

EXHIBIT "B"

**ARTICLES OF INCORPORATION
OF
GREYSTONE TOWN HOMES
OWNERS' ASSOCIATION, INC.,
a Florida corporation not for profit**

FILED
03 JUN 13 AM 10:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the requirements of Florida Statute 617, the undersigned, who is a resident of the State of Florida, and who is of full age, for the purpose of forming a Florida corporation not for profit, hereby certifies:

ARTICLE I - NAME OF CORPORATION

The name of the corporation is GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC., a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

ARTICLE II - PRINCIPAL OFFICE OF THE ASSOCIATION

The initial principal office of the Association is located at 337 N. Ferncreek Avenue, Orlando, Florida 32803, or other location designated by the Board of Directors.

ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE

JESSE E. GRAHAM, JR., ESQ. with an office at 369 North New York Avenue, Third Floor, Winter Park, FL 32789, is hereby appointed the initial Registered Agent of this Association.

**ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Lots, Streets, and Common Area within that Property described as:

GREYSTONE, according to the plat thereof recorded or to be recorded in the Public Records of Seminole County, Florida,

together with such Additional Property located in Seminole County, Florida, which may be brought within the jurisdiction of the Association from time to time, as provided in the "Declaration" referred to hereinbelow, and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

A. exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Greystone, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Public Records of Seminole County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length (all capitalized terms, unless otherwise provided herein, shall have the same meaning as defined in the Declaration) and pursuant to Chapter 720, Florida Statutes;

B. fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

C. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

D. borrow money, and with the assent of two-thirds (2/3) of the Lot Owners (excluding the Declarant), mortgage or pledge, any or all of its real or personal property as security for money borrowed or debts incurred;

E. dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the Lot Owners (excluding the Declarant), agreeing to such dedication, sale or transfer, provided, however, the Association shall have the right to grant permits, easements or licenses to a public agency or utility company for utilities, roads, other purposes reasonably necessary or useful for the proper maintenance or operation of the property, which grants shall not be deemed a dedication, sale or transfer requiring the consent of Members;

F. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall comply with the requirements of the Declaration;

G. have and to exercise any and all powers, rights and privileges which a corporation organized under Florida Not For Profit Corporation Act by law may now or hereafter have or exercise;

H. operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Water Management District Permit No. 4-117-67798-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. The Association shall levy and collect adequate assessments against Members of the Association for the maintenance, operation and

repair of the Surface Water or Stormwater Management Systems including but not limited to work within retention areas, drainage structures and drainage easements;

I. operate, maintain and manage the Common Area. The Association shall levy and collect adequate assessments against Members of the Association for the maintenance of the Common Area;

J. with respect to the surface water management system, the Association shall have the following duties:

(1) Each property owner shall be responsible for his pro rata share of the maintenance, operation and repair of the surface water or stormwater management system. "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

(2) Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Each property owner shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

(3) Any amendment to the Deed Restriction which alters the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

(4) The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Deed Restriction which relate to the maintenance, operation, and repair of the surface water or stormwater management system.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment

by the Association.

ARTICLE VI - VOTING RIGHTS

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

A. Class A. Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot. When reference is made herein or in the Association Bylaws to a majority or a specific percentage or fraction of Members to establish a quorum or to carry a vote, such references shall be deemed to mean and refer to such majority, percentage or fraction entitled to vote on the basis of one (1) vote per Lot.

B. Class B. The Class B Member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

- (1) when seventy-five percent (75%) of the Lots are deeded to Class A Members and have certificates of occupancy issued thereon;
- (2) three (3) months after ninety percent (90%) of the maximum number of residential Lots allowed for the Property have been conveyed to Class A Members;
- (3) ten (10) years after the date of the recording of the Declaration in the Public Records of Seminole County, Florida; and
- (4) upon voluntary conversion to Class A Membership by the Declarant.

Notwithstanding the cessation of Class B Membership in accordance with the above, if Additional Property is made subject to this Declaration, Class B Membership shall be reinstated for all Lots owned by Declarant so long as seventy-five percent (75%) of the then total number of Lots has not been deeded to Class A Members.

ARTICLE VII - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not more than seven (7) directors, who need not be Members of the Association. The initial number of Directors shall be three (3) and may be changed by amendment of the By-Laws of the Association. The names and address of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Doug Guy	151 Southhall Lane, Suite 200, Maitland, FL 32751
Marek Bakun	151 Southhall Lane, Suite 200, Maitland, FL 32751
David Rey	151 Southhall Lane, Suite 200, Maitland, FL 32751

At the first annual meeting, the Members shall elect one (1) Director for a term of one (1) year, one Director for a term of two (2) years and one (1) Director for a term of three (3) years; and at each annual meeting thereafter the Members shall elect one (1) Director for a term of three (3) years. In the event the number of Directors is more than three (3), additional Directors shall be elected for a term of three (3) years.

The Declarant is entitled to elect or appoint at least one (1) Director as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots.

ARTICLE VIII - INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Hubert R. Earley	337 N. Ferncreek Avenue, Orlando, FL 32803

ARTICLE IX - OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general Membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent Officers of this Association by the Board of Directors, the following named persons shall be the temporary Officers of the Association until their successors have been duly elected:

<u>TITLE</u>	<u>NAME</u>
President	Doug Guy
Vice President	Marek Bakun
Secretary/Treasurer	David Rey

ARTICLE X - BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy, except that the Department of Housing and Urban Development (HUD)/Veterans Administration (VA) shall have the right to veto amendments while there is a Class B membership.

ARTICLE XI - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. The dissolution procedures described in this Article XI are also subject to court approval pursuant to the provisions of The Florida Not For Profit Corporation Act.

ARTICLE XII - DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XIII - AMENDMENTS

Amendment of these Articles of Incorporation shall require the approval of at least two-thirds (2/3) vote of the Lot Owners.

ARTICLE XIV - CONFLICT

In the event that any provision of these Articles of Incorporation conflicts with any provision of Declaration, the provision of Declaration in conflict therewith shall control. If any provision of these Articles of Incorporation conflicts with any provision of the Bylaws, the provisions of these Articles of Incorporation shall control.

ARTICLE XV - INDEMNIFICATION

The Directors and Officers of the Association shall be indemnified by the Association to the fullest extent now or hereafter permitted by law and shall not be personally liable for any act, debt, liability or other obligation of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for assessments, fees, etc. as provided in the Declaration or as otherwise provided by law.

ARTICLE XVI - HUD/VA APPROVAL

As long as there is a Class B Membership, the following actions will require the prior approval of HUD/VA: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles of Incorporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator, has executed these Articles of Incorporation, this 22 day of May, 2003.

Signed, sealed and delivered
in the presence of:

INCORPORATOR:

Natalie F. Colon
Print Name: Natalie F. Colon

Hubert R. Earley
HUBERT R. EARLEY

Sean Roberts
Print Name: Sean Roberts

Address: 337 N. Ferncreek Avenue
Orlando, FL 32803

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of July,
2003, by Hubert R. Earley, who ~~is personally known to me or~~ has produced
Florida Driver's License as identification.

Notary Seal:



Natalie F Colon
My Commission DD197750
Expires March 27, 2007

Natalie F. Colon
Notary Public

FILED

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

03 JUN 13 AM 10:29

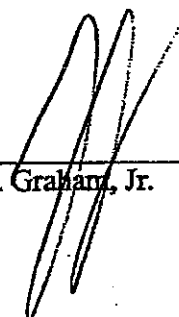
SECRETARY OF STATE
TALLAHASSEE FLORIDA

In pursuance of Sections 48.091 and 617.0501, Florida Statutes, the following is submitted,
in compliance with said act:

FIRST, that GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC., desiring to
organize under the laws of the State of Florida with its principal office, as indicated in the Articles of
Incorporation, at 337 N. Ferncreek Avenue, Orlando, Florida 32803 has named Jesse E. Graham, Jr.,
located at 369 North New York Avenue, Third Floor, Winter Park, County of Orange, State of
Florida as its agent to accept service of process within this state.

Having been named to accept service of process for the above-stated corporation, at place
designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the
provision of said Act relative to keeping open said office.

Dated: June 9, 2003



Jesse E. Graham, Jr.

MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05745 PGS 0317-0364
CLERK'S # 2005089452
RECORDED 06/01/2005 08:54:15 AM
RECORDING FEES 409.50
RECORDED BY D Thomas

This instrument was prepared by
and should be returned to:

JESSE E. GRAHAM, SR., ESQ.

Graham, Builder, Jones, Pratt & Marks, LLP
369 N. New York Avenue, Winter Park, FL 32789
P.O. Drawer 1690, Winter Park, FL 32790

Space Above Reserved for Recording Information

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GREYSTONE**

THIS AMENDED AND RESTATED DECLARATION, made and executed as of the 14 day of April, 2005, by **HUBERT R. EARLEY**, whose mailing address is 337 Ferncreek Avenue, Orlando, Florida 32803, hereinafter referred to as "Declarant."

WHEREAS, Declarant made and recorded that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYSTONE dated October 2, 2003, and recorded in Official Records Book 5056, Page 570, Public Records of Seminole County, Florida (the "Declaration"); and

WHEREAS, Section 12.4 of the Declaration provides that the Declaration may be amended by the Declarant so long as the Declarant is a Class B Member, without the necessity of concurrent action or approval of the owners; and

WHEREAS, Declarant is now a Class B Member; and

WHEREAS, Declarant amends the Declaration by this Amended and Restated Declaration as set forth below.

NOW, THEREFORE, Declarant hereby declares that all of the real property described in Exhibit "A" attached hereto and incorporated herein by reference, shall be held, sold, conveyed, leased, encumbered, and otherwise dealt with subject to the easements, restrictions, covenants, and conditions, reservations, charges and lien rights hereinafter set forth, all of which are for the purpose of protecting the value, desirability and attractiveness of, and which shall run with, said real property and be binding upon, and inure to the benefit of, all parties having or acquiring any right, title or interest in the described property or any part thereof, their heirs, successors and assigns.

ARTICLE I DEFINITIONS

Section 1.1. Defined Terms. The following words and phrases, when used in this Declaration or any supplemental declaration hereto, shall have the following meanings:

(a) **"Additional Property"** shall mean real property, other than that described in the schedule attached hereto as Exhibit "A", which may in the future be brought within the jurisdiction of the Association and this Declaration by amendment or supplement to this Declaration.

(b) **"Architectural Review Committee"** and **"ARC"** shall refer to the committee established and described in Article V hereof.

(c) **"Articles"** shall mean the Articles of Incorporation of the Association as they may exist from time to time.

(d) **"Association"** shall mean **GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation, its successors and assigns. The initial Articles of Incorporation of the Association are attached hereto as Exhibit "B" and incorporated herein by reference.

(e) **"Board"** shall mean the Board of Directors of the Association.

(f) **"By-Laws"** shall mean the By-Laws of the Association as they may exist from time to time. The initial By-Laws are attached hereto as Exhibit "C", and incorporated herein by reference.

(g) **"Common Expenses"** shall mean expenditures for maintenance, operation and other services required or authorized to be performed by the Association with respect to the Common Area, Surface Water Management System, and the Conservation Area, or otherwise, and other obligations set forth herein.

(h) **"Common Area"** shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties intended to be devoted to the common use and enjoyment of the owners of the Properties; all real property, including any improvements thereon, owned by the Association for the common use and enjoyment of the Owners; any real property subsequently deeded by the Declarant to the Association for the common use and enjoyment of the Owners; the Surface Water Management System, all stormwater detention/retention areas, if any, as hereafter defined; walls and entry features; and the Conservation Area. The Common Area shall include specifically, but not by way of limitation, the Streets, sidewalks and the recreation areas (e.g., pool and cabana).

(i) **"Declarant"** shall mean **HUBERT R. EARLEY**. Wherever the term Declarant is used in this Declaration, the Articles or By-Laws, it shall be deemed to include the successors and assigns of the Declarant, but only to the extent specifically so identified by an instrument in writing executed and recorded by the Declarant and shall not include an Owner who has purchased a Lot from the Declarant.

(j) **"Declaration"** shall mean this Declaration of Covenants, Conditions and Restrictions as it may, from time to time, be amended or supplemented.

(k) **"Institutional Lender"** shall mean the owner and holder of a mortgage encumbering a Lot when such owner and holder shall be a bank, savings bank, mortgage company, life insurance company, federal or state savings and loan association, an agency of the United States government, public or private pension fund, the Veteran's Administration, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, a credit union, real estate or mortgage investment trust, or other lender generally recognized in the community as an institutional lender.

(l) **"Lot"** shall mean any parcel of land shown on any recorded subdivision map or plat of the Property upon which shall be located a residential dwelling unit.

(m) **"Maintenance"** shall mean, but not be limited to, cleanup, landscaping and grounds care, and upkeep of recreational amenities, the Surface Water Management System, the Conservation Area, and other facilities within the Common Area, and the repair, maintenance and upkeep of the entry features and Privacy Walls, as defined below. The term "maintenance", as applied to the Surface Water Management System, shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District, including (i) checking the inlets for accumulation of debris and sedimentation; (ii) checking for pond side slope stability by replacing dead sod and, after mowing operations, checking for disturbed side banks; and (iii) cleaning sediment out of mitered end sections (inflow to ponds). Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the St. Johns River Water Management District.

(n) **"Member"** shall mean all Owners who are Members of the Association as provided in this Declaration.

(o) **"Notice"** shall mean delivery to the person or entity who appears as Owner in the records of the Association of any document by mail with postage prepaid to the last known address reflected in the records of the Association. Notice to one of two or more co-owners of a Lot shall constitute notice to all Owners of such Lot.

(p) **"Owner"** shall mean the owner as shown on the records of the Association (whether it be the Declarant, one or more persons, firms or legal entities) of fee simple title to any Lot located within the Property or any Additional Property. Owner shall not mean the holder of any mortgage or lien unless and until such holder has acquired title pursuant to foreclosure or a proceeding or deed in lieu of foreclosure nor shall the term include any lessee or tenant of any Owner.

(q) **"Plan"** shall mean any recorded plat of any portion of the Property and Additional Property for the development of GREYSTONE.

(r) **"Property"** shall mean the real property described in Exhibit "A" attached hereto and, when added in accordance with the terms and conditions hereof, any Additional Property which may be made subject to this Declaration in the manner provided herein.

(s) **"Streets"** shall mean the areas designated for vehicular traffic and more particularly known as Tract A on the Plan, which area is not included in a Lot.

(t) "Surface Water Management System" shall mean that portion of the Property constituting a system designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, *Florida Administrative Code*, the maintenance of which shall be the responsibility of the Association in accordance with the Storm Waters Management Permit No. 4-117-67798-3, previously issued by St. Johns River Water Management District, as amended from time to time.

(u) "GREYSTONE" shall mean the property described in the schedule attached hereto as Exhibit "A" which is to be platted as GREYSTONE according to the plat thereof which is to be recorded in the Public Records of Seminole County, Florida, together with any Additional Property which may be made subject to the terms of this Declaration in the future pursuant to the terms hereof.

(v) "Improvements" shall mean and refer to all structures of any kind including, without limitation, any building or buildings, fences and Privacy Walls, and shall mean and refer to all landscaping, exterior lighting or landscape device or object.

(w) "Initial Assessment" shall mean the one time assessment collected from an initial purchaser of a Lot upon which Lot a single-family Residence has been constructed from a Builder as provided for in Section 5.9 hereafter.

(x) "Conservation Area" or "Conservation Easement Area" shall mean and refer to all such Property so designated upon any recorded Subdivision Plat or Plats of the Property. The Declarant reserves the right to add lands to the Conservation Easement Area.

(y) "Privacy Wall" or "Privacy Walls" are defined in Article IX below.

(z) "Party Wall" or "Party Walls" are defined in Article VIII below.

Section 1.2. Interpretation Unless the context otherwise requires, the use herein of the singular shall include the plural and vice versa; the use of one gender shall include all genders; and the use of the term "including" shall mean "including, without limitation". This Declaration shall be liberally construed in favor of the party seeking to enforce the provisions hereof to effectuate the purpose of protecting and enhancing the value, marketability, and desirability of the Properties by providing a common plan for the development and preservation thereof. The headings used herein are for indexing purposes only and shall not be used as a means of interpreting or construing the substantive provisions hereof.

