The original policy of insurance shall be held by the Association, and institutional lenders shall be furnished, upon request, mortgage endorsements covering their respective interests. Each unit owner shall be responsible for insuring personal property located within the unit; ceiling, floor and wall coverings, and electrical fixtures, appliances, air conditioning and heating equipment, water heater, and built-in cabinets to the extent these items are located within the unit boundaries; and any improvements made within the unit which are not covered by the Association policy. The owners shall also be responsible to insure any portion of the condominium property which may be removed from Association insurance responsibilities by virtue of future amendments to Section 718.111(11), Florida Statutes (1995). Notwithstanding the foregoing, any insurance otherwise required to be maintained by the unit owners by the terms hereof may be included in the insurance coverage purchased by the Association and paid for as part of the common expenses, if so authorized by the Association's Board of Directors, unless prohibited by law. The Association shall obtain fire and extended coverage insurance, vandalism and malicious mischief insurance, and, if any real property is in an area identified by the Department of Housing and Urban Development as having a special flood hazard, flood insurance. Such insurance shall insure all of the insurable improvements within the Condominium, including personal property owned by the Association, in and for the interest of the Association and all Unit Owners and their Mortgagees, as their interests may appear in an amount equal to the maximum insurable replacement value, in accordance with the original plans and specifications as actually built, including modifications, if any, as determined annually by the Board.

END OF APPROVED AMENDMENTS

SCHEDULE 1  
EXHIBIT D  
BYLAWS  
OF  
FOREST PARK CONDOMINIUM ASSOCIATION, INC.  
OF DUNEDIN  
A CORPORATION NOT FOR PROFIT

ARTICLE I. GENERAL

OF DUNEDIN

The provisions of this document constitute the Bylaws of FOREST PARK CONDOMINIUM ASSOCIATION, INC., which Bylaws shall be utilized to govern the management and operation of the association.

ARTICLE II. DEFINITIONS

The terms used in these Bylaws shall be defined in accordance with the provisions of Section 718.103 of the Florida Statutes, and as follows unless the context otherwise requires:

"Condominium" - means FOREST PARK, A CONDOMINIUM.

"Association" - means FOREST PARK CONDOMINIUM ASSOCIATION, INC. OF DUNEDIN

"Developer" - means FOREST PARK JOINT VENTURE, a Florida joint venture, its successors and assigns.

"Assessment" - means a share of the funds required for the payment of Common Expenses, which from time to time is assessed against the Unit Owner.

"Board" - means the Board of Directors or other representative body responsible for administration of the Association.

"Common Elements" - means the portions of the Condominium Property not included in the Units.

"Common Expenses" - means the expenses, reserves and assessments properly incurred by the Association for the Condominium.

"Common Surplus" - means the excess of all receipts of the Association, including, but not limited to, assessments, rents, profits, and revenues on account of the Common Elements, over the amount of Common Expenses.

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

"Condominium Property" - means and includes the lands, leaseholds and personal property that are subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium, the real property being more particularly described in the Declaration.

"Declaration" - means the Declaration of Condominium, the instrument or instruments by which the Condominium is created, and such instrument or instruments as they are from time to time amended.

"Limited Common Elements" - means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units.

"Mortgagee" - means a bank, savings and loan association, insurance company, mortgage company or other like entity holding a mortgage on the Condominium Property or any portion thereof.

"Operation" or "Operation of the Condominium" - means and includes the administration and management of the Condominium Property.

"Unit" - means a part of the Condominium Property which is to be subject to exclusive ownership.

"Unit Owner" or "Owner" - means the owner of a Condominium Parcel.

"Voting Representative" - means the individual entitled to cast the vote for each Unit as further defined in Article V herein.

### ARTICLE III. OFFICES AND AGENCY

1. Registered Office and Registered Agent. The registered office of the Association shall be located in the State of Florida at such place as may be fixed from time to time by the Board upon filing of such notices as may be required by law, and the registered agent shall have a business office identical with such registered office.

2. Principal Office. The initial principal office of the Association shall be 265 Causeway Boulevard, Dunedin, Florida 33528, which principal office may be changed from time to time by the Board as provided in these By-laws.

### ARTICLE IV. MEMBERS

1. Qualifications of Members. Those individuals, corporations, partnerships, trusts or other legal entities who own a recorded vested present fee simple interest in a Unit shall become members.

2. Manner of Admission. Each Owner designated in a deed or other instrument establishing title to a Unit duly recorded in the Public Records of Pinellas County, Florida shall automatically become a member upon delivery to the Association of a copy of such instrument and receipt of a written acknowledgement of said delivery signed by the President or Secretary.

3. Members' Rights. Every member shall have all the rights set forth in the Declaration and these Bylaws, including, but not limited to, the following:

(a) The right to receive notice of every meeting of the membership not less than fourteen (14) nor more than forty (40) days before the meeting, unless such right is waived in writing as set forth in Article VI below.

(b) The right to attend every meeting of the membership and every meeting of the Board.

(c) The right to one (1) vote on each matter brought before the membership as set forth in Article V below.

(d) The right to be nominated from the floor as a candidate for Board membership.

(e) The right to receive a copy of the proposed annual budget at least thirty (30) days prior to the Board meeting at which the budget shall be considered, together with a notice of such meeting.

(f) The right to receive annually a written summary of the accounting records of the Association as set forth at Section 4 of Article XVIII below.

(g) The right to inspect all books and records of the Association pursuant to Section 2 of Article XVIII below.

(h) The right to inspect at reasonable times, a copy of each insurance policy obtained by the Association.

4. Obligations of Members.

(a) Every member shall be subject to the obligations and duties set forth in the Declaration and these Bylaws, as the same are now or may hereafter be constituted, including, but not limited to, the following obligations:

(1) To conform to and abide by said Declaration, these Bylaws, and the Rules and Regulations which may be adopted in writing from time to time pursuant to these Bylaws, and to see that all persons claiming rights at the Condominium, by, through or under him do likewise.

(2) To promptly pay assessments and/or fines levied by the Association.

(3) To not use or permit the use of his Unit for any purpose other than as a single family residence.

(4) To maintain his Unit and such portions of the Common Elements as required by the Declaration, in a clean and sanitary manner and repair, and maintain and repair the fixtures therein and pay for any utilities which are separately metered to his Unit. All such maintenance, repairs and replacements shall be done without disturbing the rights of other Unit Owners.

(5) To not permit or suffer anything to be done or kept in his Unit which would increase the insurance rates of his Unit or the Common Elements, or which will obstruct or interfere with the rights of other members or annoy them with unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal act in his Unit or on the Common Elements.

(6) To promptly report to the Association any defect or need for repairs for which the Association is responsible.

(7) To make no alteration, decoration, repair, replacement or change of the Common Elements or to any outside or exterior portion of the building including windows, doors, and balconies or patios, except as permitted by the Declaration.

(8) To allow the Board or the agents and employees of the Association the right to have reasonable access to his Unit during reasonable hours when necessary for the maintenance, repair or replacement of any Common Element or to determine compliance with these Bylaws, or at any time for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit.

(9) To make no repairs to any plumbing or electrical wiring within a Unit except by plumbers or electricians authorized to do such work by proper governmental authorities. Plumbing and electrical repairs within a Unit shall be paid for and be the financial obligation of the Owner of the Unit. The Association shall pay for and be responsible for plumbing repairs and electrical wiring within the Common Elements.

(10) To return the Condominium Parcel to the respective taxing authorities having jurisdiction over it for the purpose of ad valorem taxes and separate assessment and to pay such amounts assessed by said taxing authorities when due.

(b) In the event a member fails to maintain his Unit or such portions of the Common Elements as required, the Association or any other Unit Owner shall have the right to proceed in a court of equity to seek compliance, or the Association shall have the right to assess the member for the sums necessary to put the Unit in the required condition. After collection of such assessment, the Association, its employees or agents shall have the right to enter the Unit and do the necessary work.

(c) In the event of violation of the provisions of this Section, the Association or any other Unit Owner may bring appropriate action to enjoin such violator or to enforce the provisions of the documents enumerated in Subsection (a) above, or sue for damages, or file a written complaint to initiate

hearing procedures under these Bylaws, or seek such other legal remedy, including arbitration, as deemed appropriate, or take all such courses of action at the same time as more fully set forth in these Bylaws.

5. Assessments. Membership shall be assessable pursuant to Section 16 of the Declaration and Article XIV of these Bylaws.

6. Transferability of Membership. Membership in this Association may be transferred only as an incident to the transfer of the transferor's Condominium Unit, and such transfers shall be subject to the procedures set forth in the Declaration. Transfers of membership shall be made only on the books of the Association, and notice of each transfer shall be given in writing as set forth in Section 2 above.

7. Restriction of Rights. A member does not have any authority to act or speak for the Association by reason of being a member.

8. Termination of Membership. Membership in the Association shall be terminated automatically when title to the Condominium Unit supporting said membership vests in another legal entity; provided, however, any party who owned more than one (1) Unit shall remain a member of the Association so long as he shall retain title to any Unit.

#### ARTICLE V. VOTING

1. Voting Rights of Members. Unless otherwise provided, the record Owner or all record Owners collectively, if there is more than one, of each Unit shall be entitled to one vote on each matter brought before the membership of the Association, which vote shall be cast by the Voting Representative, designated as set forth in Section 2 below. No vote may be divided, no fractional vote shall be cast.

#### 2. Designation of Voting Representative.

(a) If title to a Unit is vested in one individual, including title held as trustee, that individual shall automatically be designated as Voting Representative on admission to membership.

(b) If title to a Unit is vested in a husband and wife as tenants by the entirety, both persons shall be automatically jointly designated as Voting Representative on admission to membership, and either spouse may cast the Unit's one vote without further designation. If both are present at a meeting and are unable to concur in their decision upon any subject requiring a vote, they will lose their right to vote on that subject at that meeting.