ARTICLE II

EASEMENTS AND PROPERTY RIGHTS IN THE COMMON AREA

Section 2.1. Utility Easements. The Declarant reserves the right to grant easements to any public or private utility or governmental authority providing utility and other services within the Property over, under, upon and through the Property. Any such easement granted by the Declarant pursuant hereto shall be given for the purpose of maintaining, installing, repairing, altering and operating sewer lines, irrigation lines, water lines, lift stations, effluent disposal lines, pipes, wires, power lines, telephone service, gas lines, cable television

service, alarm systems, and like machinery, equipment and apparatus appurtenant to all of the forgoing as may be necessary or desirable for the installation and maintenance of utilities and providing services to Owners, the Property and the Common Area. All such easements shall be of such size, width and location as the Declarant, in its discretion, deems appropriate; provided, however, such discretion will be exercised in such a manner so as to not unreasonably interfere with the use of any improvements which are now, or may hereafter be, located upon the Property.

Section 2.2. Owners' Easement of Enjoyment. Except as to (i) the Surface Water Management System which shall be operated and maintained by the Association as required by the St. Johns River Water Management District, (ii) Drainage and Utility Easements dedicated in the GREYSTONE Plat to the Public and The City of Sanford, and (iii) the Conservation Area, every Owner shall have a right and easement of enjoyment in and to the Common Areas, if any, which shall be appurtenant to and shall pass with the title to every Lot.

Section 2.3. Conveyance of Common Area. On or before such time as eighty percent (80%) of the Lots have been sold and conveyed from the Declarant to the individual Owners, Declarant shall convey by quit claim deed its fee simple right, title and interest in and to those areas designated as Common Area on the Plan to the Association, such deed to be recorded among the public records of Seminole County, Florida; and whereupon the Association shall assume the responsibility for the maintenance and repair of such Common Area in accordance with the terms and provisions of this Declaration.

Section 2.4. Streets. Easements and Property Rights in the Streets within the Property shall be governed by the provisions of Article VI herein.

Section 2.5. Surface Water Management System. The Association shall have a perpetual and non-exclusive easement over all areas of the Surface Water Management System for access to operate, maintain, or repair the same. By this easement, the Association shall have the right to enter upon any portion of any Lot which is a part of the Surface Water Management System, at a reasonable time and in a reasonable manner, to operate, maintain, or repair the Surface Water Management System as required by the St. Johns River Water Management District Permit described above in Section 1.1(t). Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Surface Water Management System. No person shall alter the drainage flow of the Surface Water Management System, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

Surface Water Management System shall include those portions of the Property designated on the Plan as Retention Areas or Drainage Easements (collectively "Drainage Areas") by Declarant for irrigation, drainage or beautification purposes in a manner consistent with the original design thereof by the Declarant and in accordance with the requirements of applicable governmental authorities. The Drainage Areas shown on the Plan, any plat or conveyance shall be used for the construction, repair and maintenance of drainage facilities including, but not limited to, canals, pumps, pipes, inlets and outfall structures and all necessary appurtenances thereto. In addition to the consent required above from the St. Johns River Water Management District, the location of the drainage pattern may not be modified or relocated without the prior written consent of the Declarant and any other applicable governmental authority. In the event of a dissolution or termination of the Association, the administration and maintenance of the Drainage Areas shall be transferred only to another not-for-profit corporation or dedicated to an appropriate governmental agency agreeing to accept such conveyance or dedication.

Section 2.6. Maintenance of Common Areas. The Association shall perform all maintenance as described in Subsection 1.1(m). Until such time as the Class B Membership is converted to Class A as provided for hereinafter, and any provisions herein to the contrary notwithstanding, in the event the assessments collected by the Association are insufficient to pay the cost of Maintenance of the Common Areas, the Declarant shall be obligated to fund the cost of the same.

Section 2.7. Encroachment. If any portion of an Improvement encroaches upon any Lot or any Improvement or other improvement upon any Lot encroaches upon any other Lot as a result of (i) the original construction of such Improvement by the Developer (ii) the settling or shifting of any Improvement; or (iii) any non-purposeful or non-negligent act of an Owner or the Association in repairing, replacing or maintaining any Improvement (including any wall along the boundary line of a Lot), then in any such event an easement shall exist for such encroachment and for the maintenance of same as long as the encroachment shall exist.

Section 2.8 Additional Easements. The Declarant (so long as the Declarant is a Class B Member) and the Association (after the Declarant ceases to be a Class B Member), on their behalf and on behalf of all Owners, each shall have the right to (i) grant and declare additional easements over, on, under, and/or across the Common Area in favor of the Owners and their guests and invitees, or in favor of any other person, entity, public or quasi public authority, or utility company, or (ii) modify, relocate, abandon or terminate existing easements within or outside the Property in favor of the Association and/or the Owners of the Property and their guests and invitees, or in favor of any person, entity, public or quasi public authority, or utility company, as the Declarant or the Association may deem desirable for the proper operation and maintenance of the Property, or any portion thereof, or for the health, safety or welfare of the Owners, or for any other reason or purpose. So long as such additional easements, or the modification, relocation or abandonment of existing easements will not unreasonably and adversely interfere with the construction of Improvements on a Lot, or the use of any Lot and Improvement constructed thereon for dwelling purposes, no joinder of any Owner or any mortgagee of any Lot shall be required; or, if same would unreasonably and adversely interfere with the use of any Lot for dwelling purposes, only the joinder of the Owners and the mortgagees of Lots so effected shall be required.

ARTICLE III RULES AND REGULATIONS

Section 3.1. Residential Use. Each Lot shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein or thereon; provided, however, the lease or rental of a residence shall not constitute a violation of this covenant.

Section 3.2. Antennas. No television antennas may be erected and maintained on a Lot if cable television is available to serve the Properties. If cable television is not available, a single television antenna may be erected and maintained solely within the attic area and not otherwise visible from the exterior, which antenna shall be removed within three (3) months from the date of availability of cable television. A satellite dish which is less than one meter in diameter is permitted and shall be installed so that the same is not visible from the street, provided, however, that this restriction shall not apply if installation in a location visible from the street is necessary in order for reception to be received by such satellite dish.

Section 3.3. Clothes Drying Area. No portion of any Lot shall be used as a drying or hanging area for laundry of any kind.

Section 3.4. Prohibition of Damage and Certain Activities Nothing shall be done or kept on any Lot or in the Common Area which would be in violation of this Declaration or any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Area shall be committed by any Owner or any Tenant or invitee of any Owner; and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by him or his Tenants or invitees, to the Association or other Owners. No noxious, destructive or offensive activity shall be permitted on any Lot or in the Common Area, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the Property.

Section 3.5. Signs Prohibited No sign on any kind shall be displayed to the public view on any Lot or the Common Area.

Section 3.6. Parking In addition to the provisions contained in Section 6.2 below, no truck or van with more than 3/4 ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored or otherwise kept on any portion of the Property for more than twenty-four (24) hours, except that any of the foregoing vehicles may be stored in the garage on a Lot so long as the garage door is fully closed while such vehicle is located therein. The term "commercial vehicle" shall include, without limitation, all autos, trucks, vans and other vehicular equipment, which bear signs or shall have printed thereon any reference to a commercial undertaking or enterprise. Commercial vehicles in the process of loading or unloading shall not be considered to "parked" so long as such vehicles shall not be kept on the Property overnight. Further, the Association may promulgate further rules and regulations affecting the parking of any vehicles on the Lot which appear in the best interests of all Owners.

Section 3.7. Animals No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common Area, except that dogs, cats and other customary household pets (but not to exceed a total of three (3) pets) may be kept on Lots subject to limitations, which may be imposed from time to time by applicable governmental authority and further subject to rules and regulations adopted by the Association, provided that they are not kept, bred, or maintained for any commercial purpose. Each Owner shall be responsible at all times for the prompt collection and proper removal and disposal of all excrement from their pets. The Association may prohibit the keeping of any pet anywhere upon the Property which the Association reasonably determines may constitute a threat to the safety or health of persons lawfully upon the Property. All Owners at all times shall comply with all rules, regulations, ordinances, statutes, and laws adopted, promulgated, or enforced by any public agency having jurisdiction of the Property and relating to animals, and shall at no time allow such animals to constitute a nuisance within any portion of the Property.

Section 3.8. Trash and Garbage No trash, garbage, or other waste material shall be kept or permitted upon any Lot or the Common Area except inside the improvements on each Lot or in sanitary containers concealed from view and otherwise in conformity with rules and regulations adopted by the Association. There shall be no burning of trash or any other waste material.

Section 3.9. Provisions Are Inoperative As to Initial Construction Nothing contained in this Declaration shall be interpreted or construed to prevent the Declarant, its transferees, or its or their contractors, or sub-contractors, from doing or performing on all or any part of the Property owned or controlled by the Declarant, or its transferees, whatever they determine to be reasonably necessary or advisable in connection

with the completion of the construction, marketing and sale of improvements on the Lots and the Common Area, including, without limitation:

(a) erecting, constructing, and maintaining thereon such temporary structures or uses otherwise conforming with applicable zoning regulations of The City of Sanford, Florida as may be reasonably necessary for the conduct of Declarant's business of completing such construction and establishing the Property as a residential community and disposing of the same in parcels by sale, lease, or otherwise; or

(b) maintaining such sign or signs thereon conforming with applicable zoning regulations of The City of Sanford, Florida as may be reasonably necessary in connection with the sale, lease, or other transfer of the Property in parcels.

As used in this Section and its sub-paragraphs, the term "its transferees" specifically does not include purchasers of Lots improved as completed residences.

Section 3.10. Recreational Equipment. There shall be no basketball backboards and any other fixed game and play structures located on any Lot. Treehouses or platforms of the like kind or nature shall not be constructed on any part of the Lot. Skateboard ramps or equivalent structures shall not be permitted on any Lot.

Section 3.11. Fences. Subject to the prior approval of the ARC, an Owner may install a privacy fence only between such Owner's residential dwelling unit and an adjacent residential dwelling unit along the line dividing the respective Lots. On any side where no other residential dwelling unit abuts the Owner's unit, the Owner is hereby prohibited from erecting any fence. Any such fence so installed shall be six feet (6') in height, as measured from the ground, and extend no more than eight feet (8') from the rear of the Owner's residential dwelling unit. All such fences shall be manufactured from solid vinyl or pvc material and shall be white in color. From time to time, the ARC may adopt rules governing the landscaping of such fences which may be required, provided always that any such landscaping which may be permitted by the ARC shall be aesthetically compatible with the existing landscaping of the residential dwelling unit.

Section 3.12. Safe Neighborhood Improvements District. The City may require or permit the Declarant to form one or more safe neighborhood improvements districts, as provided for in Part IV of Chapter 163, Florida Statutes, as the same may be amended from time to time, for Maintenance and operation of street lights to be installed on the Property, Maintenance of stormwater drainage and retention systems, if any, on the Property, or the performance of other services beneficial to Owners of Lots in GREYSTONE. All Lots shall be encompassed within any such district(s) which may be established and shall be subject to the restrictions, limitations and assessments as may be imposed upon the property within any such district(s). All Owners shall be bound by any agreement or resolution creating a safe neighborhood improvement district and all Owners shall join in and execute any instrument which may be required in connection with the establishment of such district(s).

Section 3.13. Swimming Pools. No swimming pool, whether above or below ground, shall be constructed on any Lot.

Section 3.14. Air Conditioning Equipment. Heating and cooling of residences with systems of active or passive solar, wind and other forms of energy other than gas or electric shall be subject to prior approval of the ARC. Components of such systems that are affixed to the exterior of a residence shall not be permitted

unless the design thereof shall have first been approved by the ARC. Exterior components of any cooling or heating system (or a combination thereof) shall be substantially screened from view from the street fronting the residence.

Section 3.15. Transmission Facilities No radio or television signals, nor any other form of electromagnetic radiation, shall be permitted to originate from any Lot which interferes with the reception of television or radio received upon any other Lot.

Section 3.16. Maintenance of Lots No Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All setback areas, yards, walkways, driveways and parking areas shall be maintained and kept in a neat and clean condition, free of refuse and debris. All landscaped areas (up to the edge of pavement on the public right-of-way adjacent to each Lot) shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged, shall be replaced with similar sound and healthy plant materials.

Section 3.17. Fuel Tanks No fuel tanks or similar storage receptacles may be exposed to view from front or side streets or adjacent properties, but may be installed within the main dwelling house, within a walled in or screened area, or buried underground, and shall be approved by the ARC prior to construction.

Section 3.18. Mailboxes All mailboxes shall be centrally located in one or more clusters within the Common Area and shall meet the requirements of the United States Postal Service for multiple mailboxes and shall otherwise conform with the criteria of the applicable governmental authority as to the type of mailboxes allowed and the specific distance needed in the recovery area of the street system. There shall be no individual mailboxes at a residence.

Section 3.19. Inoperative Vehicles and Repair No inoperative cars, trucks, trailers or other types of vehicles shall be allowed to remain on the Property for a period in excess of two (2) days. There shall be no major maintenance, repair or restoration performed on any motor vehicle on or adjacent to any Lot in the Property; provided, however, such maintenance, repair or restoration may be done if solely within an enclosed garage. All vehicles shall have current license plates. Moreover, no stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, shall be parked, stored or located upon any Lot at any time.

Section 3.20. Garage Doors All single family residences shall be constructed so as to include operational garage doors. All garage doors shall remain closed at all time when not in use for entry or exit to or from the garage.

Section 3.21. Window and Sliding Glass Door Treatments All operable windows shall have two inch (2") white blinds; all sliding glass doors shall have white vertical blinds. All non-operable windows shall have a white backing.

Section 3.22. Porches Owners may install screen enclosures on existing patios or porches in the rear of a residential dwelling unit subject to the prior review and approval by the ARC of the plans for same. Any such enclosure approved by the ARC shall be constructed of screen material with white aluminum framing. No portion of the enclosure may be constructed of vinyl, including the roof or covering portion of such enclosure. No Owner shall be permitted to enlarge the size of the existing concrete patio or porch at the rear of such Owner's residential dwelling unit for any purpose.

Section 3.23. Rules and Regulations. No Owner shall violate the rules and regulations for the use of the Lots and the Common Area, as the same are from time to time adopted by the Association. The prohibitions and restrictions contained in this Article shall be self-executing without implementation by further rules and regulations; provided, however, the foregoing shall not be construed as an implied prohibition preventing the Association from extending the scope of such prohibitions and restrictions from time to time by adopting further rules and regulations consistent with this Declaration.

Section 3.24. Short Term Rentals. Rentals of any Residence for a period less than seven (7) months shall be prohibited. Any change to this Section 3.24 reducing the minimum rental period to less than six (6) months shall require the approval of the City. All leases shall be filed with the Association in accordance with the requirements promulgated from time to time by the Board of Directors; such filing shall be complied with seven (7) days after the effective date of the lease. All leases and occupancy of leased premises shall comply with the zoning laws and regulations of the City.

Section 3.25. Fines. In addition to all other remedies, in the sole discretion of the Board of Directors or the Association, a fine or fines may be imposed upon an Owner for failure of any Owner, his family, guests, invitees, tenants, or employees to comply with any covenant, restriction, rule or regulation, contained herein and rules or regulations promulgated under the Articles of Incorporation or Bylaws of the Association, provided the following procedures are adhered to:

a. **Notice.** The Association shall notify the Owner of the infraction or infractions. The Included in the notice shall be the date and time of the next Board of Directors meeting, which shall not be less than fourteen (14) days from the date of said notice. At the meeting, Owner shall present reasons why penalties should not be imposed.

b. **Hearing.** The non-compliance shall be presented to the Board of Directors, at a meeting which shall not be held less than fourteen (14) days after the date notice of non-compliance is sent to Owner. The Board of Directors shall hear reasons why the penalties should not be imposed at said hearing. A written decision of the Board of Directors shall be submitted to the Owner no later than twenty-one (21) days after the Board of Director's meeting.

c. **Appeal.** Any person aggrieved by the decision of the Board of Directors as to a non-compliance may, upon written request to the Board filed within seven (7) days of the request and shall consist of three (3) non-interested members of the Association. The appeals committee shall meet and file a written determination of the matter and serve copies on both the Board and the aggrieved person. In no case shall the appeals committee's findings be binding on either party; however, the Board of Directors may elect to review its decision in light of the findings of the appeals committee. A failure of an Owner to file an appeal shall be deemed to be a waiver of any further legal remedies relating to the infraction.

d. **Penalties.** The Board of Directors may impose special assessments as follows:

(i) First non-compliance or violation: a fine not in excess of One Hundred Dollars (\$100.00).