(c) If title to a Unit is vested in a corporation, its Board of Directors shall designate a director, officer or employee as Voting Representative in a written statement executed by an officer of the corporation and filed with the Secretary of the Association.

(d) If title to a Unit is vested in a partnership or any other legal entity, said entity shall designate one partner as Voting Representative in a written statement executed by those persons owning not less than a majority interest in said entity and filed with the Secretary of the Association.

(e) If title to a Unit is vested in more than one Owner, said Owners shall designate one owner as Voting Representative in a written statement executed by those Owners owning not less than a majority interest in such Unit and filed with the Secretary of the Association.

(f) An administrator, executor, personal representative, guardian or conservator of the Owner of a Unit, without a transfer of title to said Unit into his name, may designate or be designated as Voting Representative in the same manner as the Owner would have been entitled to designate or be designated Voting Representative.

(g) Such designation shall be valid until revoked or until changed by a subsequent designation, or until a change in the ownership in the Unit supporting said designation.

3. Failure to Designate. If no Voting Representative is duly designated for a Unit at least five (5) days prior to a membership meeting, such failure shall result in depriving the Owners of the Unit of a vote at such meeting; unless the Board, in its discretion, fixes a later date for determination of Voting Representatives entitled to vote at the meeting. Notwithstanding anything contained herein to the contrary, a designation can be made or changed any time prior to the appointed time of a meeting called pursuant to Section 2 of Article XIII below to consider and adopt an annual budget.

#### 4. Records of Membership.

(a) The Association shall keep a membership book containing the name and address of each member. A termination of membership shall be recorded in the membership book.

(b) At least fourteen (14) days before every membership meeting, a complete list, arranged numerically by Unit, of every member and of every Voting Representative entitled to vote at such meeting or any adjournment thereof, with the address to which notice is to be sent, shall be prepared by the Secretary of the Association. This membership list shall be kept on file and at current status at the principal office of the Association; and any member or Voting Representative shall be entitled to inspect the list at any reasonable time. Said list shall also be produced and kept open at the time and place of the meeting and shall be subject to inspection at any time during the meeting.

(c) Notwithstanding anything contained in subsection (a) above, to the contrary, if less than fourteen (14) days notice of the meeting is given, the membership list shall be prepared and kept on file from the date of such notice.

(d) If the requirements of Subsections (b) or (c) above have not been substantially complied with, on demand of any member or Voting Representative in person or by proxy, the meeting shall be adjourned until the Association has complied with the requirements. If no such demand is made, failure to comply with said requirements shall not affect the validity of any action at such meeting.

5. Adjourned Meetings. When a determination of Voting Representatives entitled to vote at any meeting of the membership has been made as provided in this Article, such determination shall apply to any adjournment thereof, unless the Board provides otherwise.

#### 6. Proxies.

(a) At any meeting of the members, every Voting Representative having the right to vote shall be entitled to vote in person or by proxy. Such proxy must be in writing and filed with the Secretary at any time before the appointed time of the meeting and shall be effective only for the specific meeting for which it was originally given and any lawfully adjourned meeting thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the Voting Representative executing it. The appearance at any meeting of any Voting Representative who has previously designated a proxy shall automatically revoke and terminate said proxy.

(b) Each proxy shall specifically set forth the name of the person voting by proxy, and the name of the person authorized to vote the proxy for him. Each proxy shall contain the date, time and place of the meeting for which the proxy is given, and if a limited proxy, set forth those items which the holder of the proxy may vote, and the manner in which the vote is cast.

#### 7. Quorum and Voting.

(a) A majority of the Voting Representatives entitled to vote, as fixed by these Bylaws, represented in person or by proxy, shall constitute a quorum at any meeting of the membership. If, however, such quorum shall not be present, a majority of the Voting Representatives present in person or represented by proxy shall reschedule said meeting for a date not later than thirty



(30) days and adjourn. Notice of the adjourned meeting shall be given as set forth in Subsection 8 of Article VI below. At said rescheduled meeting any business may be transacted which might have been transacted at the meeting originally called, however, thirty-four percent (34%) of the Voting Representatives entitled to vote, represented in person or by proxy, shall constitute a quorum, except for any matter which would materially effect the rights of Mortgagees.

(b) If a quorum is present, the affirmative vote of the majority of the Voting Representatives who cast their vote in person or by proxy at the meeting shall be the act of the members unless otherwise provided by law, the Declaration, the Articles of Incorporation or these Bylaws. Election of directors shall be by a plurality of votes cast in person or by proxy.

(c) After a quorum has been established at a membership meeting, the subsequent withdrawal of Voting Representatives, so as to reduce the number of Voting Representatives entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting or any adjournment thereof. The affirmative vote of the majority of Voting Representatives who cast their vote shall be the act of the membership unless otherwise provided by law, the Declaration, the Articles of Incorporation, or these Bylaws.

#### ARTICLE VI. MEMBERS' MEETINGS

1. First Meeting. Within sixty days after Unit Owners other than Developer own fifteen percent (15%) or more of the Units of the Condominium that will be operated ultimately by the Association, the Association shall call, and give not less than thirty (30) days' or more than forty (40) days' notice of, a meeting of the members. At said meeting, Unit Owners other than Developer shall be entitled to elect not less than one-third of the members of the Board. The meeting may be called and the notice given by any Unit Owner if the Association fails to do so. In the event that a majority of the Unit Owners requests a different meeting date, the First Meeting may be rescheduled, in which event the Association shall give not less than fourteen (14) days nor more than forty (40) days notice of said rescheduled meeting.

2. Annual Meetings. The annual meeting of the members for the election of directors to serve on the Board of this Association and the Homeowners' Association and for the transaction of such other business as may properly come before the meeting, shall be held each year in the month of April on such day and at such time as the Board shall direct; provided, however, that said date may be changed by resolution of the Board so long as the annual meeting for any year shall be held not later than thirteen (13) months after the last preceding annual meeting of the members.

3. Special Meetings. Special meetings of the members for any purpose may be called at any time by the President, the Board, or at the written request of not less than ten percent (10%) of the Voting Representatives entitled to vote. Such request shall state the purpose or purposes of the proposed meeting and the date said meeting shall be held; provided however, at least fourteen (14) days notice shall be given to each member except in an emergency. No business other than that specified as the purpose in said notice shall be discussed or transacted at such special meeting.

4. Turnover Meeting. Within sixty (60) days after Unit Owners other than Developer are entitled to elect a majority of the directors pursuant to Section 25 of the Declaration, the Association shall call, and give not less than thirty (30) days nor more than forty (40) days notice of, a meeting of the members for this purpose. Said turnover meeting may be called and the notice given by any Unit Owner if the Association fails to do so. If the turnover meeting is called by Developer pursuant to his right to transfer control of the Association to the Unit Owners earlier than the mandatory transfer of control date, Unit Owners other than Developer shall be entitled to elect all directors; provided, however, Developer shall be entitled to elect one (1) director so long as it holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium.

5. Time and Place of Meetings. All meetings of the membership shall be at the principal office of the Association or at such other place as the Board may from time to time designate, on the date and hour set forth in the notice of said meeting; provided, however, no meeting shall be held on a legal holiday.

6. Notice.

(a) Written notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be given not less than fourteen (14) nor more than forty (40) days before the meeting, unless otherwise provided in this Article, by or at the direction of the President, the Secretary or other persons calling the meeting. Notice shall be given to each member either personally or by first class mail; provided, however, a member may request the Secretary in writing that notice be given such member by mail and furnish the Secretary with the address to which such notice is to be mailed. If mailed, such notice shall be deemed to be given when deposited in the United States mail addressed to the member at his address as it appears on the books of the Association, with postage thereon prepaid. Delivery of notice pursuant to this Section to any co-Owner of a Unit shall be effective upon all other co-Owners of said Unit, unless a co-Owner has requested the Secretary in writing that notice be given him and has furnished the Secretary with the address to which notice may be delivered by mail.

(b) Notwithstanding anything contained in this Section to the contrary, unless such right is waived in writing, notice of the annual meeting shall be sent by mail to each member and the post office certificate of mailing shall be retained as proof of such mailing.

(c) In addition, notice of each meeting shall be posted in a conspicuous place on the Condominium Property at least fourteen (14) days prior to such meeting; or, in the case of a special meeting, at the time notice is given, if this date is less than fourteen (14) days before said meeting.

7. Waiver of Notice. A written waiver of notice signed by any Voting Representative, whether before or after the meeting, shall be equivalent to the giving of notice to the member he represents. Such waiver may also be made by any member on his own behalf. Attendance of a member or Voting Representative 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 the member or Voting Representative attends a meeting for the express purpose as stated at the beginning of the meeting, of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the membership need be specified in any written waiver of notice.

8. Adjourned Meetings. A majority of the Voting Representatives present, whether or not a quorum exists, may adjourn any meeting of the membership to another time and place. Notice of such adjourned meeting as required in Section 6 above shall be given to the members and Voting Representatives by posting such notice in a conspicuous place on the Condominium Property. No further notice shall be required.

9. Action by Members Without a Meeting.

(a) Any action required by law, these Bylaws, the Declaration or the Articles of Incorporation to be taken at any annual or special meeting of the membership, or any action which may be taken at any annual or special meeting of such members, may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, shall be signed by not less than the minimum number of Voting Representatives or Unit Owners, as required, that would be necessary to authorize or take such action at a meeting at which all persons entitled to vote thereon were present and voted.

(b) Within ten (10) days after obtaining such authorization by written consent, notice shall be given to those Unit Owners or Voting Represen-

tatives, as appropriate, who have not consented in writing. The notice shall fairly summarize the material features of the authorized action.

#### 10. Recordation of Actions.

All actions of the membership shall be recorded in minutes, if taken during a meeting, or in an Action by Written Consent, if taken without a meeting; and such documents shall be made available, upon request, to members, or their authorized representatives, and directors at any reasonable time.

11. Procedure. The members may adopt their own rules of procedure which shall not be inconsistent with the Declaration, the Articles of Incorporation, these Bylaws or applicable law.

### ARTICLE VII. DIRECTORS

1. Function. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association shall be managed under the direction of, the Board; provided however, certain matters specified in the Declaration and these Bylaws shall be considered as authorized only after approval by the membership. The Board shall make appropriate delegations of authority to the officers; and, to the extent permitted by law and these Bylaws, by appropriate resolution, the Board may authorize one or more committees to act on its behalf when it is not in session.

2. Qualification of Directors. The qualifications for becoming and remaining a director of this Association are as follows:

(a) Any director elected prior to the turnover meeting need not be a member of the Association.

(b) Every director elected at the turnover meeting and at all times thereafter shall be a member of the Association or a Voting Representative, provided however, no director entitled to be elected by Developer need be a member of the Association nor a Voting Representative.

(c) Directors must be persons who are competent to contract.

#### 3. Duties of Directors.

(a) A director shall be expected to attend all meetings of the Board and of any committee of the Board to which he has been appointed.

(b) A director shall perform his duties as a director, including his duties as a member of any committee of the Board upon which he may serve, in good faith, in a manner he reasonably believes to be in the best interests of the Association, and with such care as an ordinarily prudent person in a like position would use under similar circumstances.

(c) In performing his duties, a director shall be entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, in each case prepared or presented by:

(1) One or more officers or employees of the Association whom the director reasonably believes to be reliable and competent in the matters presented;

(2) Counsel, public accountants or other persons as to matters which the director reasonably believes to be to be within such person's professional or expert competence; or

(3) A committee upon which he does not serve, duly designated in accordance with a provision of these Bylaws, as to matters within its designated authority, which committee the director reasonably believes to merit confidence.

(d) A director shall not be considered to be acting in good faith if he has knowledge concerning the matter in question that would cause such reliance described above to be unwarranted.

(e) A person who performs his duties in compliance with this Section shall have no liability by reason of being or having been a director of the Association.

4. Number. The number of directors of the Association until the turnover meeting shall be three (3). At that meeting and each annual meeting of the membership thereafter the number of directors shall be determined at said meeting, provided the number shall not be less than three (3) nor more than five (5). These numbers may be increased or decreased from time to time by amendment to these Bylaws, but no decrease shall have the effect of shortening the term of any incumbent director.

5. Election and Term.

(a) Each person named in the Articles of Incorporation as a member of the initial Board shall hold office until the First Meeting of the membership and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

(b) All elections of directors must satisfy the requirements of Section 25 of the Declaration.

(c) At the First Meeting of the membership, Unit Owners other than Developer shall be entitled to elect not less than one-third (1/3) of the directors, who shall hold office until the second annual meeting of the membership following said First Meeting. Developer shall be entitled to elect all remaining directors until the turnover meeting.

(d) At each annual meeting, directors shall ordinarily be elected to serve a term of two (2) years. It is the intention of the Association that the terms of the directors shall be staggered so that at each annual meeting only one-half (1/2) of the number of directors specified in Section 4 above, or as close to such number as possible, shall be elected; therefore, directors may be elected for a term of one (1) year wherever the circumstances dictate such abbreviated term in order to maintain the intended balance.

(e) At the turnover meeting, the directors entitled to be elected by the Unit Owners shall be elected for a term determined pursuant to Subsection (d) above.

(f) Neither these Bylaws nor any powers granted hereunder shall restrict any Unit Owner desiring to be a candidate for director from being nominated from the floor.

(g) Each director elected under this Article shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, disqualification, removal from office or death.

(h) Notwithstanding anything in this Section 5 to the contrary, no one individual may serve as a director for seven (7) successive years.

6. Compensation. At the turnover meeting and thereafter, the membership shall have the authority to fix the compensation, if any, of the directors; provided, however, no director entitled to be elected by Developer shall receive any fees or compensation for his services as director.

7. Removal of Directors.

(a) Any director who fails to attend three (3) consecutive meetings, whether annual, regular or special, of the Board without an excused absence, may be removed from the Board by a vote of a majority of the remaining directors, though less than a quorum of the Board so long as a majority of the members consent to such removal. For purposes of this Subsection (a), the nature of an absence, whether excused or unexcused, shall be determined by the President of the Association; provided, however, any absence deemed by the President to be unexcused shall be submitted to the Board (without the affected director being entitled to a vote) for its determination of the nature of the absence, which determination shall be final and binding on all parties concerned.

(b) At a special meeting of the Board called expressly for that purpose, any director may be removed from the Board with or without cause by a vote of two-thirds of the remaining directors, though less than a quorum of the Board so long as a majority of the members consent to such removal.

(c) Subject to the requirements of Section 25 of the Declaration, any director or the entire Board may be recalled and removed from office with or without cause, by the members; provided, however, the question of removal shall be divided so that the removal of each director is considered separately. A special meeting of the membership to recall a director or directors may be called by ten percent (10%) of the Unit Owners giving notice of the meeting as required for a meeting of the membership, and the notice shall state the purpose of the meeting.

(d) Any removal of a director from the Board shall be without prejudice to any contract rights of the director so removed.

8. Resignation of Directors. A director may resign from the Board by providing written notification of such resignation to the President of the Association, and such resignation shall become effective immediately upon receipt by the President of said written notification or at such later date as may be specified in the notification.

9. Vacancies. Any vacancy occurring in the membership of the Board, including any vacancy created by reason of an increase in the number of directors, may be filled by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board; provided, however, any vacancy occurring prior to the first election of directors by Unit Owners other than Developer may be filled by Developer and any vacancy resulting from the removal of a director by the membership may be filled by the membership. A director so elected shall hold office for the term for which he is elected or for the remainder of the unexpired term of the director he is replacing. Nothing in this Section shall impair any rights of Developer or the Unit Owners to elect directors as set forth at Subsection 25.01 of the Declaration.

#### 10. Directors' Conflict of Interest.

(a) No contract or other transaction between this Association and one or more of its directors or any other corporation, firm, association or entity in which one or more of the directors are directors or officers or are financially interested shall be either void or voidable because of such relationship or interest or because such director or directors are present at the meeting of the Board or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purpose, if:

(1) The fact of such relationship or interest is disclosed or known to the Board or committee which authorizes, approves or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors; or

(2) The fact of such relationship or interest is disclosed or known to the Voting Representatives entitled to vote, and they authorize, approve or ratify such contract or transaction by vote or written consent; or

(3) The contract or transaction is fair and reasonable as to the Association at the time it is authorized by the Board, a committee or the members.

(4) Disclosure of such agreement by setting forth same in the Declaration and/or the Amended Declaration of Condominium, as initially declared or subsequently redeclared or amended, shall stand as an absolute confirmation of such agreements and the valid exercise of the directors and officers of the corporation of the powers pertinent thereto.

(b) Common or interested directors may be counted in determining the presence of a quorum at a meeting of the Board or a committee thereof which authorizes, approves or ratifies such contract or transaction.

# ARTICLE VIII. DIRECTORS' MEETINGS

1. Annual Meetings. The annual meeting of the Board shall be held without notice immediately after the adjournment of the annual meeting of the members, provided a quorum shall then be present. If a quorum is not present, said annual meeting shall be held as soon thereafter as may be practicable on notice as provided at Section 7 below.

2. Regular Meetings. The Board may, by resolution duly adopted, establish regular meetings, which shall thereafter be held without further notice until subsequent resolution altering same.

3. Special Meetings. Special meetings of the Board may be called by the President or on the written request of any two (2) directors.

4. Annual Budget Meetings. An Annual Budget Meeting shall be held during the last month of each accounting year or at such time as the Board shall direct for the purpose of adopting an annual budget for the Association for the coming accounting year. Written notice stating the place, day and hour of the meeting shall be delivered personally or by registered certified mail to each director at his address as it appears on the books of the Association no more than forty (40) days nor less than thirty (30) days before the meeting. Notice shall be given each Unit Owner pursuant to Section 1 of Article XIII below.

5. Place of Meetings. Meetings of the Board shall be held at the principal office of the Association or at such other place as the directors may from time to time designate.

6. Open Meetings. Meetings of the Board shall be open to all members and Voting Representatives.

## 7. Notice of Meetings.

(a) Unless otherwise provided, written notice stating the place, day and hour of any meeting of the Board must be given to each director not less than five (5) nor more than thirty (30) days before the directors' meeting, by or at the direction of the President, the Secretary or other persons calling the meeting; provided, however, in the case of an emergency, only such notice as is reasonable under the circumstances need be given. Notice must be given either personally or by telegram, cablegram or first class mail; and if mailed, the notice shall be deemed to be given when deposited in the United States mail addressed to the director at his address, as it appears in the records of the Association, with postage thereon prepaid. Except as otherwise specified in these Bylaws, the notice need not specify the business to be transacted at, nor the purpose of, any meeting.

(b) Additionally, notice of every meeting of the Board, stating the place and time thereof, shall be posted conspicuously on the Condominium Property at least forty-eight (48) hours prior to any such meeting to call the members attention thereto; provided, however, in the event of an emergency such notice shall not be required.

(c) Notice of any meeting in which Assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that Assessments will be considered and the nature of any such Assessments.

8. Waiver of Notice. A written waiver of notice signed by any director, whether before or after any meeting, shall be equivalent to the giving of notice to said director. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and 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 attends a meeting for the express purpose, as stated at the beginning of the meeting, of objecting to the transaction of business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any annual, regular or special meeting of the directors need be specified in any written waiver of notice.

9. Presumption of Assent. A director of the Association who is present at a meeting of the Board at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless he votes against such action or abstains from voting in respect thereto because of an asserted conflict of interest.

10. Adjourned Meeting. A majority of the directors present, whether or not a quorum exists, may adjourn any meeting of the Board to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors.

11. Quorum. A majority of the number of directors fixed by these Bylaws shall constitute a quorum for the transaction of business at any meeting of the Board.