(ii) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars (\$500.00).

- (iii) Third and subsequent non-compliance or violations that are of a continuing nature: a fine not in excess of One Thousand Dollars (\$1,000.00).

e. Payment of Penalties. Fines shall be paid no later than thirty (30) days after notice of the imposition or assessment.

f. Application. All monies received from fines shall be allocated for the benefit of the Association as directed by the Board of Directors.

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

ARTICLE IV **MEMBERSHIP AND VOTING RIGHTS**

Section 4.1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 4.2. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant, each of whom shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) three (3) months after ninety percent (90%) of the maximum number of residential Lots allowed for the Property have been conveyed to Class A Members;
- (b) On the date which is ten (10) years after the recording of this Declaration.

ARTICLE V **COVENANT FOR MAINTENANCE ASSESSMENTS**

Section 5.1. Creation of the Lien and Personal Obligation of Assessments. The Declarant hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual, special and other assessments to be established and collected as hereinafter provided. Such assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable

attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot on the date when the assessment became due. The personal obligation for delinquent assessments shall not pass to a successor in title unless expressly assumed by such successor; provided, however, in no event shall assumption by a successor relieve the former Owner of any personal liability arising hereunder. In the case of co-ownership of a Lot, all such co-owners shall be jointly and severally liable for the entire amount of the assessment.

Section 5.2. Purpose of Assessments The assessments levied by the Association shall be used exclusively (i) to promote the recreation, health, safety, and welfare of the Owners of the Lots, their guests, lessees and business invitees; (ii) for the improvement, repair, replacement and Maintenance of the Common Area (including resurfacing of the Streets) and the improvements located thereon; (iii) for maintenance of the Conservation Area; (iv) for maintenance of any stormwater/retention areas, if any, and the Surface Water Management System as set forth in Section 2.5 above; (v) for payment of all taxes assessed to the Association, if any, in respect to the Common Area, or the improvements or personal property thereon, or both; (vi) maintenance of the Improvements as provided for in this Declaration; and (vii) for the general purpose of enabling the Association to perform and fulfill its authorized or required rights, powers, duties and obligations.

Section 5.3. Annual Assessments The Association shall have the power to levy annual assessments against the Lots and the Owners thereof in the manner and for the purposes provided herein. The Association shall have the further right to require the payment of annual assessments in monthly, quarterly or semi-annual installments as the Association may deem necessary and appropriate. The annual assessment may incorporate an estimate of the annual amount to be collected to enable the Association to perform its maintenance obligation of the Improvements, which are to be conducted on a periodic basis, which would be in addition to the annual amount to be collected for resurfacing of the Streets as provided for in Section 6.1.

Section 5.4. Maximum Annual Assessment Until January 1 of the year immediately following the date of the conveyance of the first Lot by Declarant to an Owner, the maximum annual assessment shall be \$1,298.00 per Lot, plus any amounts that may be assessed under Sections 5.5 or 5.6 of this Article V. The actual amount of the annual assessment shall be determined by the Board on an annual basis subject to the following:

(a) From and after January 1 of the year immediately following the conveyance of the first Lot by the Declarant to an Owner, the maximum annual assessment may be increased each year without a vote of the Members by an amount not more than fifteen percent (15%) over the maximum assessment for the preceding year.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot by the Declarant to an Owner, the maximum annual assessment may be increased by more than the amount permitted pursuant to Subparagraph (a), above, by a vote of two-thirds (2/3) of the Members who are voting in person or by proxy at a meeting duly called for such purpose.

(c) The Board or Directors may fix the annual assessment at an amount not in excess of the amount set forth herein.

Section 5.5. Individual Assessments The Association may impose an individual assessment upon any Owner whose use or treatment of the Common Area, any Lot or the improvements on any Lot is not in conformity with the standards adopted by the Association or which increases the maintenance cost to the

Association above that which would result from compliance by the Owner with such use restrictions imposed by this Declaration. The maximum amount of such assessment shall be equal to such cost incurred plus ten percent (10%) to cover the cost of administration and may be enforced in the manner provided for other assessments.

Section 5.6. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5.7. Notice and Quorum for Any Action Authorized Under Sections 5.4 and 5.6. Written notice of any meeting called for the purpose of taking any action authorized under Section 5.4 or 5.6 shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast majority of all the votes of each class of Membership shall constitute a quorum.

Section 5.8. Uniform Rate of Assessment. Both annual and special assessments shall be fixed at a uniform rate for all Lots; provided, however, the Declarant may elect to pay the annual assessment upon unsold Lots owned by the Declarant at a rate equal to twenty-five percent (25%) of the normal annual assessment for so long as Declarant shall obligate itself to pay any operating deficit incurred by the Association during the period of such lesser assessment. Notwithstanding the foregoing, any Lots from which the Declarant derives any rental income shall be assessed at the same rate as is hereinabove established for Lots owned by other Members of the Association, prorate as of, and commencing with, the first day of the month following the execution of the rental agreement.

Section 5.9. Initial Assessment. In addition to the annual, special and individual assessments provided for hereunder, the Association shall have the right to collect from each party purchasing a Lot a one-time Initial Assessment in the amount of \$400.00. The Initial Assessment shall be due and payable only at the time of the conveyance of the Lot to the initial purchaser of the Lot from a Builder and shall not apply to subsequent conveyances of said Lot to subsequent Owners. As used herein, the term "Builder" shall mean a party who has contracted to purchase three or more Lots in GREYSTONE for the purpose of constructing homes for third-party purchasers. The Initial Assessment may be utilized in the discretion of the Declarant to offset any obligation of the Declarant to deficit fund the operation of the Association or for any other lawful purpose as set forth herein for the use of Annual Assessments. At the time of payment of the Initial Assessment provided herein, the Owner shall likewise pay to the Association that portion of the Annual Assessment provided in Section 5.3 prorated from the date of purchase through the end of the then current calendar year.

Section 5.10. Date of Commencement of Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on such date as shall be determined by the Board in conformity with the provisions of this Declaration. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates of periodic installments shall be established by the Board. The Association shall, upon request, and for a reasonable charge, furnish a

certificatesigned by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5.11. Determination of Allocation of Assessments The number of Lots used for the calculation of the annual assessments shall be determined as of the ownership of record thirty (30) days prior to the commencement of the fiscal year of the Association and when so determined shall be controlling for the entire fiscal year.

Section 5.12. Effect on Nonpayment of Assessments; Remedies of the Association If any assessment is not paid on the date due as determined in the manner provided in this Article V then such assessment shall become delinquent and shall, together with accrued and accruing interest and costs of collection as herein provided, become due and payable and be a continuing lien on such Lot which shall bind such Lot and the then Owner. The Association may record a notice of lien for delinquent assessments in the Public Records of Seminole County, Florida, and foreclose the lien in the same manner as a mortgage. Upon recording, the lien shall secure the amount of delinquency stated therein and all unpaid assessments, interest and costs of collection accruing thereafter until satisfied of record. If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot, there being added to the amount of such assessment interest at the aforesaid rate and all costs of collection, including reasonable attorneys' fees incurred in connection therewith at trial and all appellate levels.

Section 5.13. Subordination of the Lien to Mortgages The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage held by an Institutional Lender encumbering a Lot; provided, however, such subordination shall apply only to the assessments with respect to such Lot to the extent they have become due and payable prior to a sale or transfer of such Lot pursuant to a foreclosure judgment or in any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such Lot from the liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

An Institutional Lender shall, upon request, be entitled to written notification from the Association of any default of an Owner of any obligation hereunder which is not cured within sixty (60) days. Furthermore, the Association may provide such notice without receiving a request from an Institutional Lender.

Section 5.14. Reserves The Association shall include within the annual assessment amount (but not be limited by the matters for which reserves may be collected as hereafter stated), sums to be collected as reserves for replacement, repair and/or maintenance of the Surface Water Management System, Streets, roofing and other improvements situate upon or within the Common Area and re-roofing of the townhomes constructed on the Lots. Such reserve amounts will be based on a schedule approved and prepared by the Board on an annual basis and shall be based on the cost of the improvements and their estimated life. The maximum level of reserve for the Streets and drainage system shall not be less than the amount of \$14,000.00 provided that such reserve shall be collected and built up at the rate of no less than \$1,166.67 per year for a period not to exceed twelve (12) years, and provided always that the Board of Directors may set a shorter period as needed. Reserves for the Streets and drainage system shall be held in an account separate and apart from all other reserves. An annual audit or other financial report (in form and substance acceptable to The City of Sanford Finance Director) shall be submitted to The City of Sanford confirming the receipt by the Association of said reserve funds. This section shall not abrogate, modify, amend or supersede the provisions of any other section of this Article.

ARTICLE VI

SUBDIVISION STREETS

Section 6.1. Maintenance: Assessments. Unless the maintenance of Tract A is now or hereafter assumed by a governmental entity, the Association shall maintain Tract A within the Common Properties and assess the cost of maintenance to the Members. The estimated maintenance cost shall be included in each annual budget and assessed to each Lot. The Association shall have the right to propose a special assessment, if necessary, to defray the cost of any extraordinary repairs of Tract A. The procedure for the adoption and collection of regular and special assessments or maintenance of Tract A shall be as set forth in this Article VI. Notwithstanding the foregoing sentence, the Board of Directors of the Association, if it finds that an emergency road repair is needed to promote or insure the health, safety or welfare of the community, may take such curative action as may be necessary and assess the cost thereof as a special assessment without the necessity of a prior meeting of Members.

Section 6.2. Street Parking. No vehicle may remain parked on a Street area for more than twenty-four (24) hours. However, any cars so parked must not be parked in such a way as to hinder ability to pass on the street, hinder access to any driveway, or to create a safety hazard. The Association shall have the right to tow repeat offenders' vehicles after placing a warning notice on the offending car one time.

Section 6.3. Prohibited Vehicles. As long as Tract A is not dedicated to a local government, each of the following vehicles is prohibited from using Tract A motorcycles, motor-scooters, all-terrain vehicles, dune buggies, or similar vehicles.

Section 6.4. Security. As long as Tract A is not dedicated to a local government, the Association shall have right to provide for security in order to keep unauthorized persons or vehicles off Tract A and the Property. The security provisions may include a restricted access point at the subdivision entrance.

Section 6.5. Access. Unless otherwise stated herein, all of the Streets located in Tract A are not required for public use and such Streets and easements are not and will not be a part of the County system of public roads. Said Streets and easements shall remain private and the sole exclusive property of the Declarant, its successors and assigns, and shall be conveyed to the Greystone Town Homes Owners' Association, Inc. by fee simple quit claim deed as provided for elsewhere herein. The Declarant does hereby grant to the present and future owners of adjacent lands within the boundaries of the Plan and their guests, invitees and domestic help, and to delivery, pick up and emergency protection services, police, fire and other authorities of the law, United States Postal Service mail carriers, gas, power, telephone, cable television, street lighting and solid waste service providers, representatives of utilities authorized by the Declarant to serve the land shown on the Plan, holders of mortgage liens on such lands and such other persons as the Declarant, from time to time, may designate, the non-exclusive and perpetual right of ingress and egress over and across said Streets and easements. The City of Sanford is also granted the right, in perpetuity, to enter, operate, construct, reconstruct, repair, maintain and inspection all facilities which have been or will in the future be constructed or installed for the public good and welfare, and which may include but not be limited to the following: water, sanitary sewer, and stormwater sewers. In the event that The City of Sanford open cuts the road in Tract A pavement to replace, repair or service a County facility, then the County shall only be required to replace that portion of the road within the limits of the open cut.

Section 6.6. Rights of Declarant. There is hereby granted a perpetual easement to Declarant, its successors and assigns for the purpose of providing access to prospective purchasers of Lots or of constructed homes. No plan of restricted access through the use of a guard gate or check point may be commenced without the Declarant's consent. This easement will terminate automatically if the access ensured hereby is provided by dedication of Tract A to a local government.

Section 6.7. Construction Vehicles. Access for construction vehicles shall be permitted only during daylight hours for the purpose of constructing improvements which have received prior approval of the ARB.

Section 6.8. Speed Limits. Subject to applicable law in the event Tract A is dedicated to a local government, traffic through Tract A within the Properties shall be limited to a maximum speed of fifteen (15) miles per hour. The Association may establish a different limit or may establish other traffic regulations as it deems necessary.

Section 6.9. Annual Inspection; Remedial Work. The Association shall require an annual inspection of the Streets and the drainage system by a registered engineer to determine the level of maintenance and identify any needed repairs. A copy of the annual inspection written report shall be submitted to The City of Sanford within fifteen (15) days of its completion. The Association shall complete all reasonable remedial work recommended by the report within sixty (60) days of its receipt, unless a longer period of time is approved by the the City of Sanford Engineer.

Section 6.10. Periodic Resurfacing. The Association shall require that the Streets be resurfaced every twelve (12) years unless a longer period of time is approved by The City of Sanford Engineer.

Section 6.11. Transfer to The City of Sanford. Any transfer of property rights concerning the Streets to The City of Sanford or other governmental entity shall require the concurrence of all Lot owners.

Section 6.12. The City of Sanford Liability. The Declarant (to the extent and limited to (i) the period during which the Declarant controls the Association, and (ii) the extent the Declarant has a right, title, interest and/or estate in or to any platted lots) and the Association hereby expressly hold The City of Sanford harmless from any cost arising directly or indirectly, out of maintenance, repair and/or reconstruction of, or tort liability to or stemming from, Tract A and/or the Streets, or the Surface Water Management System, the Conservation Area or any other subdivision infrastructure.

Section 6.13. Sales Contracts; Disclosure. All sales contracts concerning Lots should expressly and directly (not by reference) disclose the provisions of Sections 5.14 and 6.9 through 6.12 hereof and that no tax discount or credit may be available to Lot owners for the maintenance or repair of the Streets and the drainage system by the Association. The failure to include the disclosure required by this part shall not act in any way to impair the effectiveness or enforceability of any such sales contract concerning a Lot.

Section 6.14. Rights of The City of Sanford. The Association shall recognize and agree that The City of Sanford, at its option, after written notice to the Association that the Association is not in compliance with any of the Sections 5.14 and 6.9 through 6.12 hereof, and after the failure of the Association to comply with such Section or to proceed diligently to comply with same within sixty (60) days after receipt of such notice, may remove any Street gates, and assume responsibility for the repair and maintenance of the Streets and drainage system using available reserve revenues of the Association or other standard financing methods, whether provided for in the Declaration or otherwise, as The City of Sanford may properly elect.

Section 6.15. Duration of Requirements of The City of Sanford; Amendment. Section 5.14, Section 6.5 and Sections 6.9 through 6.14 are conditions and restrictions imposed and required by The City of Sanford, which Sections shall remain in full force and effect for so long as GREYSTONE remains a gated community with privately owned streets. Such provisions shall automatically cease to be effective upon the removal of the gates and dedication of the Streets to The City of Sanford. Notwithstanding any other provisions to the contrary, Section 5.14, Section 6.5 and Sections 6.9 through this Section 6.15 may not be amended without the prior written consent of The City of Sanford and the execution and recording in the Public Records of Seminole County of a proper joinder and consent to such Amendment by The City of Sanford.

Section 6.16. Conveyance of Streets. On or before such time as eighty percent (80%) of the Lots have been sold and conveyed from the Declarant to owners, Declarant shall convey by quit claim deed its fee simple right, title and interest in and to the Tract A Streets as shown on the Plan to the Association, which deed shall be recorded among the public records of Seminole County, Florida and whereupon the Association shall assume the responsibility for the maintenance and repair of such Streets in accordance with the terms and provisions of this Declaration.