12. Voting.

(a) Each director present at any meeting of the Board shall be entitled to one (1) vote on each matter submitted to a vote of the directors. Proxy voting shall not be permitted.

(b) A majority vote by the directors present at a meeting of the Board at which a quorum is present shall be the act of the Board, unless a greater number is required under any provision of the Declaration, the Articles of Incorporation or these Bylaws.

(c) 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.

13. Meeting By Communications Equipment. Any action required or which may be taken at a meeting of the Board at which a proper notice or a waiver thereof has been given pursuant hereto may be taken by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. When a telephone conference is used, a telephone speaker shall be attached so that any members or Voting Representatives present may hear the discussion.

14. Recordation of Actions. All actions of the Board shall be recorded in minutes. Upon request, such minutes shall be made available for inspection by members, or their authorized representatives, and directors, at any reasonable time.

15. Procedure. The directors may adopt their own rules of procedure which shall not be inconsistent with the Declaration, the Articles of Incorporation, these Bylaws or applicable law.

ARTICLE IX. COMMITTEES

1. Function. Except where specifically delegated authority to act, committees shall serve in an advisory capacity to the Board and the membership, and shall make specific recommendations to the Board and the members regarding those aspects of the business and affairs of the Association to which they have been delegated responsibility.

2. Types of Committees. The Board, by resolution adopted by a majority of the full Board, may appoint such Standing Committees or Ad Hoc Committees as it deems necessary from time to time, including, but not limited to, an Architectural Control Committee.

3. Committee Powers. Any committee shall have and may exercise all the authority granted to it by the Board, except that no committee shall have the authority to:

- (a) Fill vacancies on the Board or any committee thereof;
- (b) Adopt, amend or repeal the Bylaws;

(c) Amend or repeal any resolution of the Board;

(d) Act on matters committed by Bylaws or resolution of the Board to another committee of the Board.

4. Appointment. The Board shall appoint committee members from among the directors, members and Voting Representatives of the Association, and shall designate a chairman and a secretary for each committee, which positions may be filled by one or more members.

5. Term. The members and officers of each committee shall be initially appointed at any meeting of the Board, and, thereafter shall be appointed at the annual meeting of the Board. Said appointees shall take office on the day of such Board meeting and shall hold office until the next annual meeting of the Board and until a successor shall have been appointed, or until his earlier resignation, disqualification, removal from office, death, or until such committee shall terminate, whichever first occurs.

6. Removal of Committee Members. Any committee member may be removed from office at any time, with or without cause, by the Board.

7. Resignation of Committee Members. Any committee member may resign therefrom by providing written notification of such resignation to the President of the Association, and any such resignation shall become effective immediately upon receipt by the President of said written notification or at such later date as may be specified in the notification.

8. Vacancies. Any vacancy occurring in the membership of any committee and any membership thereon to be filled by reason of an increase in the number of members of a committee shall be filled by the Board.

#### ARTICLE X. COMMITTEE MEETINGS

1. Regular Meetings. Regular meetings of each Standing Committee shall be held, as determined by the chairman of the committee. There shall be no regular meetings of any Ad Hoc Committee unless established by the chairman of said committee.

2. Special Meetings. Special meetings of any committee may be called at any time by the chairman of the committee or by any two (2) members thereof.

3. Place of Meetings. Committee meetings shall be held at the principal office of the Association or at such other place as the chairman of the committee may from time to time designate.

4. Notice of Meetings. Written or oral notice stating the place, day and hour of any regular or special meeting of the committee must be given to each committee member not less than three (3) nor more than thirty (30) days before the committee meeting, by or at the direction of the chairman of the committee, or other persons calling the meeting. Notice must be given either personally or by telegram, cablegram or first class mail; and if mailed, the notice shall be deemed to be given when deposited in the United States mail addressed to the committee member at his address, as it appears in the records of the Association, with postage thereon prepaid. Except as otherwise specified in these Bylaws, the notice need not specify the business to be transacted at, nor the purpose of any meeting.

5. Waiver of Notice. A written waiver of notice signed by any committee member, whether before or after any meeting, shall be equivalent to the giving of notice to said committee member. Attendance of a committee member at a meeting shall constitute a waiver of notice of such meeting and 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 committee member attends a meeting for the express purpose, as stated at the beginning of the meeting, of objecting to the transaction of business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of a committee need be specified in any written waiver of notice.



6. Adjourned Meeting. A majority of the committee members present, whether or not a quorum exists, may adjourn any meeting of a committee to another time and place. Notice of any such adjourned meeting shall be given to the committee members who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other committee members.

7. Quorum. A majority of the number of members of any committee shall constitute a quorum for the transaction of business at any committee meeting.

8. Voting.

(a) Each committee member present at any meeting of a committee shall be entitled to one (1) vote on each matter submitted to a vote of the committee members; provided, however, proxy voting shall not be permitted.

(b) A majority vote by the committee members present at a committee meeting at which a quorum is present shall be the act of the committee, unless a greater number is required by resolution of the Board.

9. Action Without a Meeting.

(a) By Written Consent. Any action required or which may be taken at a committee meeting may be taken without a meeting if a consent in writing, setting forth the action so to be taken, shall be signed by all of the members of the committee. Such consent shall have the same effect as a unanimous vote.

(b) By Communications Equipment. Any action required or which may be taken at a committee meeting may be taken by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time.

## ARTICLE XI. OFFICERS

1. Designation. The officers of this Association shall consist of a president, past president, (when appropriate), one or more vice-presidents (as determined necessary by the Board), a secretary and a treasurer. The Association shall also have such other officers, assistant officers and agents as may be deemed necessary or appropriate by the Board from time to time.

2. Duties. The officers of this Association shall have the following duties:

(a) President. The President shall be the chief executive officer of the Association, having general overall supervision of all the business and officers of the Association, subject to the directions of the Board. He shall preside at all meetings of the members and Board, and shall be an ex-officio member of all standing committees. He shall execute with the Secretary or any other officer authorized by the Board, any deeds, mortgages, bonds, contracts or other instruments which are duly authorized to be executed, except where the same is required or permitted by law to be otherwise signed and executed, and except where the execution thereof shall be expressly delegated by the Board to some other officer or agent of the Association. He shall perform any and all other duties incident to the office of President and such other duties as may be prescribed by the Board from time to time.

(b) Past President. The immediate past President of the Association shall, at the conclusion of his term in office, assume the office of Past President. The primary function of the Past President shall be to provide continuity from his administration to that of his successor and be a source of information, guidance and inspiration to all officers of the Association.

(c) Vice-President. In the absence of the President or in the event of his death, inability or refusal to act, the Vice-President (or in the event there be more than one vice-president, the Vice-Presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of the President

and, when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice-President shall perform such duties as from time to time may be assigned to him by the President or by the Board.

(d) Secretary. The Secretary shall maintain and have custody of, all of the corporate records except the financial records; shall have custody of the corporate seal, shall record the minutes of all meetings of the membership and of the Board, shall send out all notices of meetings, and shall perform any and all other duties incident to the office of Secretary and such other duties as from time to time may be prescribed by the Board or the President.

(e) Treasurer.

(1) The Treasurer shall have charge and custody of all corporate funds and financial records, shall keep full and accurate accounts of receipts and disbursements and render accounts thereof at the annual meetings of the Board and the membership and whenever else required by the Board or the President, 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, and shall perform any and all other duties incident to the office of Treasurer and such other duties as may be prescribed by the Board or the President. The Treasurer shall be bonded by the Association.

(2) He shall collect the assessments and shall promptly report the status of collections and of all delinquencies to the Board.

(3) He shall give status reports to potential transferees, on which reports the transferees may rely.

(4) The duties of the Treasurer may be performed by a manager pursuant to the terms of any Management Agreement with the Association.

3. Election and Term.

(a) Each person named as an officer in the Articles of Incorporation shall hold office until the first annual meeting of the Board and until his successor shall have been elected and qualified, or until his earlier resignation, removal from office or death.

(b) At the each annual meeting of the Board, a majority of the directors then in office shall elect the officers of the Association for the ensuing year. The Board may elect the same person to fill any two or more officers, and the failure to elect a president, vice-president, secretary or treasurer shall not affect the existence of the Association. No officer excepting the President need be a member of the Board, but after the turnover meeting each officer shall be a member or a Voting Representative of the Association.

(c) Each officer shall hold office for the term of one (1) year and until his successor shall have been elected and qualified, or until his earlier resignation, disqualification, removal from office or death.

4. Removal of Officers. Any officer or agent elected or appointed by the Board may be removed by the Board, with or without cause whenever in its judgment the best interests of the Association will be served thereby.

5. Resignation of Officers. Any officer or agent elected or appointed by the Board may resign such office by providing written notification of such resignation to the President or to the Secretary of the Association, and such resignation shall become effective immediately upon receipt of said notification or at such later date as may be specified in the notification.

6. Vacancies. Any vacancy, however occurring, in any office, may be filled by the Board. Any officer so elected shall hold office for the unexpired term of the officer he is replacing.

7. Compensation. At any time after the turnover meeting, the Board shall have the authority to fix and pay compensation in a reasonable amount to any of its officers for services rendered by reason of said office.

8. Bonding. The Association shall provide for fidelity bonding of all officers, directors or other persons who control or disburse funds of the Association and shall bear the cost of such bonding. The Association may bond any officer of the Association and shall bear the cost of such bonding.

## ARTICLE XII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

### 1. Indemnification for Actions, Suits or Proceedings.

(a) 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 completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe this conduct was unlawful. The adverse termination of any action, suit or proceeding by judgment, order, settlement, conviction, or a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner in which he reasonably believed to be in, or not opposed to, the best interests of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

(b) 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 completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another corporation, partnership, joint venture, trust or other enterprise against expenses (including attorneys' fees) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association; provided, however, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misconduct in the performance of his duty to the Association.

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

(d) Any indemnification under Subsections (a) or (b) (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Subsections (a) or (b). Such determination shall be made:

(1) by the Board by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding; or

(2) if such a quorum is not obtainable, or even if obtainable, a quorum of disinterested directors so directs by independent legal counsel in a written opinion; or

(3) by the members.

(e) Expenses (including attorneys' fees) 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 in the manner provided in Subsection (d) upon receipt of an undertaking by or on behalf of the director or officer to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Section.

2. Other Indemnification. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any Bylaw, agreement, vote of the members or disinterested directors, or otherwise, both as to actions in his official capacity and as to actions in another capacity while holding such position and shall continue as to a person who has ceased to be a director or officer and shall inure to the benefit of the heirs, executors and administrators of such a person.

3. Liability Insurance. Upon the majority vote of a quorum of the Board, the Association may purchase and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association, as a director or officer of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association shall have indemnified him against such liability under the provisions of this Article XII.

#### ARTICLE XIII. ANNUAL BUDGET

1. Adoption by Board. The proposed annual budget for Common Expenses for the Condominium shall be adopted by the Board. Said budget shall be detailed and shall show the amounts budgeted by accounts and expense classifications as required by Florida Statutes. In addition to annual operating expenses, unless otherwise waived by the Association pursuant to the Florida Statutes, the budget shall include reserve accounts for capital expenditures and deferred maintenance. A copy of the proposed annual budget of Common Expenses shall be mailed, by regular mail, to the Unit Owners not less than thirty (30) days prior to the meeting at which the budget shall be considered together with a notice of such meeting. Such meeting shall be open to the Unit Owners and Voting Representatives.

2. Excessive Assessments. In the event the adopted budget requires Assessments against Unit Owners in any accounting year exceeding one hundred fifteen percent (115%) of such Assessments for the preceding year, the Board, upon written application of at least ten percent (10%) of the Unit Owners to said Board, shall call a special meeting of the membership within thirty (30) days, upon not less than ten (10) days' written notice to each Unit Owner. The purpose of the special meeting shall be to consider and enact a budget. The Board may propose a revised budget to the members at such membership meeting, or in writing prior to said meeting.

At the special meeting or any adjournment thereof, the members shall consider and enact a budget. The adoption of the annual budget by the membership shall require the vote of a majority of all Voting Representatives.

In the event the membership is unable to adopt a budget at the special meeting or adjournment thereof, within five (5) days, the Board shall hold a special meeting and adopt an annual budget which does not require Assessments against Unit Owners in the accounting year exceeding one hundred fifteen percent (115%) of such Assessments for the preceding year.

3. Determination of Increase. In determining whether Assessments exceed one hundred fifteen percent (115%) of Assessments for prior years, there shall be excluded from the computation any provision for reasonable reserves for repair or replacement of the Condominium Property, anticipated expenses of the Association which are not expected to be incurred on a regular or annual basis, or Assessments for betterments to the Condominium Property.

4. Limit on Increase of Budget. As long as Developer is in control of the Board, said Board shall not impose an Assessment for a year greater than one hundred fifteen percent (115%) of the prior accounting year's Assessment without the approval of a majority of all Voting Representatives.

#### ARTICLE XIV. ASSESSMENTS

1. Determination and Payment. After adoption of a budget, a determination of the annual Assessment per Unit shall be made by apportioning the total sum of said budget among the Unit Owners according to the percentages for sharing Common Expenses set forth in the Declaration. The Board shall promptly deliver or mail to each Unit Owner or other person designated, in writing, to receive such notice, a statement setting forth the amount of each monthly installment and the dates on which payment is due. Such payments shall be due and payable regardless of whether or not members are sent or actually receive a written notice.

2. Failure to Adopt a Budget. If an annual budget has not been adopted for the accounting year at the start of said year, an Assessment in the amount of the last prior annual Assessment shall continue in force until changed by an amended Assessment.

3. Excess Income. If for any reason, the budget provides income in excess of the Association's needs, such over-assessments shall be retained by the Association in its account to be applied to the next ensuing year's expenses or rebated to the members, at the direction of the Board.

4. Amended Budget. Subject to the requirements of Article XIII above, in the event the annual Assessments proves to be insufficient, the budget and Assessments may be amended at any time by the Board.

5. Special Assessments. The Board shall have power to levy special Assessments as necessary for actual economic needs of the Association with the consent of the members. Additionally, special assessments may be levied against individual Unit Owners in accordance with Subsection 2(m) of Article XVI below, which deals with the enforcement of the terms of the Declaration.

6. Maintenance Reserve Fee. An initial purchaser of a Condominium Unit, at the time of purchase, shall pay a maintenance reserve fee of an amount equal to two monthly installments of his annual Assessment as determined at said time, which sum shall be over and above the Assessments referred to herein. Said fees shall not be used during the period of time the Developer guarantees the Association budget.

7. Exemption of Developer. Notwithstanding anything contained herein to the contrary, as set forth in the Condominium Act and Subsection 25.04 of the Declaration, Developer shall not be assessed as a Unit Owner for capital improvements without its written approval so long as it holds Units for sale in the ordinary course of business.

#### ARTICLE XV. RULES AND REGULATIONS

1. Purpose. The Rules and Regulations of the Association shall be a list of certain reasonable restrictions on, and requirements for, the use, maintenance, and appearance of the Condominium Property or portions thereof and any land or facilities subject to Association powers pursuant to Section 13 of the Declaration. Such Rules and Regulations shall be in addition to all other requirements of the Declaration and the Articles of Incorporation and bylaws of the Association.

2. Modification. Certain Rules and Regulations have been promulgated by Developer and a copy thereof is on file with the Secretary of the Association. These Rules and Regulations may be modified, amended or repealed and new restrictions and requirements may be adopted from time to time by the majority vote of the Board or the membership.

3. Application. Every Unit Owner, occupant, guest and invitee shall be subject to the Rules and Regulations. Copies of such Rules and Regulations as amended shall be furnished by the Association to all Unit Owners and occupants of any Unit on request.

4. Exceptions. The Board may, under special circumstances, waive or vary specific restrictions or requirements in individual cases upon a vote of

two-thirds (2/3) of the entire Board. The Board may impose conditions on any waiver or variance.

#### ARTICLE XVI. REMEDIES FOR VIOLATION AND DISPUTES

##### 1. Legal Remedies.

(a) In the event of violation of the provisions of the Condominium Act, or the Declaration, Articles of Incorporation, Bylaws or Rules and Regulations of the Association, as the same are now or may hereafter be constituted, the Association, on its own behalf, may bring appropriate action to enjoin such violation or to enforce the provisions of said documents or sue for damages, or take all such courses of action at the same time, or bring appropriate action for such other legal or equitable remedy as it may deem appropriate.

Failure by the Association to enforce any such provision shall in no event be deemed a waiver of the right to enforce later violations.

(b) In the event of such legal action brought against a Unit Owner, the losing defendant shall pay all costs and expenses, including, but not limited to, filing and service of process fees, reasonable attorneys' fees and court costs, incurred by the Association incident to the proceeding and those incurred on appeal. Each Owner, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default and abatement of nuisance, regardless of the harshness of the remedy available to the Association, and with the intent of all Owners to give to the Association a method and procedure which will enable it at all times to operate on a businesslike basis, to collect those monies due and owing it from Owners of Condominium Parcels and to preserve each other's right to enjoy his Unit free from unreasonable restraint and nuisance.

(c) The costs and expenses authorized at Paragraph (b) above shall be assessed against the Unit Owner's Unit as a special assessment collectible in the same manner as any other Assessment of the Association.

##### 2. Hearing Procedures.

(a) Written Complaint. An action under this Section is initiated upon the filing of a written complaint by any member of the Association or by any officer or director with the Board; provided, however, no such action under this Section may be initiated on any matter which is being arbitrated under Section 3 below or which has been decided by such arbitration. The complaint shall constitute a written statement of charges which shall set forth in ordinary and concise language the acts or omissions with which the respondent is charged, to the end that the respondent will be able to prepare his defense. The complaint shall specify the specific provisions of the Condominium Act, the Declaration, Articles of Incorporation, Bylaws or Rules and Regulations which the respondent is alleged to have violated, but shall not consist merely of charges phrased in the language of such provisions without supporting facts.

(b) Service of Complaint. Upon the filing of the complaint, the Board shall serve a copy thereon on the respondent by any of the following means: [1] personal delivery or [2] registered or certified mail, return receipt requested, and addressed to respondent, at the address appearing on the books of the Association. Service by mailing or posting shall be deemed delivered and effective two (2) days after such posting and mailing in a regular depository of the United States Postal Service. The complaint shall be accompanied with a postcard or other written form entitled "Notice of Defense", further described at Subsection (d) below, and a "Notice of Hearing" as set forth in Subsection (c) below. No order adversely affecting the rights of the respondent shall be made in any case, unless the respondent shall have been served as provided herein.

(c) Notice of Hearing. Along with service of complaint, the Board shall serve a Notice of Hearing, as provided herein, on all parties giving at least twenty (20) days notice of said hearing. The Notice to the respondent shall be substantially in the following form but may include other information:

"You are hereby notified that a hearing will be held before the Board of Directors of the Association at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ upon the charges made in the complaint served upon you. You may be present at the hearing, may but need not be represented by counsel, may present any relevant evidence and you will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to compel the attendance of witnesses and the production of books, documents or other items by applying to the Board of Directors."

If any of the parties can, within forty-eight (48) hours, show good cause as to why they cannot attend the hearing on the set date and indicate times and dates on which they would be available, the Board may reset the time and date of hearing and promptly deliver notice of the new hearing date.

(d) Notice of Defense. Service of complaint and Notice of Hearing shall be accompanied by a Notice of Defense which shall be signed by respondent, or on behalf of respondent, and returned to the Board within forty-eight (48) hours after service or respondent shall be deemed to have admitted to the complaint in whole.