ARTICLE VII

ARCHITECTURAL CONTROL

Section 7.1. Establishment of Architectural Review Committee. There is hereby established an Architectural Review Committee (the "ARC") which shall consist of three (3) or more persons designated and appointed by the Declarant. At such time as the Declarant no longer owns any Lot within the Property (or earlier at the option of the Declarant), the Declarant shall assign to the Association all rights, powers, duties and obligations of the ARC, whereupon the Board shall appoint the members of the ARC and shall provide for the terms of the members of the ARC. Members of the ARC need not be officers, directors or Members of the Association.

Section 7.2. ARC Authority. The ARC shall have full authority to regulate the use and appearance of the Property and all improvements constructed thereon to assure harmony of external design and location in relation to surrounding improvements and topography and to protect and preserve the value and desirability of the Property as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Property as a residential community, or both. The ARC shall have authority to adopt, promulgate, rescind, amend and revise rules and regulations in connection with the foregoing; provided, however, such rules and regulations shall be consistent with the provisions of this Declaration and, in the event the Board has not constituted itself as the ARC, such rules and regulations shall be approved by the Board prior to the same taking effect. Violations of the rules and regulations of the ARC shall be enforced by the Board, unless such enforcement authority is delegated to the ARC by resolution of the Board.

Section 7.3. ARC Approval. No building, fence, hedge, wall, walk, dock, pool, planting, sign, or enclosure or addition to any improvement located upon a Lot shall be constructed, erected, removed, planted or maintained nor shall any addition to, or any change or alteration thereof, be made until the plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of same shall have been submitted to, and approved in writing by, the ARC. Any change in the exterior appearance of any improvement, including, without limitation, repainting in the same or different color, exterior refinishing, re-

roofing, or the addition of architectural details, decorative sculptures or wrought iron grills, construction of fences or other enclosures, shall likewise require written approval of the ARC before any such work is commenced. The ARC shall have the right to refuse approval of plans, specifications or locations upon any grounds, including purely aesthetical considerations, which the ARC, in its sole and absolute discretion, deems appropriate. In the event the ARC fails to approve or disapprove such change requested by Owner within thirty (30) days after said request has been submitted to the ARC, said project shall be deemed disapproved by the ARC. Nothing contained herein shall relieve the Owner from the responsibility of obtaining proper governmental approvals and permits.

Section 7.4. Submissions of Plans and Specifications As part of the application process to the ARC, two (2) complete sets of plans and specifications (including the landscape plan) prepared by an architect or other person found to be qualified by the ARC and two (2) site plans shall be submitted for approval by written application on such form as may be provided, required or approved by the ARC. In addition, the anticipated commencement date and estimated time for completion shall be included in the application to the ARC. In the event the information submitted to the ARC is, in its opinion, incomplete or insufficient in any manner, it may request and require the submission of additional or supplemental information.

Section 7.5. Standards No approval shall be given by the ARC pursuant to the provisions of this Article unless the ARC determines that such approval shall (i) assure harmony of external design, materials, and location in relation to surrounding improvements and topography within the Property; (ii) shall protect and conserve the value and desirability of the Property as a residential community; (iii) shall be consistent with the provisions of this Declaration; and, (iv) shall be in the best interests of the Association in maintaining the value and desirability of the Property as a residential community. The ARC may deny any application upon the ground that the proposed alteration will create an undue burden of maintenance upon the Association. In the event additional maintenance may be required, then the ARC shall require an agreed method of payment for such maintenance cost and require security for the payment of same. The ARC may condition the approval of any application upon the Owner providing reasonable security that the contemplated work will be completed substantially in accordance with the plans and specifications therefor submitted to the ARC.

Section 7.6. Drainage All plans submitted to the ARC shall contain a drainage plan which shall be consistent with the master drainage plan for the Property or, in the alternative, contain an affirmative statement that none of the work contemplated by the plans will have any effect on the drainage of the Lot. In all events, each Owner shall be and remain fully liable for any and all damage caused directly or indirectly by any change in the design or function of drainage on or from any Lot, or the grade of any Lot, in connection with the construction, installation or maintenance of any approved changes by the Owner. In the event of any change to the drainage design, function or grade, the Association may, but shall not be required to, restore the drainage design, function or grade and may charge the Owner for all reasonable costs incurred in connection therewith plus ten percent (10%), said charge to constitute a lien on the Property of such Owner. In connection with any such restoration, the Association may exercise powers granted to it under Section 5.5 of Article V.

Section 7.7. Completion All improvements for which approval of the ARC is required and has been obtained pursuant to the terms and provisions of this Declaration shall be completed within the time period specified in such approval. In the event the improvements are not completed within the required time, the Association may, thirty (30) days following written notice from the ARC to the Owner, complete such improvements at the sole expense of the Owner in accordance with the plans and specifications previously approved by the ARC and may charge the Owner for the expenses incurred in connection therewith plus ten

percent (10%), said charge to constitute a lien on the Property of the Owner. In connection with any such restoration, the Association may exercise powers granted to it pursuant to Section 5.5 of Article V.

Section 7.8. Right of Entry. There is specifically reserved to the Association and the ARC, the right of entry and inspection upon any Lot for the purpose of determining and/or correcting the existence of any activity or condition which violates the terms of any approval given by the ARC or the terms of this Declaration. The ARC is specifically empowered to enforce the provisions of this Declaration by any legal or equitable remedy, and in the event it becomes necessary to resort to litigation to enforce the terms of this Declaration, or to remove any improvements which have not been approved by the ARC or have not been constructed in conformity with approval granted by the ARC, the prevailing party shall be entitled to recover all costs, expenses and reasonable attorneys' fees in connection therewith. The Association shall indemnify and hold the ARC and its members harmless from any and all costs, expenses and liabilities, including reasonable attorneys' fees, incurred by virtue of service as a member of the ARC.

Section 7.9. Violations. In each instance where improvements have been constructed, or the construction thereof is substantially advanced, in such manner that the same violates the restrictions contained in this Declaration, including, activities carried out which are not consistent with plans and specifications approved by the ARC, the ARC (if it has knowledge of such violation) shall notify the Board in writing and the Board may thereafter direct the violating Owner to immediately remove any/or cure such violation. For purposes hereof, all Owners specifically consent and agree to comply with the provisions of this Section as of the time such Owner shall become vested with title to any portion of the Property.

Section 7.10. Waivers. The ARC shall have the right, but not the obligation, to grant waivers for minor deviations and infractions of the covenants, conditions and restrictions contained herein. The granting of any waiver may be given or withheld in the sole discretion of the ARC and any prior grant of a similar waiver shall not impose upon the ARC the duty to grant new or additional waivers for like or similar conditions.

Section 7.11. Disclaimer of Liability. The Association, the Declarant, the ARC and all officers, employees, directors or members thereof shall in no way be liable to any person or persons submitting plans and specifications for approval by reason of mistake in judgment, negligence or non-feasance arising out of, or in connection with, the approval, disapproval or failure to approve any such plans and specifications. Each person who submits plans and specifications for approval agrees, by submission thereof, that it will not bring any action or suit whatsoever against the Association, the Declarant, the ARC, or any officer, employee, director or member thereof.

ARTICLE VIII

PARTY WALLS AND OTHER SHARED STRUCTURES

Section 8.1. Definition of Party Wall. Each wall, including patio walls, fence, driveway or similar structure which is built as part of the original construction of the homes upon the Property and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 8.2. Sharing of Costs of Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the adjoining Owners of such wall in proportion to the use thereof, without prejudice, however, to the right of any Owner to call for a larger contribution from the adjoining Owner under any rule of law regarding liability for negligent or willful acts or omissions.

Section 8.3. Destruction of a Party Wall. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 8.4. Liability for Negligent or Willful Acts. Notwithstanding any other provision of this Article, an Owner, who, by his negligent or willful act, causes any party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 8.5. Right of Contribution Runs With the Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner=s successors in title.

Section 8.6. Restriction on Improvements to Party Wall. In addition to meeting the Owner requirements of this Declaration and of any building code or similar regulations or ordinances, any Owner proposing to modify, make additions to or rebuild in any manner which requires the extension or other alteration of any party wall, shall first obtain the written consent of the adjoining Owner.

Section 8.7. Resolution of Disputes Between Owners as to Party Walls. In the event of a dispute between the Owners with respect to the repair or rebuilding of a party wall or with respect to the sharing of the cost thereof, then, upon written request of one such Owners addressed to the Association, the matter shall be submitted to arbitration under such rules as may from time to time be adopted by the Association. If no such rules have been adopted, then the matter shall be submitted to three arbitrators, one chosen by each of the Owners and the third by the two so chosen, or, if the arbitrators cannot agree as to the selection of the third arbitrator within five (5) days, then by any Judge of the Circuit Court of Seminole County, Florida. A determination of the matter signed by any two of the three arbitrators shall be binding upon the Owners, who shall share the cost of arbitration equally. In the event one party fails to choose an arbitrator within ten (10) days after personal receipt of a request in writing for arbitration from the other party, then the other party shall have the right and power to choose both arbitrators.

Section 8.8. Binding Effect. These covenants contained in this Article VIII shall be binding upon the heirs and assigns of any Owners but no person shall be liable for any act or omission respecting any party wall except such as took place while an Owner.

Section 8.9. Rules and Regulations. The Association may by its By-Laws, rules or regulations, govern the use of party walls by Owners, if necessary, to prevent the imposition of annoyances between Owners.

ARTICLE IX

PRIVACY WALLS

Section 9.1. Privacy Wall. The Declarant may construct walls, entry monuments, signage or fences within the Property ("Privacy Wall" or "Privacy Walls"). A Privacy Wall shall hereinafter be defined as any wall or fence built by the Declarant, or later built by the Association, in any Common Area or easement as a visual barrier, decorative or architectural feature, safety feature, or for any other reason at the sole discretion of the Declarant, or as a requirement of any municipality or governing authority.

Section 9.2. Ownership and Maintenance of Privacy Walls. The Association own and shall be responsible for maintenance of the Privacy Walls.

Section 9.3. Easement of Privacy Wall. An easement is hereby created in favor of the Declarant and the Association for the construction, management, inspection, painting, maintenance and repair of the Privacy Walls located within the Property. The easement shall extend five (5) feet into each affected Lot from the boundary of the Lot for each Lot having a Privacy Wall. Entry upon a Lot by the Declarant or the Association, or its agents, as provided herein, may occur without notice and shall not be deemed a trespass.

ARTICLE X

ANNEXATION OF ADDITIONAL PROPERTY

Section 10.1. Annexation without Association Approval. At any time prior to ten (10) years from the date hereof, Additional Property may be annexed, in whole or in part, by the Declarant and made subject to the governing provisions of this Declaration without the consent of Class A Members of the Association. The Lots and the improvements thereon, together with the rights and obligations of the Declarant and other Owners thereof, upon all or any portion of such Additional Property shall become subject to the provisions of this Declaration upon recording of an appropriate supplement or amendment hereto executed by the Declarant without the consent of the Class A Members.

ARTICLE XI

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 11.1.0 Common Area Maintenance The Association shall be responsible for the exclusive management, control and Maintenance of the Surface Water Management System, the Conservation Area, and the Common Area, together with all Improvements thereon, including specifically, but not by way of limitation, all furnishings and equipment related thereto, paving, drainage structures, walls, lighting fixtures and appurtenances, landscaping, sprinkler system, entry features and markers, and signs, and shall keep the same in good, clean, substantial, attractive and sanitary condition, order, and repair. In furtherance of the forgoing, the Association shall have the right to enter into such contracts or agreements as the Board shall deem appropriate.

Section 11.1.1 Maintenance of Improvements. The Association shall paint and maintain the exterior walls of all buildings, including any townhomes built on the Lots. The cost of such painting and any incidental repairs in connection therewith shall be a Common Expense of the Association unless an Owner has caused or allowed damage or deterioration of his Improvement resulting in more than incidental repairs. The cost of such

painting and/or repair which the Board, in its discretion, believes exceeds what is typically required of other Improvements shall be assessed to the Owner of that Improvement at the time painting and/or repair is required. In the event the Association paints any fence, wall, or other Improvement along the common boundary of two (2) Lots (other than exterior walls of any townhomes), the cost of same shall be borne equally between the adjacent Owners.

Section 11.1.2 Roof Repair. At the discretion of the Board, the annual assessment may include an annual amount to be collected for roof repairs, including re-roofing to the Improvements and any townhomes built on the Lots. The Association shall have no obligation to cause roof repairs to be performed mandatorally unless first approved by an affirmative vote of sixty-six and two-thirds (66 2/3) of the Members present or represented by proxy and entitled to vote at any meeting at which a quorum is present as provided in the By-Laws when written notice of such meeting specifies that a vote on mandatory roof repairs and/or replacement will be taken at such meeting. Absent such affirmative vote, roof repairs and/or replacement shall be performed at the discretion of the Board.

Section 11.1.3 Lawn Maintenance by Association. The Association shall perform the following maintenance to each Lot: cutting grass, trimming hedges, edging, and fertilizing

Weeding

Section 11.1.4 Maintenance by Owners. Notwithstanding the maintenance obligations of the Association, whether mandatory or voluntarily, each Owner shall maintain the improvements located on his Lot including mulching. The wall or fence located on a Lot shall be maintained by the Owner of the Lot. The Owner of each Lot shall maintain the exterior portion of the building located on such Lot including repainting as may be necessary in order to maintain the building at all times in a first class condition, provided, however, that such Owner shall not be required to paint that portion of the building which the Association is obligated to paint. If the Board determines that an Owner is failing to maintain his Lot and/or Improvement, the Board shall have the right to go on such Lot to provide exterior maintenance on any Improvement, including landscaping, subject, however, to the following provisions: Prior to performing any maintenance on an Improvement, including landscaping, the Board shall determine that said Property is in need of repair or maintenance and is detracting from the overall appearance of the Property. Prior to commencement of any maintenance work on a Lot, the Association must furnish fifteen (15) days prior written notice if the maintenance problem involves yard work, and thirty (30) days prior written notice if the maintenance involves structural work or exterior work on the building. Notice must be given to the Owner at the last address listed in the Association's record for such Owner, notifying the Owner that unless certain specified repairs or maintenance are made within the 15 or 30 day period, the Association shall make said necessary maintenance or repairs and charge the same to the Owner. Upon failure of the Owner to act within the required period of time, the Association shall have the right to enter in or on any such Lot or to hire personnel to do so to make such necessary repairs or maintenance as are specified in the above-written notice. In this connection, the Association shall have the right to paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior Improvements.

Section 11.1.5 Assessment of Cost. The cost of such exterior maintenance as described in Section 10.1.3 above shall be assessed against the Lot upon which such maintenance is performed as a special assessment and shall be due and payable immediately, and shall be a lien or obligation of the Owner. The Association shall have the right to bring legal action against the Owner to collect for the cost of the maintenance or repairs along with any attorneys' fees and costs and administrative fees and costs. The Association shall also have the right to record a lien against the Lot for such costs and expenses and bring legal action against the Owner to foreclose the lien. The Board, when establishing the annual assessment for

Common Expenses against each Lot for any assessment year as required under Article V hereof may add thereto the estimated cost of the exterior maintenance of a Lot for that year; but shall, thereafter, make such adjustment with the Owner as is necessary to reflect the actual cost thereof.

Section 11.1.6 Maintenance of Streets The maintenance of the Streets shall be as provided for in Article VI above.

Section 11.1.7 Maintenance of Street Lights The Association shall be responsible of the additional cost of upgraded street lighting that is over and above the cost paid by the City, including, but not limited to hardscape upgrades and maintenance of upgraded light poles.

Section 11.1.8 Termite Bond The Association shall carry a termite bond for all townhomes constructed on the Lots. Said bond shall provide for the repair of improvements in the event of termite infestation, and in the sole discretion of the Board, said bond may be for the replacement of improvements in the event of termite infestation.

Section 11.2. Right of Entry The Association, through its employees, contractors and agents, is hereby granted a right of entry into and upon each Lot to the extent reasonably necessary to discharge the Association's performance of any duty imposed, or exercise of any right granted, by this Declaration, including, the discharge of any duty of maintenance or replacement, or both, imposed upon any Owner. Such right to entry shall be exercised in a peaceful and reasonable manner at reasonable times and upon reasonable notice whenever the circumstances permit. Entry into any improvement upon any Lot shall not be made without the consent of the Owner or occupant thereof except when such entry is reasonably necessary for the immediate preservation or protection of the health or safety of any person lawfully upon the Property or of any such person's property. An Owner shall not arbitrarily withhold consent to such entry for the purpose of discharging any duty or exercising any right granted by the foregoing Sections of this Article, provided such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner.

Section 11.3. Services of Association The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems appropriate and advisable, together with such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Property, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom it may contract. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Property or the enforcement of this Declaration.

Section 11.4. Services for Owners The Association may contract, or otherwise arrange, with any person or entity to furnish water, trash collection, sewer services, maintenance, replacement, and other common services to all Lots. Any Owner additionally may voluntarily contract with the Association for the Association to perform, or cause performance of, any services benefiting such Owner's Lot at the cost and expense of such Owner. All sums due the Association pursuant to such contract shall be added to and become a part of the assessment against such Owner's Lot. Notwithstanding the foregoing, the Association may not contract with any Owner to provide any service at such Owner's expense which it is the duty of the Association to provide at its own expense under any provision of this Declaration.

Section 11.5. Personal Property for Common Use The Association may acquire and hold tangible and intangible personal property and may dispose of the same by sale or otherwise.

Section 11.6. Rules and Regulations. The Association may from time to time adopt, alter, amend, and rescind rules and regulations further governing the use of the Lots and of the Common Area, which rules and regulations shall be consistent with the rights and duties established by this Declaration.

Section 11.7. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration, the Articles, or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege granted herein or reasonably necessary to effectuate the exercise of any right or privilege granted herein.

Section 11.8. Restriction on Capital Improvements. Except for replacement or repair of those items installed by the Declarant, and except for personal property related to the maintenance of the Common Area, the Association may not authorize capital improvements to the Common Area without consent of the Declarant during a period of five (5) years from the date of this Declaration. At all times hereafter, all capital improvements to the Common Area, except for replacement or repair of those items installed by the Declarant and except for personal property related to the maintenance of the Common Area, shall require approval of the Board.

ARTICLE XII

RECONSTRUCTION OR REPAIR AFTER CASUALTY INSURANCE REQUIREMENTS

Section 12.1. Damage to Common Area. In the event that any portion of the Common Area is damaged or destroyed by casualty, it shall be repaired or restored by the Association to substantially its condition prior to the damage or destruction. Repair or reconstruction of the Common Area shall be substantially in accordance with the plans and specifications pursuant to which the same was originally constructed. All insurance proceeds shall be applied to the restoration and repair. If the insurance proceeds are insufficient, the deficit shall be assessed against all Owners as a special assessment. If there is a surplus of insurance proceeds, it shall become the property of the Association. Each Owner shall be responsible to the Association for damage to the Common Area caused by such Owner or the tenants, guests or business invitees of such Owner and the Association shall have the right to recover its expenses, including reasonable attorneys fees, in the event it should become necessary for the Association to initiate an action to recover damages from an Owner.

Section 12.2. Insurance Requirements. Each Owner is required to obtain casualty insurance in an amount equal to one hundred percent (100%) of the then current replacement costs of improvements on the Lot.

Section 12.3. Damage to the Lots. In the event of damage or destruction to any portion of the improvements on a Lot, the improvements shall be repaired or restored in accordance with the provisions of the applicable insurance requirements. All such repairs or restorations shall be completed within twelve (12) months after destruction. In the event the Owner is unable to rebuild the improvements on the Lot, such Owner shall clear the debris and have the Lot leveled and restored within sixty (60) days from the date of destruction or damage. In the event an Owner fails to clear debris on his Lot within the time period prescribed herein, the Association may, but shall not be obligated, to go on such Lot and remove the debris, subject, however, to the following provisions: Prior to removing any debris from the Lot, the Board shall determine that said debris must be removed and that Owner has failed to do so within the time period prescribed herein. Prior to commencement

of any debris removal, the Association shall furnish thirty (30) days prior written notice to the Owner of the Lot. Notice must be given to the Owner at the last address listed in the Association's record for such Owner, notifying the Owner that unless the debris is removed within the thirty (30) day period, the Association shall remove the debris and charge the same to the Owner. Upon failure of the Owner to act within the required period of time, the Association shall have the right to enter in or on any such Lot or to hire personnel to do so to make such necessary repairs or maintenance as are specified in the above written notice.

ARTICLE XIII **GENERAL PROVISIONS**

Section 13.1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by, or pursuant to, the provisions of this Declaration; and the party enforcing the same shall have the right to recover all costs and expenses incurred, including reasonable attorneys' fees. In the event the Association enforces the provisions hereof against any Owner, the costs and expenses of such enforcement, including reasonable attorneys' fees, may be assessed against such Owner's Lot as a special assessment pursuant to the provisions hereof. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so at any time. If these restrictions are enforced by appropriate proceedings by any such Owner or Owners, such Owner or Owners may be reimbursed by the Association for all or any part of the costs and expenses incurred, including reasonable attorneys' fees, in the discretion of the Board. In addition to the foregoing, the St. Johns River Water Management District and/or The City of Sanford shall have the right to enforce, by proceedings at law or in equity, the provisions contained in the Declaration as they may relate to the maintenance, operation and repair of the Surface Water Management System. Additionally, The City of Sanford shall have the right, but not the obligation, to enforce, by proceedings at law or in equity, the provisions contained in the Declaration as they may relate to the construction, reconstruction, maintenance, operation and repair of the Streets. Venue for any action to enforce the provisions of this Declaration or the City Code, as same relates hereto, shall lie in Seminole County, Florida.

If any dispute arises between an Owner and the Declarant, or between the Association and the Declarant, with respect to the repair and Maintenance of the Streets, sidewalks, Conservation Area, Surface Water Management System and/or funding for same, such Owner and the Declarant or the Association and the Declarant, respectively, agree in good faith to attempt to settle such disputes by non-binding mediation under the Commercial Mediation Rules of the American Arbitration Association. Such non-binding mediation shall be a condition precedent to the filing of any action at law or in equity to enforce the provisions of this Declaration pertaining to the repair and Maintenance of the Streets, sidewalks, Conservation Area, and Surface Water Management System and/or funding of same. Notwithstanding the foregoing, non-binding mediation shall not be required in any case where immediate relief, such as injunction relief, is sought.

Section 13.2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 13.3. Duration and Term. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of

thirty (30) years from the date this Declaration is recorded, after which time said covenants and restrictions shall be automatically extended and renewed for successive ten (10) year periods.

QUORUM
30%
100
30
28
(75%)

Section 13.4. Amendment. Unless provided otherwise herein, this Declaration may be amended by the affirmative vote of seventy-five percent (75%) of the Members present at any meeting at which a quorum is present as provided in the By-Laws when written notice of such meeting specifies the proposed amendment and amendments to be considered at such meeting. If an amendment is approved by the Members in the foregoing manner, the President and Secretary of the Association shall execute an Amendment to this Declaration which shall set forth the amendment, the effective date thereof, the date of the meeting of the Association at which such amendment was adopted, the date upon which notice of such meeting was given, the number of votes required to constitute a quorum at such meeting, the number of votes necessary to adopt the amendment, the total number of votes cast in favor of the amendment, and the total numbers of votes cast against the amendment. Anything contained herein to the contrary notwithstanding, there shall be no amendments to the Declaration that materially or adversely affect rights granted or reserved herein to the Declarant without its written consent. In addition, the Declarant expressly reserves the right, so long as it is a Class B Member, to amend this Declaration without the necessity of concurrent action or approval of the owners. Furthermore, any amendment to this Declaration which would tend to alter or affect the Surface Water Management System shall require prior written approval of the St. Johns River Water Management District. Any amendment to this Declaration which would tend to alter or affect The City of Sanford Drainage and Utility Easements as shown on the Plan shall require prior written approval of The City of Sanford. All amendments to this Declaration shall be recorded in the Public Records of Seminole County, Florida.

Section 13.5. Effect of Recording. Any Lot situated within the Property shall be deemed to be "subject to assessment", as such term is used in this Declaration, the Articles or the By-Laws, upon recording of this Declaration; and, any Additional Property annexed pursuant to the provisions hereof shall be deemed "subject to assessment" upon recording of the appropriate supplement or amendment to this Declaration annexing the same.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be duly executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Traci Reagan
Print Name: Traci Reagan

Nichol Bolander
Print Name: Nichol Bolander

DECLARANT:

Hubert R. Earley
HUBERT R. EARLEY

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th day of April, 200~~7~~⁵, by
HUBERT R. EARLEY, who

☒ is personally known to me or
☐ has produced _____ as identification.

(SEAL)



Traci Reagan
My Commission DD283878
Expires June 27, 2007

Traci Reagan
Notary Public
Print name: Traci Reagan
My Commission Expires: June 27, 2007

EXHIBIT "A"

LEGAL DESCRIPTION

The North $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Less the North $2\frac{1}{2}$ chains and the South 10 chains of the East 10 chains, AND the South $17\frac{1}{2}$ chains of the East 16.28 chains of the Northwest $\frac{1}{4}$, AND the North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, ALL in Section 33, Township 19 South, Range 30 East, said property lying and being in Seminole County, Florida.

AND

Beginning at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 19 South, Range 30 East, Seminole County, Florida, run South $00^{\circ}40'53''$ East along the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 332.23 feet, thence North $89^{\circ}51'12''$ West 671.81 feet, thence North $00^{\circ}58'45''$ West 332.23 feet, thence South $89^{\circ}51'12''$ East 673.54 feet to the Point of Beginning, said property lying and being in Seminole County, Florida.

Less and Except those certain parcels of land conveyed to the City of Sanford, by virtue of Quit Claim Deed recorded April 9, 2001, in Official Records Book 4046, Page 1116.

EXHIBIT "C"

BY-LAWS

OF

GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC.

Section 1. Identification of Association.

These are the By-Laws of GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association"), as duly adopted by its Board of Directors. The Association is a corporation not-for-profit, organized pursuant to and under Chapter 617, Florida Statutes. The Association has been incorporated in connection with the creation of that certain Development (the "Development") known as GREYSTONE as evidenced by that certain Declaration of Easements, Covenants, Conditions, and Restrictions (the "Declaration") recorded or to be recorded in the Public Records of Seminole County, Florida. All terms and definitions as set forth in Article I of the Declaration are incorporated herein and made a part hereof.

1.1 The office of the Association shall be for the present at 337 N. Ferncreek Avenue, Orlando, Florida 32803 and thereafter may be located at any place in Seminole County, Florida, designated by the Board of Directors of the Association.

1.2 The fiscal year of the Association shall be the calendar year, unless a different fiscal year is adopted by the Board.

1.3 The seal of the Association shall bear the name of the Association, the word "Florida", and the words "Corporation Not-For-Profit".

Section 2. Membership in the Association, Members Meetings, Voting and Proxies.

2.1 The qualifications of Members, the manner of their admission to membership in the Association, and the manner of the termination of such membership shall be as set forth in Article IV of the Articles of Incorporation of the Association.

2.2 The Members shall meet annually at the office of the Association or such other place in Florida, as determined by the Board and as designated in the Notice of such meetings, at the time determined by the Board, within ninety (90) days before each year-end (calendar or fiscal year-end as determined by the Board) commencing with the year 2003. Such meetings shall be known as the "Annual Members Meeting". The purpose of the Annual Members Meeting shall be to elect directors, to hear reports of the officers, and to transact any other business authorized to be transacted by the Members.

2.3 Special meetings of the Members shall be held at any place within Seminole County, whenever called by the President, Vice President, or a majority of the Board. A special meeting must be called by the President or Vice President upon receipt of a written request from one-fourth (1/4) of the Members.

2.4 A written notice of the meeting (whether the Annual Members Meeting or a special meeting of the Members) shall be mailed to each Member entitled to vote at his last known address as it appears on the books of the Association. Such written notice of an Annual Members Meeting shall be mailed to each Member not less than fourteen (14) days nor more than forty (40) days prior to the date of the Annual Members Meeting. Written notice of a special meeting of the Members shall be mailed not less than ten (10) days nor more than forty (40) days prior to the date of a special meeting. The notice shall state the time and place of such meeting and the object for which the meeting is called and shall be signed by an officer of the Association. If a meeting of the Members, either a special meeting or an Annual Members Meeting, is one for which, by express provision of the Articles or these By-Laws, there is permitted or required a greater or lesser amount of time for the mailing or posting of notice than is required or permitted by the provisions of this Section 2.4, then the aforesaid express provision shall govern. Any provision herein to the contrary notwithstanding, notice of any meeting may be waived by any Member before, during, or after a meeting, which waiver shall be in writing and shall set forth a waiver of written notice of such meeting.

2.5 The Members, at the discretion of the Board, may act by written agreement in lieu of a meeting, provided written notice of the matter or matters to be agreed upon is given to the Members, at the addresses and within the time periods set forth in Section 2.4 herein, or duly waived in accordance with such Section. The decision of the majority vote of the Members as to the matter or matters to be agreed upon (as evidenced by written response to be solicited in the notice) shall be binding on the Members, provided a quorum of the Members submits a response. The notice shall set forth a time period during which time a response must be made by a Member.

2.6 A quorum of the Members shall consist of persons entitled to cast one-third ($1/3$) of the votes of the Members. A Member may join in the action of a meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question which raises the jurisdiction of such meeting is presented, the holders of a majority of the voting rights present in person or represented by written "proxy" (as hereinafter defined) shall be required to decide the question. However, if the question is one upon which, by express provisions of the Declaration, the Articles, or these By-Laws, requires a vote of other than the majority vote of a quorum, then the such express provision shall govern and control the required vote on the decision of such question.

2.7 If any meeting of the Members cannot be organized because a quorum is not in attendance, the Members who are present, either in person or by proxy, may adjourn the meeting to a date certain or otherwise from time to time until a quorum is present. In the case of a meeting being postponed, the notice provisions for the adjournment shall be as determined by the Board. In any such subsequent meetings, a quorum shall consist of one-fifth ($1/5$) of the votes of the Members.

2.8 Minutes of all meetings shall be kept in a businesslike manner and be available for inspection by the members and the Directors at all reasonable times.

2.9 Voting rights of Members shall be as stated in Section 2.10 below. Such votes may be cast in person or by proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted by a Member to vote for him and in his place and stead. Proxies shall be in writing and shall be valid only for the particular meeting designated therein, and any adjournments of that meeting. A proxy must be filed with the Secretary of the Association before the appointed time of the meeting in order to be effective. Any proxy may be revoked prior to the time a vote is cast according to such proxy.

2.10 The following provisions shall govern the right of each Member to vote and the manner of exercising such right:

(a) Each Owner or the collective Owners of a Lot of record shall be entitled to one (1) vote in the Association with respect to matters on which a vote by the Owners is required or permitted to be taken under the Declaration, the Articles or these By-Laws.

(b) The vote of the Owners of a Lot owned by more than one natural person, or by a corporation or other legal entity, shall be cast by the person named in a certificate executed by all of the Owners of the Lot, or if appropriate, by properly designated officers, partners, or principals of the legal entity, and filed with the Secretary of the Association. If such a certificate is not on file with the Secretary of the Association, the vote of such Lot shall not be considered for a quorum or for any other purpose.

(c) Notwithstanding the provisions of paragraph (b) of this Section 2.10, whenever any Lot is owned by a husband and wife, they may, but shall not be required to, designate a voting member. In the event a certificate designating a voting member is not filed by a husband and wife, the following provisions shall govern their right to vote:

(1) Where both are present at a meeting, each shall be regarded as the agent and proxy of the other for purposes of casting the vote for each Lot owned by them. In the event they are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to vote on that subject at the meeting.