The Notice of Defense shall state the respondent may:

- (1) Attend a hearing before the Board as herein provided;
- (2) Object to a complaint upon the grounds that it does not state acts or omissions upon which the Board may proceed;
- (3) Object to the form of the complaint on the grounds that it is so indefinite or uncertain that the respondent cannot identify the violating behavior or prepare his defense; or
- (4) Admit to the complaint in whole or in part. In such event the Board shall meet to determine appropriate action or penalty if any.

(e) Cease and Desist Orders. The Board may, at its own discretion, issue a cease and desist order, along with the complaint statement to respondent such cease and desist order to be substantially in the following form:

"The Board has received the attached complaint."

"By authority of Article XVI, Section 2 of the Bylaws, the Board hereby requests that you CEASE AND DESIST such acts or actions until such time, if any, as a ruling of the Board of Directors or court of law permits."

"Failure to comply with this request may result in penalty greater than that which would be imposed for a single violation."

(f) Insufficient Complaint. Any objections to the form or substance of the complaint shall be considered by the Board within five (5) days of their receipt. The Board shall make its determination and notify all parties within said five (5) day period. If the complaint is insufficient, the complaining party shall have seven (7) days within which to amend the complaint to make it sufficient. The same procedure as set forth above shall be followed with respect to any amended or supplemental complaint. If it is determined by the Board that the complaint is still insufficient, then the matter shall be dismissed by the Board.

(g) Amended or Supplemental Complaints. At any time prior to the hearing date, the Board may file or permit the filing of an amended or supplemental complaint. All parties shall be notified thereof in the manner herein provided. If the amended or supplemental complaint presents new charges, the

Board shall afford the respondent a reasonable opportunity to prepare his defense thereto.

(h) Discovery. Upon written request to the other party, made prior to the hearing and within fifteen (15) days after service of the complaint by the Board or within ten (10) days after service of any amended or supplemental complaint, either party is entitled to (1) obtain the names and addresses of witnesses to the extent known to the other party, and (2) inspect and make a copy of any statements, writing and investigative reports relevant to the subject matter of the hearing. Nothing in this Section, however, shall authorize the inspection or copying of any writing or thing which is privileged from disclosure by law or otherwise made confidential or protected as the attorney's work product. Any party claiming his request of discovery has not been complied with shall submit a petition to compel discovery with the Board. The Board shall make a determination and issue a written order setting forth the matters or parts thereof which the petitioner is entitled to discover.

(i) Notarized Statements. At any time ten (10) or more days prior to a hearing or a continued hearing, any party shall mail or deliver to the opposing party a copy of any sworn statement which that party proposes to introduce in evidence together with a notice as provided below. Unless the opposing party, within seven (7) days after such mailing or delivery, mails or delivers to the proponent a request to cross-examine such author, or if the opportunity to cross-examine such author is not afforded after request is made as herein provided, the statement may be introduced in evidence, but shall be given only the same effect as hearsay evidence.

(j) Constraints on the Board. It shall be incumbent upon each director to make a determination as to whether he is able to function in a disinterested and objective manner in consideration of the case before it. Any member incapable of such objective consideration of the case shall disclose such to the Board and remove himself from the proceedings and have it so recorded in the minutes.

The respondent may challenge any director for cause, where a fair and impartial hearing cannot be afforded, at any time prior to the taking of evidence and testimony at the hearing. In the event of such a challenge, the Board shall meet to determine the sufficiency of the challenge. A majority of the Board may sustain the challenge, removing the director from the proceedings and have it so recorded in the minutes. All the decisions of the Board in this regard shall be final.

In either event, the President shall appoint a member or Voting Representative of the Association to serve as a temporary director to replace the director so removed.

(k) Hearing.

(1) Whenever the Board has commenced to hear the matter and a director is forced to withdraw prior to a final determination, the remaining directors shall continue to hear the case.

(2) Each party shall have these rights: to call and examine witnesses; to introduce exhibits; to cross-examine opposing witnesses; and to rebut the evidence against him. Even if the respondent does not testify on his own behalf, he may still be called and examined as if under cross-examination. Oral evidence shall be taken only on oath or affirmation administered by an officer of the Association.

(3) The hearing need not be conducted according to technical rules relating to evidence and witnesses. Generally, any relevant evidence shall be admitted if it is the sort of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but shall not be sufficient in itself to support a finding.



(4) The Board shall choose one director who shall serve as hearing officer and preside over the hearing. At the beginning of the hearing, the hearing officer shall explain the rules and procedures by which the hearing is to be conducted. Generally, each principal is entitled to make an opening statement, starting with the complainant. Then each party is entitled to produce evidence, witnesses and testimony and to cross-examine the witnesses and opposing party. Then each party is entitled to make a closing statement. Any party may waive the rights to exercise any part of this process, and the Board is entitled to exercise its discretion as to the specific manner in which the hearing will be conducted, so long as the above rights are protected.

(1) Authorized Action. At the conclusion of testimony, the Board shall deliberate the evidence. By a vote of the directors, the Board shall determine whether the allegations as presented constitute a violation of the covenants or rules and regulations. If the Board concludes that a violation has taken place, it shall have the following elections:

- (1) Reprimand;
- (2) Levying a fine in such amount as the occasion determines;
- (3) Authorize the initiation of appropriate action.

(m) Fines. Fines levied by the Board pursuant to Subsection (1) shall be considered a special assessment against the member, leviable by the Board against the Unit and collectible in the same manner as any other Assessment of the Association.

3. Arbitration. Any internal dispute arising from the operation of the Condominium among Unit Owners, the Association, their agents and assigns may be submitted to voluntary binding arbitration by the Division of Florida Lands and Condominiums pursuant to the rules and regulations promulgated thereby. The decision of arbitration shall be final; however, such decision shall not be deemed final agency action. Nothing in this provision shall be construed to foreclose the parties from proceedings in a trial de novo, and if such judicial proceedings are initiated, the final decision of the arbitration shall be admissible in evidence. Any party may seek enforcement of the final decision of the arbitrator in a court of competent jurisdiction. The hearing procedures set forth at Section 2 above shall not be available in any matter which has been decided by arbitration.

#### ARTICLE XVII. INSURANCE, BONDING

The insurance, other than title insurance, which shall be carried upon the Condominium Property and the property of the Unit Owners shall be governed by the following provisions:

1. Liability Insurance. The Board shall obtain and maintain public liability insurance covering all of the Common Elements, and insuring the Association and the Unit Owners, as their interests appear, in such amount as the Board may determine from time to time, in its sole discretion. Said insurance shall include, but not be limited to, legal liability, hired automobile, non-owned automobile, and off-premises employee coverages. All liability insurance shall contain cross-liability endorsement to cover liabilities of the Unit Owners as a group to a Unit Owner.

#### 2. Casualty Insurance.

(a) The Association shall obtain fire and extended coverage insurance, vandalism and malicious mischief insurance, and, if any real property is in an area identified by the Department of Housing and Urban Development as having a special flood hazard, flood insurance. Such insurance shall insure all of the insurable improvements within the Condominium, including personal property owned by the Association, in and for the interest of the Association and all Unit Owners and their Mortgagees, as their interests may appear in an amount equal to the maximum insurable replacement value, in accordance with the original plans and specifications as actually built, including modifications, if any, as determined annually by the Board.

*Amended*

(b) All policies purchased by the Association shall be for the benefit of the Association, all Unit Owners, and their Mortgagees, as their interests may appear. Said policies shall provide that all insurance proceeds payable on account of loss or damage shall be payable to the Association. The Association shall be liable for the payment of premiums and for the renewal and sufficiency of policies, the failure to collect any insurance proceeds, and the form or content of the policies. The Association shall receive such proceeds as are paid and hold the same for the purposes herein stated, and for the benefit of the Association, the Unit Owners, and their respective Mortgagees (hereinafter sometimes collectively referred to as Beneficial Owners) as their interests shall appear.

(c) Proceeds of insurance policies received by the Association shall be distributed to or for the benefit of the Beneficial Owners in the following manner:

(1) Reconstruction or Repair: If the damage, for which the proceeds were paid, is to be repaired and restored, the proceeds shall be paid to defray the cost thereof. Any proceeds remaining after defraying such costs shall be distributed to the Beneficial Owners or retained, pursuant to Subsection (f) below. All remittances to Unit Owners and their Mortgagees shall be payable jointly to them. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by same.

(2) Failure to Reconstruct or Repair: If it is determined, in the manner herein provided, that the damage for which the proceeds are paid shall not be repaired and restored, the proceeds shall be disbursed to the Beneficial Owners; remittances to Unit Owners and their Mortgagees being payable jointly to them. This is a covenant for the benefit of any Mortgagee of a Unit and may be enforced by same. In the event of loss or damage to personal property belonging to the Association, and should the Board determine not to replace or repair such personal property as may be lost or damaged, the proceeds shall be distributed to the Beneficial Owners or retained pursuant to Subsection (f), herein.

(3) Record of Beneficial Ownership: In making distribution to Unit Owners and their Mortgagees, the Association may rely upon the Association records as to the names of the Unit Owners and their Mortgagees and their respective share of the distribution, confirmed in writing by a title insurance company or abstract company authorized to do business in the State of Florida.

(d) Loss Less than "Substantial": Where a loss or damage occurs to more than one Unit, to the Common Elements, or to any Unit or Units and the Common Elements, but said loss is less than "substantial" (as hereinafter defined), it shall be obligatory upon the Association and the Unit Owners to repair or restore the damage caused by said loss. Where such loss or damage is less than "substantial":

(1) The Board shall promptly obtain reliable and detailed estimates of the cost of repairing and restoration.

(2) If the damage or loss is limited to the Common Elements, with no, or inconsequential damage or loss to any individual Unit, and if such damage or loss to the Common Elements is less than \$3,000, the Association shall promptly contract for the repair and restoration of the damage.