(2) Where only one (1) spouse is present at a meeting, the person present may cast the vote for the Lot without establishing the concurrence of the other spouse, absent any prior written notice to the contrary by the other spouse. In the event of prior notice to the contrary to the Association or the designation of a different proxy by the other spouse, the vote of said Lot shall not be considered.

(d) In the event that any Owner shall fail to pay Assessments within ten (10) days after he has been notified in writing by the Association that such Assessments are due, the vote of the Lot owned by such Owner shall be terminated until such Assessment plus interest thereon and costs of collection thereof are paid to the Association.

(e) The foregoing provisions shall not apply to the Developer.

2.11 At any time prior to a vote upon any matter at a meeting of the Members, any Member may demand the use of a secret written ballot for voting on such matter. The Chairman of the meeting shall call for nominations for inspectors of election to collect and tally written ballots upon the completion of balloting upon the subject matter.

Section 3. Board of Directors; Director's Meetings.

3.1 The form of administration of the Association shall be by a Board of not less than three (3) Directors nor more than seven (7) Directors, the exact amount to be determined from time to time by the Members in accordance with the Declaration, or the Articles. The Board shall initially consist of three (3) members, who need not be members of the Association.

3.2 The provisions of the Articles setting forth the selection, election, designation and removal of Directors by the Developer are hereby incorporated herein by reference.

3.3 Subject to Section 3.5 below and to the Developer's rights as set forth in the Articles and as set forth in Section 3.5(c) below, vacancies in the Board shall be filled by persons elected by the remaining Directors. Any such person shall be a Director as if, and have all of the rights, privileges, duties and obligations as a Director, elected at an Annual Members Meeting, and shall serve for the term prescribed in Section 3.4 of these By-Laws.

3.4 The term of each Director's services shall extend until the next Annual Members Meeting and until his successor is duly elected and qualified, or until he is removed in the manner elsewhere provided herein.

3.5 (a) A Director elected by the Members, as provided in the Articles, may be removed from office upon the affirmative vote or the agreement in writing of a majority vote of the Members at a special meeting of the Members for any reason deemed by the Members to be in the best interests of the Association. A meeting of Members to so remove a Director elected by them shall be held, subject to the notice provisions of Section 2.4 hereof, upon written request of ten percent (10%) of the Members. However, before any Director is removed from office, he shall be notified in writing that a motion to remove him will be made prior to the meeting at which said motion is to be made, and such Director shall be given an opportunity to be heard at such meeting should he be present prior to the vote on his removal.

(b) Members shall elect, at a special meeting or at the Annual Members Meeting, persons to fill vacancies to the Board caused by the removal of a Director elected by Members in accordance with Section 3.5(a) above.

(c) A Director designated by Developer, as provided in the Articles, may be removed only by Developer in its sole and absolute discretion and without any need for a meeting or vote. The Developer shall have the unqualified right to name a successor for any Director designated and thereafter removed by it, and Developer shall notify the Board of the name of the successor Director and the commencement date for the term of such successor Director.

(d) In the event a Director not designated by the Developer shall fail to pay Assessments within ten (10) days after he has been notified in writing by the Association that such Assessments are due, his Board membership shall automatically be terminated and if such Board member is an officer of the Board he shall automatically be discharged from his office. The provisions hereof shall not act to deprive the Developer of its right to designate officers or Directors.

3.6 The organizational meeting of a newly elected Board shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organizational meeting shall be necessary.

3.7 Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Directors. Special Meetings of the Board may be called at the discretion of the President or the Vice President of the Association. Special meetings must be called by the Secretary at the written request of one-third (1/3) of the Directors.

3.8 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone, or telegraph at least three (3) days prior to the day named for such meeting. Any Director may waive notice of a meeting before, during, or after a meeting, and such waiver shall be deemed equivalent to the receipt of notice by such Director.

3.9 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as specifically otherwise provided in the Declaration, Articles, or elsewhere herein. If at any meeting of the Board, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting being held because of such an adjournment, any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, notice to the Directors of such adjournment shall be as determined by the Board.

3.10 The presiding officer at Board meetings shall be the President.

3.11 Director's fees, if any, shall be determined by a majority vote of the Members.

3.12 Minutes of all meetings of the Board shall be kept in a businesslike manner and be available for inspection by the Members and Directors at all reasonable times.

3.13 The Board shall have the power to appoint various executive committees of the Board. Each committee shall act as a liaison to the Board and provide the Board with such information and reports as the Board may request. Executive committees shall consist of no more than three (3) persons. Executive committees shall have and exercise such powers as the Board may delegate to such executive committee. In addition to such executive committees of the Board, the Board may organize owners' committees in the Development consisting of no more than three (3) owners. Such committee shall be designated as a "non-official committee", and the Owners shall

have no authority to act on behalf of the Board. However, the purpose of such Owners shall be to act as a liaison and to provide the Board with such information as the Board may deem appropriate and necessary to exercise its power.

3.14 Meetings of the Board shall be open to all Members. Unless a Member serves as a Director or unless he has been specifically invited by the Directors to participate in a meeting, Members shall not be entitled to participate in any meeting of the Board, but shall only be entitled to act as an observer. In the event that a Member not serving as a Director or not otherwise invited by the Directors to participate in a meeting attempts to become more than a mere observer at such meeting, or conducts himself in a manner detrimental to the carrying on of such meeting, then any Director may expel said Member from the meeting by any reasonable means which may be necessary to accomplish such an expulsion. Also, any Director shall have the right to exclude from any meeting of the Board any person who is not able to provide sufficient proof that he is a Member, unless said person was specifically invited by the Directors to participate in such meeting. Board members may attend a meeting via telephone conference call if a speaker phone is available so that all those present at the meeting can communicate.

3.15 The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

Section 4. Powers and Duties of the Board of Directors.

All of the powers and duties of the Association including those existing under the Declaration, the Articles, and these By-Laws shall be exercised by the Board, unless otherwise specifically delegated therein to the Members. Such powers and duties of the Board shall be exercised in accordance with the provisions of the Declaration and these By-Laws, and shall specifically include all powers designated in the Declaration, the Articles, and these By-Laws, including, without limitation, the following:

4.1 Making and collecting Special Assessments and Annual Assessments against Members (collectively "Assessments") in accordance with the Declaration. These Assessments shall be collected by the Association through payments made directly to it by the Members.

4.2 Using the proceeds of Assessment in the exercise of the powers and duties of the Association and the Board.

4.3 Maintaining, repairing and operating the Development.

4.4 Reconstructing improvements after casualties and losses, and making further authorized improvements of the Development.

4.5 Making and amending Rules and Regulations with respect to the use of the Development.

4.6 Enforcing by legal means the provisions of the Declaration, the Articles, these By-Laws, and applicable provisions of law.

4.7 Contracting for the management and maintenance of the Development, and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules, and maintenance, and repair and replacement of the Common Areas and the Lots with funds that shall be made available by the Association for such purposes and other services.

4.8 Paying taxes and Assessments which are or may become liens against the Common Areas, if any, and assessing the same against the Members.

4.9 Purchasing and carrying insurance for the protection of the Owners, the Board, and the Association against casualty and liability.

4.10 Paying costs of all power, water, sewer, and other utility services rendered to the Development, and not billed to the Owners.

4.11 Hiring and retaining such employees as are necessary to administer and carry out the services required for the proper administration of the purposes of this Association, including the hiring of a resident manager and paying all salaries therefor.

Section 5. Officers of the Association.

5.1 The officers of the Association shall be a President, who shall be a Director, one (1) or more Vice Presidents, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board. Any officer may be removed with or without cause from office by a vote of the Directors at any meeting of the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The Board shall, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

5.2 The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an owner's association, including, but not limited to, the power to appoint such committees at such times from among the Members as he may, in his discretion, determine appropriate to assist in conducting the affairs of the Association. The President shall preside at all meetings of the Board.

5.3 In the absence or disability of the President, the Vice President shall exercise the powers and perform the duties of the President. The Vice President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one (1) Vice President elected by the Board, then they

shall be designated "First", "Second", etc., and shall exercise the powers and perform the duties of the President, in order.

5.4 The Secretary shall cause to be kept the minutes of all meetings of the Board and the Members, which minutes shall be kept in a businesslike manner and shall be available for inspection by Members and Directors at all reasonable times. He shall have custody of the seal of the Association and shall affix the same to instruments requiring such seal when duly authorized and directed by the Board to do so. He shall keep the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent, and shall assist the Secretary.

5.5 The Treasurer shall have custody of all of the property of the Association, including funds, securities, and evidences of indebtedness. He shall keep the assessment rolls and accounts of the Members, keep the books of the Association in accordance with generally accepted accounting practices, and shall perform all of the duties incident to the office of a Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent, and shall assist the Treasurer.

5.6 The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director as an employee of the Association or preclude the contracting with a Director for the management of the Development.

5.7 The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices.

5.8 A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the office he replaces.

Section 6. Accounting Records; Fiscal Management

6.1 The Association shall maintain accounting records in accordance with generally accepted accounting practices which shall be open to inspection by the Members or their authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and signed by the Member giving such authorization and dated within sixty (60) days of the date of any such inspection.

6.2 (a) The Board shall adopt a budget of the Common Expenses for the Development for each forthcoming fiscal year, the date to be determined by the Board. Prior to the Budget Meeting, a proposed Budget shall be prepared by or on behalf of the Board for the Development, which shall include, but not necessarily be limited to, the following items of expense:

- (1) Services
- (2) Utilities

- (3) Administration
- (4) Supplies and Materials
- (5) Insurance
- (6) Repairs, Replacement and Maintenance
- (7) Professional Fees
- (8) Reserve Funds
- (9) Operating Capital
- (10) Other Expenses

In addition to the foregoing items of expense, the Budget(s) may include taxes, if the Board so determines.

Copies of the proposed Budgets and notice of the exact time and place of the Budget Meeting shall be mailed to each member at the Member's last known address, as reflected on the books and records of the Association, not less than thirty (30) days prior to said Budget Meeting. The Budget Meeting shall be open to the Members. The meeting may be held anywhere in Seminole County, Florida as determined by the Board.

(b) The Board may also include in such proposed Budgets, either annually, or from time to time as the Board shall determine to be necessary, a sum of money as an Assessment for the making of betterment to the Development and for anticipated expenses of the Association which are not anticipated to be incurred on a regular or annual basis. This sum of money so fixed may then be levied upon the members by the Board as Special Assessment. In addition, the Board shall, subject to the Declaration, include on an annual basis the establishment of reserve accounts for capital expenditures and deferred maintenance of the Development.

(c) In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year, unless a different fiscal year is adopted by the Board; (ii) any income received by the Association in any calendar year may be used by the Association to pay expenses incurred by the Association in the same calendar year; (iii) there shall be apportioned between calendar years on a prorata basis any expenses which are prepaid in any one calendar year for Common Expenses which cover more than such calendar year; (iv) Assessments shall be made annually in amounts no less than are required to provide funds in advance for payment of all of the anticipated current expenses and for all unpaid expenses previously incurred; and (v) Common Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such Common Expenses is received. Notwithstanding the foregoing, Assessments shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses and anticipated cash needs in any calendar year.

(d) The depository of funds of the Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

(e) A review of the accounts of the Association shall be made annually by an auditor, accountant, or Certified Public Accountant designated by the Board, and a copy of a report of such audit shall be furnished to each Director no later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the Director upon its delivery or mailing to the Director at his last known address as shown on the books and records of the Association.

(f) No Board shall be required to anticipate revenue from Assessments or expend funds to pay for Common Expenses not included in the Budget or which shall exceed budgeted items, and no Board shall be required to engage in deficit spending. Should there exist any deficiency which results from there being greater Common Expenses than income from Assessments, then such deficits shall be carried into the next succeeding year's Budget as a deficiency or shall be the subject of a Special Assessment to be levied by the Board as otherwise provided in the Declaration.

6.3 The Association shall collect Annual Assessments and Special Assessments from the Owners in the manner set forth in the Declaration, the Articles, and these By-Laws.

6.4 As more fully described in the Declaration, each Member is obligated to pay to the Association Annual and Special Assessments which are secured by a continuing lien upon the property against which the assessment is made, and which are the personal obligation of the Member.

6.5 The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 7. Rules and Regulations.

The Board may adopt Rules and Regulations, or amend or rescind existing Rules and Regulations, for the operation and the use of the Development at any meeting of the Board; provided, however, that such Rules and Regulations are not inconsistent with the Declaration, the Articles, or these By-Laws.

Section 8. Amendment of the By-Laws.

8.1 These By-Laws may be amended by a majority vote of the Members present at an Annual Members Meeting or a special meeting of the Members and the affirmative approval of a majority of the Board at a regular or special meeting of the Board. A copy of the proposed amendment shall be sent to each Member along with the notice of the special meeting of the Members or Annual Members Meeting. An amendment may be approved at the same meeting of the Board and/or the Members at which such amendment is proposed.

8.2 An amendment may be proposed by either the Board or by the Members, and after being proposed and approved by one of such bodies, it must be approved by the other as above set forth in order to become enacted as an amendment.

8.3 No modification or amendment to these By-Laws shall be adopted which would affect or impair the priority of any Preferred Lender as that term is defined in the Declaration, the validity of the mortgage held by any such Preferred Lender as that term is defined in the Declaration, or any of the rights of the Developer.

8.4 As long as there is a Class B membership, as that term is defined in the Declaration, no modification or amendment to these By-Laws shall be adopted without the prior consent of the Federal Housing Administration and the Veterans Administration.

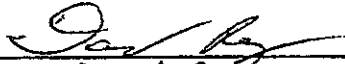
Section 9. Corporate Seal.

The Association shall have a seal in a circular form having within its circumference the words: GREYSTONE TOWN HOMES OWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit 2003.

GREYSTONE TOWN HOMES OWNERS'
ASSOCIATION, INC., a Florida corporation not-for-profit

By: 
Print Name: Marek Bakun
As its: Board Member

Attest:

By: 
Print Name: David Rey
As its: Board member

(CORPORATE SEAL)

STATE OF FLORIDA :
COUNTY OF SEMINOLE :

Before me, the undersigned authority, personally appeared Bill St. Lawrence and Kathleen Slaby to me personally known to be the President and Secretary, respectively, of Greystone Town Homes Owners' Association, Inc., or having produced _____ as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this
18 day of NOVEMBER, 2010.

Christine Marie Ready
(SIGN)

Christine Marie Ready
(PRINT)
Notary Public, State of Florida at Large

My Commission Expires:



**PROPOSED AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR GREYSTONE**

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

**ARTICLE V
COVENANT FOR MAINTENANCE ASSESSMENTS**

* * *

Section 5.1. Creation of the Lien and Personal Obligation of Assessments. The Declarant hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association **initial, annual, special and other assessments to be established and collected as hereinafter provided.** Such assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot on the date when the assessment became due. The personal obligation for delinquent assessments shall not pass to a successor in title unless expressly assumed by such successor; provided, however, in no event shall assumption by a successor relieve the former Owner of any personal liability arising hereunder. In the case of co-ownership of a Lot, all such co-owners shall be jointly and severally liable for the entire amount of the assessment.

Section 5.9. Initial Assessment. In addition to the annual, special and individual assessments provided for hereunder, the Association shall have the right to collect from each party purchasing a Lot **an onetime Initial Assessment in the amount of \$400.00.** ~~The Initial Assessment shall be due and payable only at the time of the conveyance of the Lot to the initial purchaser of the Lot from a Builder and shall not apply to subsequent conveyances of said Lot to subsequent Owners. As used herein, the term "Builder" shall mean a party who has contracted to purchase three or more Lots in GREYSTONE for the purpose of constructing homes for third-party purchasers. The Initial Assessment may be utilized in the discretion of the Declarant to offset any obligation of the Declarant to deficit fund the operation of the Association or for any other lawful purpose as set forth herein for the use of Annual Assessments. At the time of payment of the initial Assessment provided herein, the Owner shall likewise pay to the Association that portion of the Annual~~

Assessment provided in Section 5.3 prorated from the date of purchase through the end of the then current calendar year.