(3) If the damage or loss involves any individual Unit as well as Common Elements, or if the damage is limited to the Common Elements alone, but is in excess of \$3,000, the insurance proceeds shall be disbursed by the Association for the repair and restoration of the property; provided, however, if the loss or damage involves any Units, written approval shall be required of the institutional first Mortgagee of such Unit. The Association may rely upon the records of the Association and the aforesaid first Mortgagee, if said first Mortgagee's written approval is required, as to the payee and the amount to be paid from said proceeds. All payees shall deliver paid bills and waivers of mechanics' liens to the Association and execute any affidavit required by either by law, by the Association, or by the aforesaid first Mortgagee. In addition to the foregoing, the first Mortgagee whose approval may be required, as aforesaid, shall have the right to require the Association to

obtain a completion, performance, and payment bond in an amount and with a bonding company authorized to do business in the State of Florida which is acceptable to said Mortgagee.

(4) Subject to the foregoing, the Board shall have the right and obligation to negotiate and contract for the repair and restoration of the premises.

(5) If the proceeds of the insurance are insufficient to pay for the estimated cost of restoration and repair (or for the actual cost thereof, if the work has actually been done), the Association shall promptly, upon determination of the deficiency, levy a special Assessment against all Unit Owners in proportion to the Unit Owners' share in the Common Elements.

(e) "Substantial Damage": As used in these Bylaws, or any other context dealing with this Condominium, the term "substantial" damage shall mean loss or damage whereby three-fourths (3/4) or more of the total space in the building comprising the Condominium Property is rendered untenable, or loss or damage whereby seventy-five percent (75%) or more of the total amount of insurance coverage on said building becomes payable. The Board shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof. Should such "substantial" damage occur, then:

(1) A membership meeting shall be called by the Board, to be held not later than sixty (60) days after the casualty, to determine the wishes of the membership with reference to the abandonment of the Condominium subject to the following:

(a) If the insurance proceeds available for restoration and repair, are sufficient to cover the cost thereof so that no special Assessment is required, then the Condominium Property shall be restored and repaired unless three-fourths (3/4) of the Voting Representatives of the Condominium eligible to vote shall vote to abandon the Condominium, in which case the Condominium Property shall be removed from the provisions of the law, in accordance with Section 718.117 of the Condominium Act.

(b) If the insurance proceeds available for restoration and repair, are not sufficient to cover the cost thereof so that a special Assessment will be required, as set forth above, then a vote will be taken of the membership of this Condominium to determine whether said special Assessment should be made, or whether the Condominium should be abandoned. Said Assessment shall be made and the Condominium Property restored and repaired, unless two-thirds (2/3) of the Voting Representatives of this Condominium entitled to vote shall vote to abandon the Condominium. In the absence of such a vote to abandon, the Association shall immediately levy such special Assessment.

(c) Unless it is determined to abandon the Condominium, the Association shall proceed to negotiate and contract for such repairs and restoration subject to the provisions set forth above. The insurance and special Assessment proceeds shall be disbursed by the Association for the repair and restoration of the property, as hereinabove provided.

(2) In the event any dispute shall arise as to whether or not "substantial" damage has occurred, it is agreed that such a finding made by the Board shall be binding upon all Unit Owners.

(f) Surplus: The insurance proceeds shall first be distributed in payment of costs of repair and restoration; and if there is a balance in the funds held by the Association after the payment of all costs of the repair and restoration, such balance may be retained as a reserve, or wholly or partly distributed at the discretion of the Board, unless the Mortgagee holding and owning the first recorded Mortgagee encumbering a Unit requires distribution. In the event of distribution, then the Association shall distribute any such balance to the Beneficial Owners of the fund in the manner elsewhere stated.

(g) Plans and Specifications: Any repair and restoration must be substantially in accordance with the plans and specifications for the original building, or as the building was last constructed, or according to the plans approved by the Board. If any material or substantial change is contemplated, the approval of all first Mortgagees shall also be required.

3. Workmen's Compensation. The Board shall obtain Workmen's Compensation insurance to meet the requirements of law.

4. Other Insurance. The Board may obtain such other insurance as the Board shall determine from time to time to be desirable.

5. Insurance on Units. Each Unit Owner shall be solely responsible for purchasing, at his own expense, liability insurance to cover accidents occurring within his Unit, and for purchasing insurance upon his personal property and for living expenses.

6. Association's Power to Compromise Claim: The Association is hereby irrevocably appointed agent for each Unit Owner, for the purpose of compromising and settling claims arising under insurance policies purchased by the Association, and to execute and deliver releases therefor, upon the payment of claims.

7. Institutional Mortgagee's Right to Advance Premiums: Should the Association fail to pay insurance premiums required hereunder when due, or should the Association fail to comply with other insurance requirements of the Mortgagee(s), said Mortgagee(s) shall have the right, at its option, to order insurance policies and to advance such sums as are required to maintain or procure such insurance, and to the extent of the money so advanced, said Mortgagee shall be subrogated to the Assessment and lien rights of the Association as against the Unit Owners for the payment of such item of Common Expense.

8. Unit Owners' Liability. Anything in this Article XVII to the contrary notwithstanding, each individual Unit Owner shall be responsible to the Association for payment of any deductible from the insurance proceeds required by the Association's liability, casualty, Workmen's Compensation and such other insurance policies in force under the terms of this Article, for any claim arising as a result of the Unit Owner's act or omission, or that of any guest, invitee or lessee of the Unit Owner. The Association shall have the power to assess any Unit Owner for such deductible.

9. Miscellaneous. Premiums for all insurance coverage obtained by the Association, and other expenses in connection with such insurance, shall be paid by the Association and be charged as a Common Expense. All such insurance shall be placed with good and responsible companies, authorized to do business in Florida.

10. Fidelity Bonds. The Association shall provide fidelity bonding in the principal sum of not less than \$10,000.00 for all officers or directors who control or disburse funds of the Association.

#### ARTICLE XVIII. BOOKS, RECORDS AND FINANCES

1. Fiscal Year. The fiscal year of the Association shall begin the first day of January in each year. The Board is expressly authorized to change this fiscal year by resolution at any time for the convenience of the Association.

##### 2. Books and Records.

(a) The Association shall keep minutes of the proceedings of its members, its Board and its committees, which minutes shall be available for inspection by Unit Owners, or their authorized representatives, and by directors at any reasonable time. The Association shall maintain these minutes for a period of not less than seven (7) years.

(b) The Association shall maintain correct and complete books and records of account. These records shall be open to inspection by Unit Owners or their authorized representatives at reasonable times and written sum-

maries of them shall be supplied at least annually to Unit Owners or their authorized representatives. Failure to permit inspection of the Association's accounting records by Unit Owners or their authorized representatives shall

entitle any person prevailing in an action for enforcement to recover reasonable attorneys' fees from the person or persons in control of the books and records who, directly or indirectly, deny access to the books and records for inspection. The accounting records shall be maintained according to good accounting practices. The records shall include, but are not limited to:

(1) A record of all receipts and expenditures.

(2) An account for each Unit, designating the name and current mailing address of the Unit Owner, the amount of each Assessment, the dates and amounts in which the Assessments come due, the amount paid upon the account, and the balance due.

(c) A copy of each insurance policy obtained by the Association shall be made available for inspection by Unit Owners at reasonable times.

(d) The Association may maintain a suitable register for the recording of pledged or mortgaged Condominium Parcels. Any pledgee or Mortgagee of a Condominium Parcel may, but is not obligated to, notify the Association in writing of the pledge or mortgage. In the event notice of default is given any Unit Owner, under an applicable provision of the Bylaws or the Declaration, copy of such notice shall be mailed to the registered pledgee or Mortgagee.

(e) The membership list required by Section 4 of Article V above shall be made available for inspection by Unit Owners or their authorized representatives at any reasonable times.

(f) Current copies of the Declaration, the Articles of Incorporation of the Association, the Bylaws, other rules governing the Condominium, and the most recent annual audited financial statement, if such is prepared, shall be available for inspection by prospective purchasers, upon request, during normal business hours or under other reasonable circumstances.

### 3. Funds.

(a) All funds of the Association shall be deposited from time to time to the credit of the Association in one or more such banks, trust companies or other depositories as the Board may from time to time designate, upon such terms and conditions as shall be fixed by the Board. The Board may from time to time authorize the opening and keeping, with any such depository as it may designate, of general and special bank accounts and may make such special rules and regulations with respect thereto, not inconsistent with the provisions of these Bylaws, as it may deem necessary.

(b) Association funds shall be used only for Association purposes and may not be expended for the purposes of Developer, including but not limited to sales and promotion activities, utilities or other costs for construction activities or repair or replacement which is within the warranty obligations of Developer, nor may Association personnel be used for such purpose at Association expense.

(c) The authorized signers on all depository accounts shall be the President, Vice-President, Secretary, Treasurer, or such other officers or persons as the Board may from time to time designate. All checks over \$50.00 must be signed by two authorized signers, one of whom must be an officer of the Association; checks for less than Fifty Dollars (\$50.00) may be signed by any one of the authorized signers. Checks shall be issued only for all bills within the provisions of the budget adopted by the Board or pursuant to special appropriations made by the Board.

(d) Drafts or other orders for the payment of money, excepting depository accounts, and all notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officers or officers, agent or agents of the Corporation and in such manner as shall from time to time be

determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or an Assistant Treasurer, if any, and countersigned by the President.

4. Financial Information. Within three (3) months following the end of the accounting year of the Association, the Board shall mail or furnish by personal delivery to each Unit Owner a complete financial report of actual receipts and expenditures for the previous accounting year. The report shall show the amount of receipts by accounts and receipt classifications and shall show the amounts of expenses by accounts and expense classifications including, if applicable, but not limited to, the following:

- (a) Costs for security;
- (b) Professional and management fees and expenses;
- (c) Taxes;
- (d) Costs for recreation;
- (e) Expenses for refuse collection and utility services;
- (f) Expenses for lawn care;
- (g) Costs for building maintenance and repair;
- (h) Insurance costs;
- (i) Administrative and salary expenses; and
- (j) General reserves, maintenance reserves, and depreciation reserves.