The Initial Assessment shall be due and payable upon each transfer of a Lot to a new Owner. However, such fee shall not be due from the existing owner of a Lot upon the lease or rental of such Lot, nor upon the transfer of such Lot when transferred for nominal consideration to the spouse or children of the Owner or to a family trust; nor upon the purchase of a new Lot following the sale of an Owner's existing Lot, provided that there is no interruption between the ownership of the Lots by the purchasing Owner. Notwithstanding any other provision of this Declaration to the contrary, the Initial Assessment shall be treated in all respects as an assessment against the Lot due from the new Owner, and may be the subject of a lien and foreclosure action in the same manner provided in this Article V, Section 5.12 for collection of other assessments. The Initial Assessment shall be deemed delinquent if not received by the Association within ten (10) days after the date of transfer of the Lot.

* * *

Prepared by: Paul L. Wean, Esquire
Dated: October 14, 2009

This instrument prepared by:

R
Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 07163 Pgs 0125 - 131 (7pgs)
CLERK'S # 2009037571
RECORDED 04/08/2009 11:17:23 AM
RECORDING FEES 61.00
RECORDED BY T Smith

**CERTIFICATE OF APPROVAL OF AMENDMENTS
TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR GREYSTONE**

The undersigned authorities hereby certify that the members of Greystone Town Homes, and the Board of Directors of Greystone Town Homes Owners' Association, Inc. ("the Association") have duly adopted the attached amendments to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greystone ("Amended and Restated Declaration"), as originally recorded in the Public Records of Seminole County, Florida at Official Record Book 5745, Page 317.

The attached amendments were approved in accordance with Article 13.4 of the Amended and Restated Declaration, Sections 2.5 and 2.6 of the Bylaws of Greystone Town Homes Owners' Association, Inc. and Section 720.306(1)(a), Fla. Stat.

The attached amendment to Article 3.11 of the Amended and Restated Declaration, was approved by at least ninety-five (95) of one hundred ten (110) total members who submitted an executed written consent.

The attached amendment to Article 3.25 of the Amended and Restated Declaration, was approved by at least ninety-eight (98) of one hundred twelve (112) total members who submitted an executed written consent;

The attached amendment to Article V, Section 5.14 of the Amended and Restated Declaration, was approved by at least ninety-nine (99) of one hundred seven (107) total members who submitted an executed written consent; and

The attached amendments to Article VII and Article XI, Sections 11.1.1, 11.1.2, 11.1.3 and 11.1.4 of the Amended and Restated Declaration, were approved by at least eighty-four (84) of one hundred nine (109) total members who submitted an executed written consent.

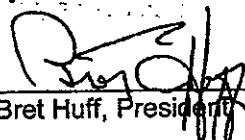
In each instance the foregoing votes represent approval by at least seventy-five (75%) percent of at least thirty (30%) percent of the total membership (332) lots (as required by the foregoing authorities), who executed a written consent without a meeting, accumulated between November 7, 2008 and December 20, 2008.

Witness our hands and seals this 16 day of March, 2009.

ATTEST:

"ASSOCIATION"
Greystone Town Homes Owners' Association, Inc.

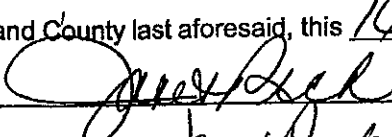

Aida Caridi, Secretary

By 
Bret Huff, President

STATE OF FLORIDA :
COUNTY OF SEMINOLE :

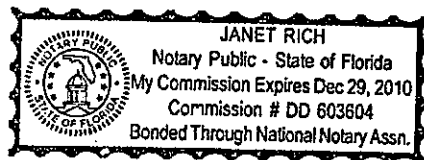
Before me, the undersigned authority, personally appeared Bret Huff and Aida Caridi, to me personally known to be the President and Secretary, respectively, of Greystone Town Homes Owners' Association, Inc., or having produced FLDL as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 16 day of March, 2009.

 (SIGN)
Janet Rich (PRINT)

My Commission Expires:

Notary Public, State of Florida at Large



PROPOSED AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GREYSTONE

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

ARTICLE III RULES AND REGULATIONS

* * *

Section 3.11. Fences. Subject to the prior approval of the ARC, an Owner may install a privacy fence only between such Owner's residential dwelling unit and an adjacent residential dwelling unit along the line dividing the respective Lots. ~~On any side where no other residential dwelling unit abuts the Owner's unit, the Owner is hereby prohibited from erecting any fence.~~ Any such fence so installed shall be six feet (6') in height, as measured from the ground, and extend no more than eight feet (8') from the rear of the Owner's residential dwelling unit. All such fences shall be manufactured from solid vinyl or pvc material and shall be white in color. From time to time, the ARC may adopt rules governing the landscaping of such fences which may be required, provided always that any such landscaping which may be permitted by the ARC shall be aesthetically compatible with the existing landscaping of the residential dwelling unit.

* * *

Section 3.25. Fines and Suspensions. In addition to all other remedies, in the sole discretion of the Board of Directors or the Association, a **suspension of the right to use the Common Areas and/or a fine or fines** may be imposed upon an Owner for failure of any Owner, his family, guests, invitees, tenants, or employees to comply with any covenant, restriction, rule or regulation, contained herein and rules or regulations promulgated under the Articles of Incorporation or Bylaws of the Association, provided the following procedures are adhered to:

a. **Notice.** The Association shall notify the Owner of the infraction or infractions. The Included in the notice shall be the date and time of the next Board of Directors meeting, which shall not be less than fourteen (14) days from the date of said notice. At the meeting, Owner shall present reasons why penalties should not be imposed.

b. **Hearing.** The non-compliance shall be presented to the Board of

Directors, at a meeting which shall not be held less than fourteen (14) days after the date notice of non-compliance is sent to Owner. The Board of Directors shall hear reasons why the penalties should not be imposed at said hearing. A written decision of the Board of Directors shall be submitted to the Owner no later than twenty-one (21) days after the Board of Director's meeting.

c. Appeal. Any person aggrieved by the decision of the Board of Directors as to a non-compliance may, upon written request to the Board filed within seven (7) days of the request and shall consist of three (3) non-interested members of the Association. The appeals committee shall meet and file a written determination of the matter and serve copies on both the Board and the aggrieved person. In no case shall the appeals committee's findings be binding on either party; however, the Board of Directors may elect to review its decision in light of the findings of the appeals committee. A failure of an Owner to file an appeal shall be deemed to be a waiver of any further legal remedies relating to the infraction.

d. Penalties. The Board of Directors may impose ~~special assessments~~ fines as follows:

- (i) First non-compliance or violation: a fine not in excess of One Hundred Dollars (\$100.00).
- (ii) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars (\$500.00).
- (iii) Third and subsequent non-compliance or violations that are of a continuing nature: a fine not in excess of One Thousand Dollars (\$1,000.00).
- (iv) In addition to or in lieu of any fine, a suspension of the rights to use the Common Areas for a period not to exceed ninety (90) days for each infraction, provided that such suspension shall not operate to impair the right of an owner or tenant of a Lot to have vehicular and pedestrian ingress to and egress from the Lot, including, but not limited to, the right to park.

e. Payment of Penalties. Fines shall be paid no later than thirty (30) days after notice of the imposition or fine assessment.

f. Application. All monies received from fines shall be allocated for the benefit of the Association as directed by the Board of Directors.

g. Nonexclusive Remedy. These suspensions and/or fines shall not be construed to be exclusive, and shall exist in addition to other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner shall be deducted from or offset against any damages that the Association may otherwise be entitled to recover by law from such Owner.

ARTICLE V
COVENANT FOR MAINTENANCE ASSESSMENTS

* * *

Section 5.14. Reserves. The Association shall include within the annual assessment amount (but not be limited by the matters for which reserves may be collected as hereafter stated), sums to be collected as reserves for replacement, repair and/or maintenance of the Surface Water Management System, Streets, roofing and other improvements situate upon or within the Common Area and re-roofing of the townhomes constructed on the Lots. Such reserve amounts will be based on a schedule approved and prepared by the Board on an annual basis and shall be based on the cost of the improvements and their estimated life. The maximum level of reserve for the Streets and drainage system shall not be less than the amount of \$ 14,000.00 provided that such reserve shall be collected and built up at the rate of no less than \$166.67 per year for a period not to exceed twelve (12) years, and provided always that the Board of Directors may set a shorter period as needed. Reserves for the Streets and drainage system shall be held in an account separate and apart from all other reserves. An annual audit or other financial report (in form and substance acceptable to The City of Sanford Finance Director) shall be submitted to The City of Sanford confirming the receipt by the Association of said reserve funds. This section shall not abrogate, modify, amend or supersede the provisions of any other section of this Article. With the exception of the required reserves for the Streets and the Surface Water Management System (drainage system), at the option of the Board of Directors all other reserves, including existing accumulated reserves, may be funded based upon either a separate analysis of each of the required assets or the pooled analysis of two or more of the required assets, as permitted by Section 720.303(6)(g), Fla. Stat. (2008). The Board may change the basis for funding as it may determine to be in the best interest of the Association so long as such reserves meet the statutory funding requirements for the chosen method of analysis.

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ARTICLE VII
ARCHITECTURAL CONTROL

* * *

Section 7.12 Maintenance of Additions. As more fully set forth in Article XI hereof, the maintenance responsibility of the Association shall be limited to the Lot as originally constructed and shall exclude Improvements, whether authorized or not, which are installed by the Lot owner or a lawful resident. The Lot Owner shall be responsible for the maintenance, repair and replacement of all additions made to the Lot.

* * *

ARTICLE XI
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 11.1.1 Maintenance of Improvements. The Association shall establish a schedule for the regular, periodic pressure washing of the exterior of all buildings and for the regular periodic preparation and painting and maintain of the exterior walls of all buildings, including any townhomes built on the Lots. The time between painting shall not exceed eight (8) years. The cost of such painting and any incidental repairs in connection therewith shall be a Common Expense of the Association unless an Owner has caused or allowed damage or deterioration of his Improvement resulting in more than incidental repairs. The cost of such painting and/or repair which the Board, in its discretion, believes exceeds what is typically required of other Improvements shall be assessed to the Owner of that Improvement at the time painting and/or repair is required undertaken. In the event the Association paints any fence, wall, or other Improvement along the common boundary of two (2) Lots (other than exterior walls of any townhomes), the cost of same shall be borne equally between the adjacent Owners. All repairs to the exterior walls, including preparation and repainting, that is required to one or more Lots but less than all Lots between regularly scheduled repainting projects shall be the responsibility of the Lot Owner. Notwithstanding the foregoing, the responsibility of the Association shall be limited to the Lot as originally constructed and shall exclude Improvements, whether authorized or not, which are installed by the Lot owner or lawful resident.

Section 11.1.2 Roof Replacement Repair. At the discretion of the Board, the annual assessment may include an annual amount to be collected for roof repairs, including the regular, periodic preparation and re-roofing to the Improvements and any townhomes built on the Lots. The time between re-roofing shall not exceed fifteen (15) years. The Between regularly scheduled re-roofing projects the Association shall have no obligation to cause roof repairs to be performed to all Lots mandatorily unless first approved by an affirmative vote of sixty-six and two-thirds (66 2/3) of the Members present or represented by proxy and entitled to vote at any meeting at which a quorum is present as provided in the By-Laws when written notice of such meeting specifies that a vote on mandatory roof repairs and/or replacement will be taken at such meeting. Absent such affirmative vote, the regular, periodic preparation and roof repairs and/or replacement shall be scheduled and performed at the discretion of the Board.

Section 11.1.3 Lawn Maintenance by Association. The Association shall perform the following maintenance to each Lot: cutting grass, trimming hedges, edging, mulching and fertilizing, provided that such responsibility shall be limited to the Lot as originally constructed and shall exclude Improvements, whether authorized or not, which are installed by the Lot owner or lawful resident. Notwithstanding the foregoing, the responsibility of the Association shall be limited to the Lot as originally constructed and shall exclude Improvements, whether authorized or not, which are installed by the Lot owner or lawful resident.

Section 11.1.4 Maintenance by Owners. Notwithstanding the maintenance obligations of the Association, whether mandatory or voluntarily, each Owner shall maintain the improvements located on his Lot including mulching. The walls or fences located on a Lot shall be maintained by the Owner of the Lot. The Owner of each Lot shall maintain

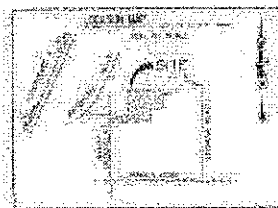
the exterior portion of the building located on such Lot including **such repainting and roof repairs** as may be necessary in order to maintain the building at all times in a first class condition **between the regular, periodic scheduled preparation, re-painting and re-roofing of the Improvements as provided in Article 11.1.1 and 11.1.2 hereof;** ~~provided; however, that such Owner shall not be required to paint that portion of the building which the Association is obligated to paint.~~ If the Board determines that an Owner is failing to maintain his Lot and/or Improvement, the Board shall have the right to go on such Lot to provide exterior maintenance on any Improvement, including landscaping, subject, however, to the following provisions: Prior to performing any maintenance on an Improvement, including landscaping, the Board shall determine that said Property is in need of repair or maintenance and is detracting from the overall appearance of the Property. Prior to commencement of any maintenance work on a Lot, the Association must furnish fifteen (15) days prior written notice if the maintenance problem involves yard work, and thirty (30) days prior written notice if the maintenance involves structural work or exterior work on the building. Notice must be given to the Owner at the last address listed in the Association's record for such Owner, notifying the Owner that unless certain specified repairs or maintenance are made within the 15 or 30 day period, the Association shall make said necessary maintenance or repairs and charge the same to the Owner. Upon failure of the Owner to act within the required period of time, the Association shall have the right to enter in or on any such Lot or to hire personnel to do so to make such necessary repairs or maintenance as are specified in the above-written notice. In this connection, the Association shall have the right to paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks and other exterior Improvements.

* * *

Prepared by: Paul L. Wean, Esquire
Dated: September 22, 2008

Sevier County, Idaho

1. REVIEW OF THE RECORDS OF THE BUREAU OF THE ARMY AND THE BUREAU OF THE NAVY
 2. REVIEW OF THE RECORDS OF THE BUREAU OF THE AIR FORCE AND THE BUREAU OF THE MARINE CORPS
 3. REVIEW OF THE RECORDS OF THE BUREAU OF THE COAST AND GEODETIC SURVEY AND THE BUREAU OF THE LAND OFFICE
 4. REVIEW OF THE RECORDS OF THE BUREAU OF THE MINING AND GEOLOGICAL SURVEY AND THE BUREAU OF THE FOREST SERVICE
 5. REVIEW OF THE RECORDS OF THE BUREAU OF THE PUBLIC LANDS AND THE BUREAU OF THE INDIAN AFFAIRS
 6. REVIEW OF THE RECORDS OF THE BUREAU OF THE GEOGRAPHICAL NAMES AND THE BUREAU OF THE NATIONAL ARCHIVES
 7. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL ACADEMY OF SCIENCES AND THE BUREAU OF THE NATIONAL RESEARCH COUNCIL ON SCIENCE AND THE ENVIRONMENT
 8. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF STANDARDS AND THE BUREAU OF THE NATIONAL BUREAU OF INVESTIGATION
 9. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF METEOROLOGY AND THE BUREAU OF THE NATIONAL BUREAU OF AERONAUTICS
 10. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF HEALTH AND THE BUREAU OF THE NATIONAL BUREAU OF EDUCATION
 11. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF LABOR AND THE BUREAU OF THE NATIONAL BUREAU OF ECONOMIC RESEARCH
 12. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF SOCIAL SCIENCES AND THE BUREAU OF THE NATIONAL BUREAU OF HISTORY
 13. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF ARTS AND THE BUREAU OF THE NATIONAL BUREAU OF LETTERS
 14. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF MUSIC AND THE BUREAU OF THE NATIONAL BUREAU OF THEATRE
 15. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF FILM AND THE BUREAU OF THE NATIONAL BUREAU OF RADIO
 16. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF TELEVISION AND THE BUREAU OF THE NATIONAL BUREAU OF THEATRE
 17. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF MUSIC AND THE BUREAU OF THE NATIONAL BUREAU OF THEATRE
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 20. REVIEW OF THE RECORDS OF THE BUREAU OF THE NATIONAL BUREAU OF MUSIC AND THE BUREAU OF THE NATIONAL BUREAU OF THEATRE



1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the situation.