#### ARTICLE XIX. EMINENT DOMAIN

(a) The Association shall represent the Unit Owners in any condemnation proceedings or in negotiations, settlements and agreements with any condemning authority for acquisition of the common elements, or part thereof.

(b) In the event of a taking or acquisition of part or all of the Common Elements by a condemning authority, the award or proceeds of settlement shall be payable to the Association for the use and benefit of the Unit Owners and their mortgagees as their interest may appear. Any such taking or acquisition shall be deemed to be a loss and any award payable as a result of such taking or acquisition shall be distributed or used in accordance with the provisions of Section 2 of Article XVII.

#### ARTICLE XX. NON-PROFIT OPERATIONS

This Association shall not authorize nor issue shares of stock. No dividend will be paid, and no part of the income of this Association will be distributed to its members, directors or officers. However, the Association may pay compensation in a reasonable amount to members, officers or directors for services rendered, subject to the limitations of Section 6 of Article VII and Section 7 of Article XI.

#### ARTICLE XXI. CORPORATE SEAL

The Board shall provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, the year of incorporation, and the words "corporation not for profit".

#### ARTICLE XXII. MODIFICATION OF BYLAWS

These Bylaws may be revised, amended or repealed, unless specifically prohibited herein, at any meeting of the Board or the membership by a majority vote, provided that notice of said meeting is given in accordance with these Bylaws, and that said notice contains a full statement of the proposed amend-

ment. No revision of or amendment to the Bylaws shall be valid unless set forth in or annexed to a duly recorded amendment to the Declaration. No Bylaw shall be revised or amended by reference to its title or number only. Proposals to amend existing Bylaws shall contain the full text of the Bylaws to be amended, new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Bylaw. See Bylaw \_\_\_\_\_ for present text." Nonmaterial errors or omissions in the Bylaw process shall not invalidate an otherwise properly promulgated amendment. No amendment to said Bylaws shall be adopted which would affect or impair the validity or priority of any mortgage covering any Condominium Parcel.

#### ARTICLE XXIII. MISCELLANEOUS

1. Articles and Other Headings. The Articles and other headings contained in these Bylaws are for reference purposes only and shall not affect the meaning or interpretation of these Bylaws.

2. Gender and Number. Whenever the context requires, the gender of all words used herein shall include the masculine, feminine and neuter, and the number of all words shall include the singular and plural thereof.

3. Members and Owners. By the terms of the Declaration, all Unit Owners shall be Members and all Members must be Unit Owners; therefore, said designation shall be deemed synonymous.

4. Revocability of Authorizations. No authorization, assignment, referral or delegation of authority by the Board to any committee, officer, agent or other official of the Association shall preclude the Board from exercising the authority required to meet its responsibility for the Operation of the Condominium. The Board shall retain the right to rescind any such authorization, assignment, referral or delegation in its sole discretion.

5. Validity. Should any of the covenants herein imposed be void or become unenforceable at law or in equity, the remaining provisions of this instrument shall, nevertheless, be and remain in full force and effect. Defects or omissions in the Bylaws shall not affect the validity of the Condominium or the title to Condominium Units.

#### SECRETARY'S CERTIFICATE

##### OF DUNEDIN

THIS IS TO CERTIFY that I am the Secretary of FOREST PARK CONDOMINIUM ASSOCIATION, INC., and the foregoing Bylaws of said Association were duly adopted by the Board of Directors of the Association at the Organizational Meeting of said directors held on June 20, 1984.

Dated: June 20, 1984

  
Secretary

HISTORY OF BYLAWS

The initial Bylaws of FOREST PARK CONDOMINIUM ASSOCIATION, INC., were first adopted on \_\_\_\_\_, 198\_\_\_\_\_, OF DUNEDIN

Amendments made subsequent to \_\_\_\_\_, 198\_\_\_\_\_, should be listed below.

AMENDMENTS

CHANGE  
NUMBER

DATE OF ADOPTION BY  
MEMBERSHIP OR BOARD

SECTIONS  
AMENDED



**Articles of Incorporation**  
**Forest Park One Condominium**

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of Articles of Incorporation of FOREST PARK CONDOMINIUM ASSOCIATION, INC., OF DUNEDIN, a corporation organized under the laws of the State of Florida, filed on April 26, 1984, as shown by the records of this office.

The charter number for this corporation is N02785.



CER-101

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
27th day of April, 1984.

A handwritten signature in cursive script, appearing to read "George Firestone".

George Firestone  
Secretary of State

EXHIBIT C  
ARTICLES OF INCORPORATION  
OF

FOREST PARK CONDOMINIUM ASSOCIATION, INC.,

OF DUNEDIN

We, the undersigned, with other persons being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I. NAME

The name of this corporation shall be FOREST PARK CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms of provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida, to be known as FOREST PARK, A CONDOMINIUM, hereinafter referred to as the Condominium. The Declaration of Condominium, and any amendments thereto, whereby said Condominium has been or will be created is hereinafter referred to as the Declaration. The developer of said Condominium is Forest Park Joint Venture, a Florida joint venture hereinafter referred to as Developer.

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association or the Declaration.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

The Association shall have members. The sole qualification for membership is the ownership of a recorded vested present fee simple interest in a Condominium unit; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Each owner designated in a deed or other instrument establishing title to a unit of the Condominium unit duly recorded in the Public Records of Pinellas County, Florida shall automatically become a member upon delivery to the Association of a copy of such instrument and receipt of acknowledgement of said delivery signed by the President or Secretary. Membership in the Association shall be terminated automatically when title to the Condominium unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) unit shall remain a member of the Association so long as he shall retain title to any unit.

Prior to the recording of the Declaration in the Public Records of Pinellas County, Florida, the subscribers hereto shall remain members of the Association and shall each be entitled to one vote.

#### ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of this Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election by the members. The names and addresses of the initial directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Douglas V. Zelman	265 Causeway Boulevard Dunedin, FL 33528
Axel R. Johnson	265 Causeway Boulevard Dunedin, FL 33528
Paul C. Freudenberg	321 Main Street St. Joseph, MI 49085

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. The first election of directors shall not be held until unit owners other than Developer are entitled to elect at least one (1) director. Any vacancies in the Board occurring before the first election may be filled by Developer.

Section 5. Subsequent to the first election of directors, directors entitled to be elected by unit owners other than the Developer shall be elected at the annual meeting of the members and shall hold office as provided in the Bylaws. The Bylaws may provide that the directors be divided into not more than four (4) classes, as nearly equal in number as possible, whose terms of office shall respectively expire at different times, so long as no term shall continue longer than four (4) years, and at least one-fifth (1/5) in number of the directors shall be elected annually.

#### ARTICLE VIII. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (if determined to be necessary by the Board of Directors),

a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Paul G. Freudenberg
Vice President	Douglas V. Zelman
Secretary	Axel R. Johnson
Treasurer	Axel R. Johnson

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

#### ARTICLE IX. BYLAWS

The initial Board of Directors shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing, limiting and regulating the powers of the Association, the directors and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the Board of Directors or the membership as provided in the Bylaws.

#### ARTICLE X. AMENDMENTS

These Articles of Incorporation may be amended at any regular or special meeting at which a quorum is present by approval of not less the two-thirds (2/3) of the entire membership of the Board and two-thirds (2/3) of the voting representatives of the Association who cast their vote, or by not less than seventy percent (70%) of the voting representatives of the Association who cast their vote. Notwithstanding the above, prior to the date Developer relinquishes control of the Association to the other unit owners, Developer may amend these

Articles of Incorporation. No amendment to said Articles of Incorporation shall be valid unless certified by the Secretary of State of the State of Florida.

ARTICLE XI. INITIAL REGISTERED OFFICE AND AGENT


The street address of the initial registered office of this Association is Suite 301, Wittner Centre West, 5999 Central Avenue, St. Petersburg, Florida 33710, and the name of the initial registered agent of this Association located at that address is Ernest L. Mascara.

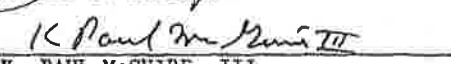
ARTICLE XII. SUBSCRIBERS

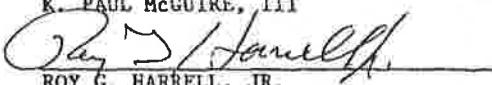
The subscriber to these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Ernest L. Mascara	Suite 301, 5999 Central Avenue Wittner Centre West St. Petersburg, FL 33710
K. Paul McGuire, III	Suite 301 5999 Central Avenue Wittner Centre West St. Petersburg, FL 33710
Roy G. Harrell, Jr.	Suite 301 5999 Central Avenue Wittner Centre West St. Petersburg, FL 33710

IN WITNESS WHEREOF, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned, constituting the Subscriber hereof, has executed these Articles of Incorporation on this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_.

 (SEAL)  
ERNEST L. MASCARA

 (SEAL)  
K. PAUL MCGUIRE, III

 (SEAL)  
ROY G. HARRELL, JR.

STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 24 day of April, 1984, by ERNEST L. MASCARA.

  
Notary Public

(SEAL)

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires SEPT. 15, 1987

STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 24 day of April, 1984, by K. PAUL MCGUIRE, III.

  
Notary Public

(SEAL)

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires SEPT. 15, 1987

STATE OF FLORIDA )

COUNTY OF PINESSAS )

The foregoing instrument was acknowledged before me this 24 day of April, 1984, by ROY G. HARRELL, JR.

  
Notary Public

(SEAL)

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires SEPT. 15, 1987



ACCEPTANCE

I hereby accept to act as initial Registered Agent for FOREST PARK  
CONDOMINIUM ASSOCIATION, INC., as stated in these Articles of Incorporation.

 (SEAL)  
ERNEST L. MASCARA

APR 25 9 21 AM '84  
SECRETARY OF STATE

FILED