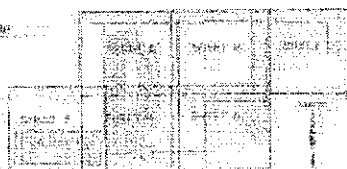
2. Once the problem is identified, the next step is to define the objectives and goals of the project. This helps to clarify what needs to be achieved and provides a clear direction for the team.

3. The third step is to develop a plan or strategy to address the problem. This involves breaking down the problem into smaller, manageable tasks and determining the resources needed to complete each task.

4. The fourth step is to implement the plan. This involves putting the strategy into action and monitoring progress to ensure that the project is on track.

5. The final step is to evaluate the results of the project. This involves assessing the outcomes against the objectives and goals and identifying any areas for improvement.

1. The first step in the process of the investigation is to identify the problem. This is done by gathering information about the situation and the people involved. The next step is to analyze the information and determine the cause of the problem. This is done by looking at the data and trying to find patterns. The third step is to develop a plan to solve the problem. This is done by brainstorming ideas and choosing the best one. The fourth step is to implement the plan. This is done by putting the plan into action. The fifth step is to evaluate the results. This is done by looking at the data and seeing if the problem has been solved. If not, the process starts over.

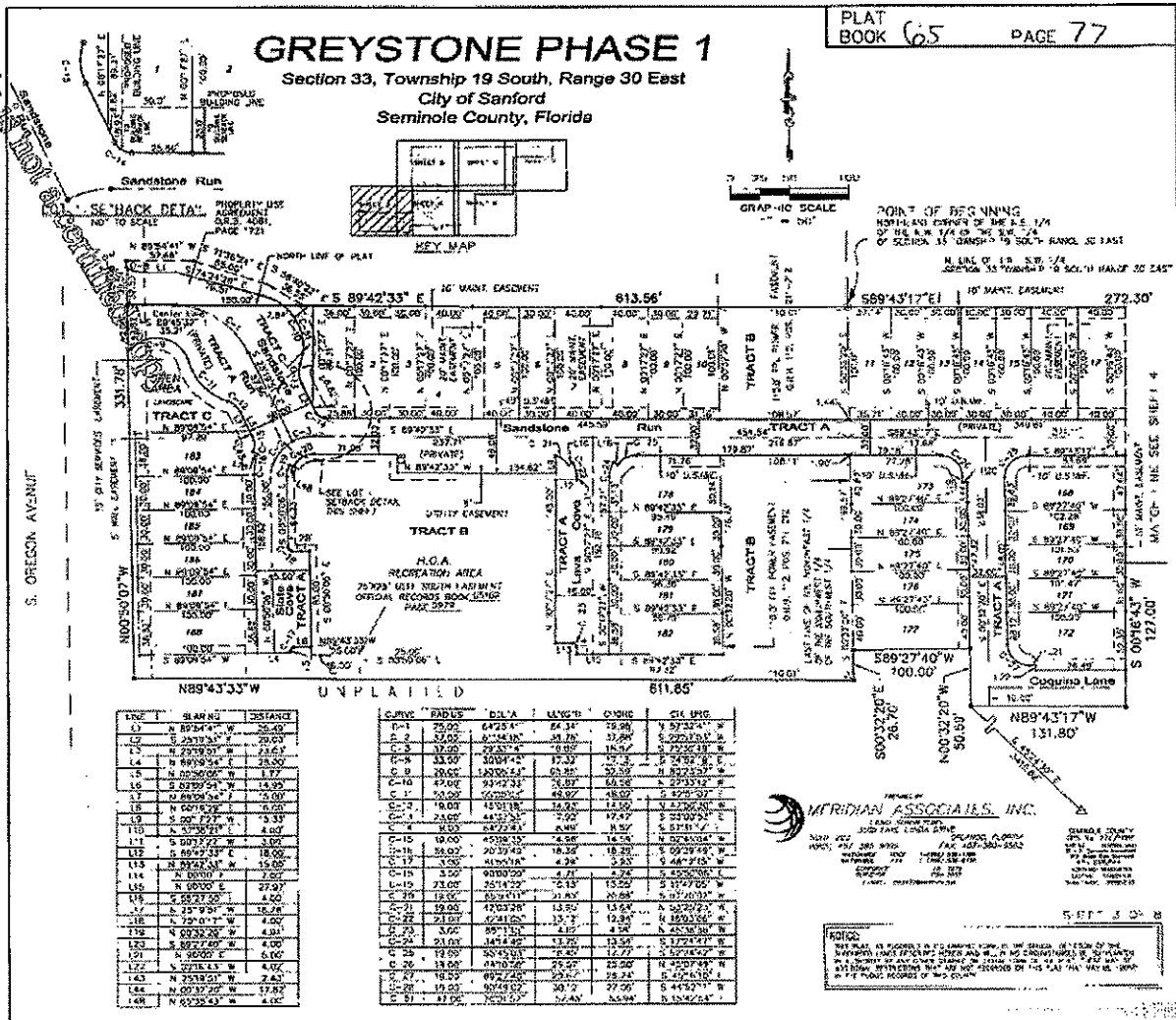
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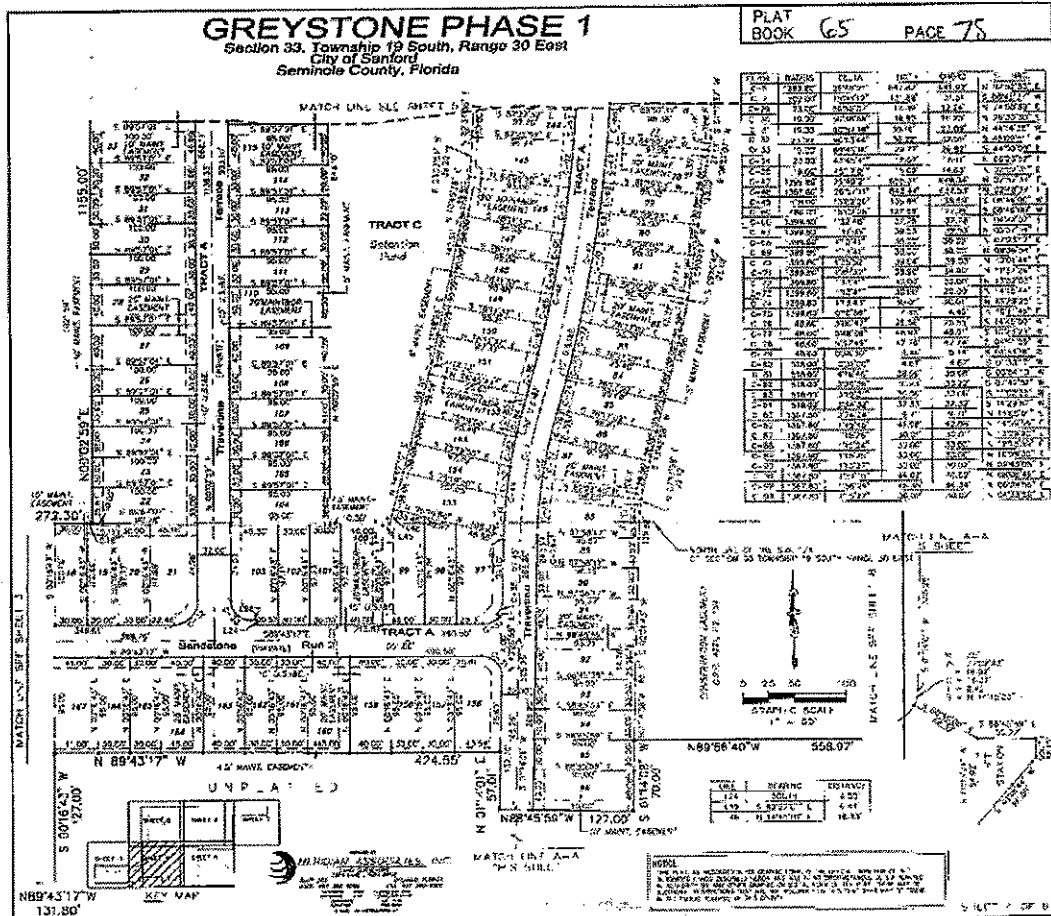
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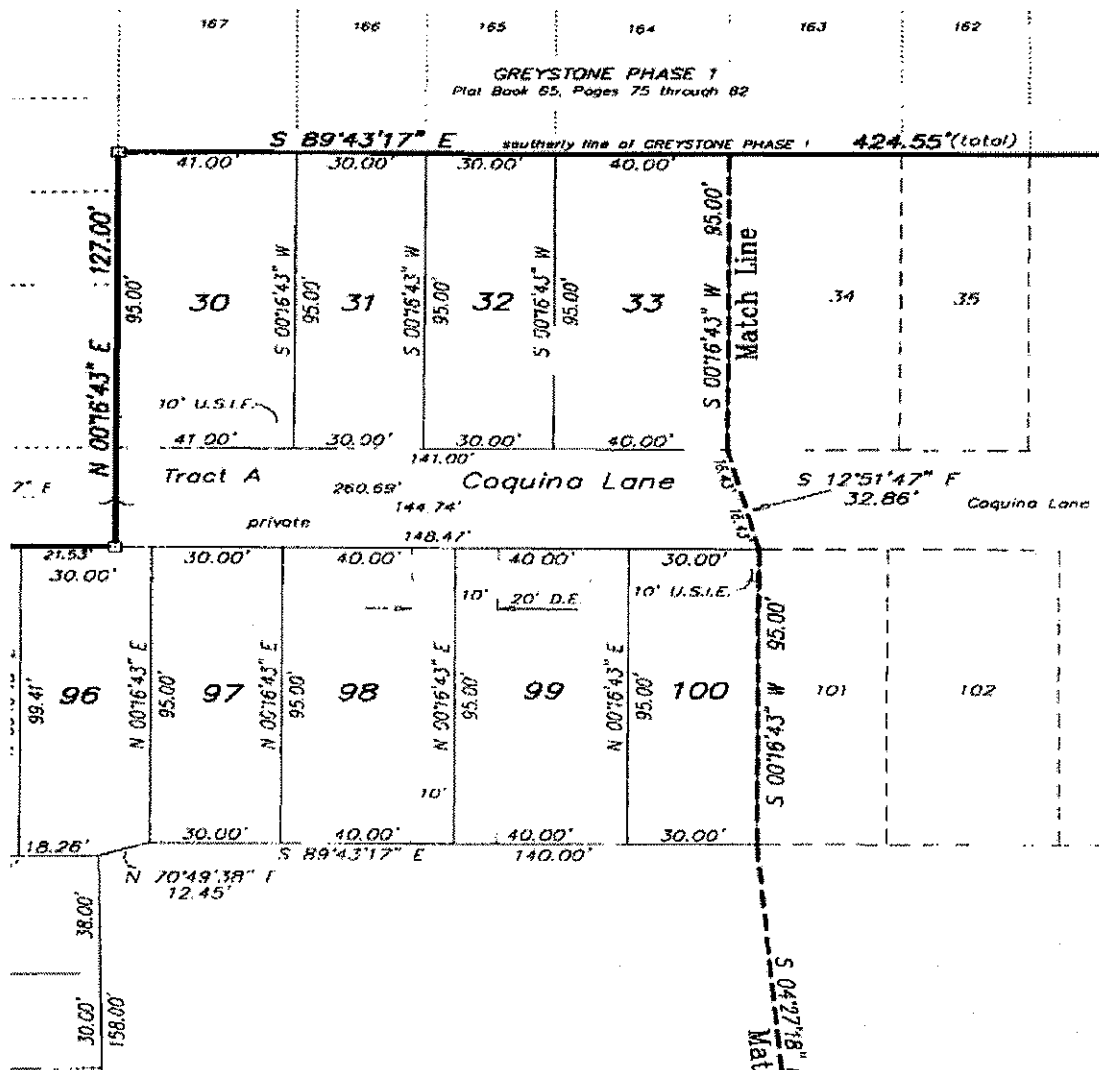
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City of Sanford
Seminole County, Florida

PLAT BOOK 65 PAGE 77

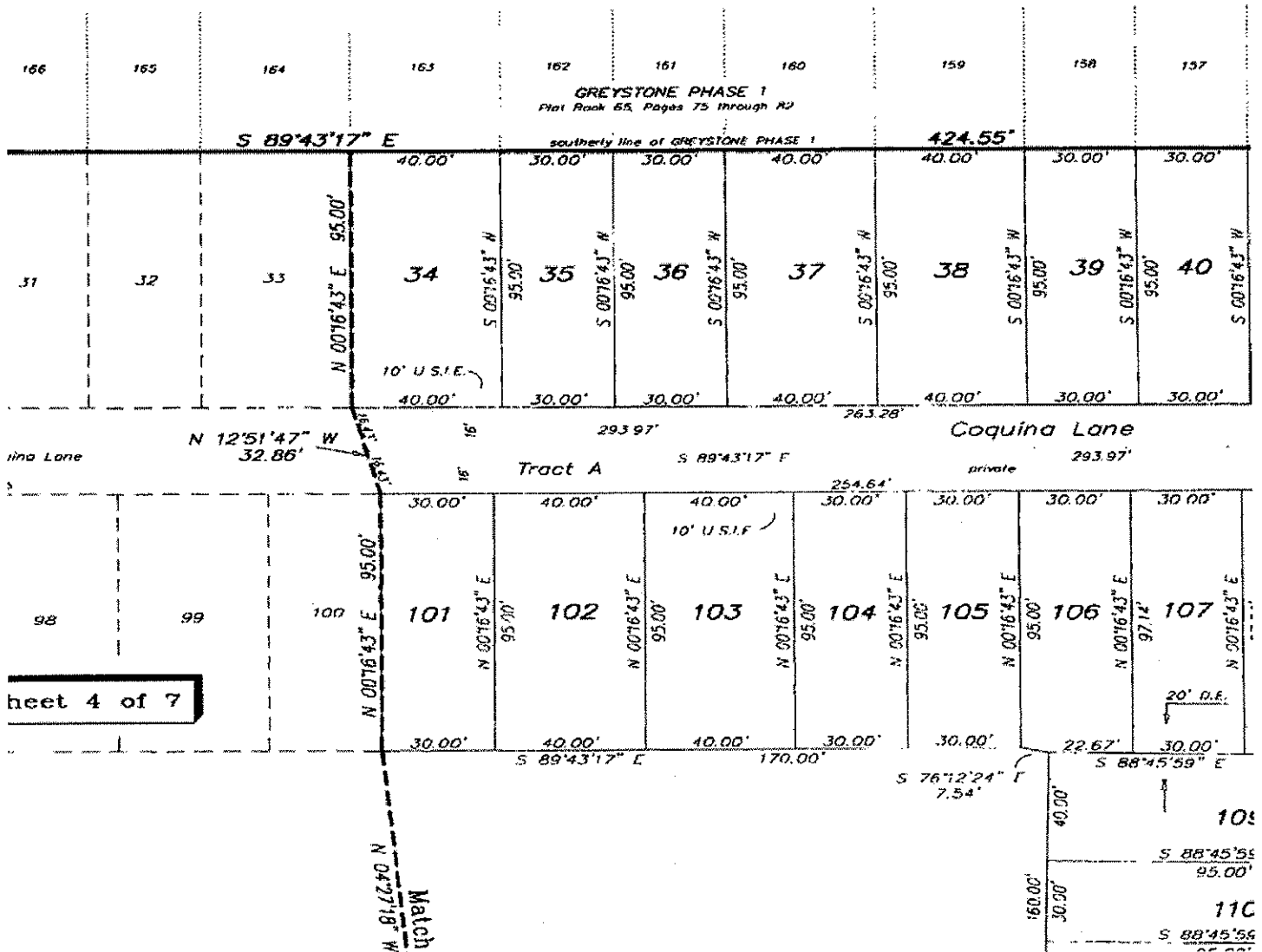


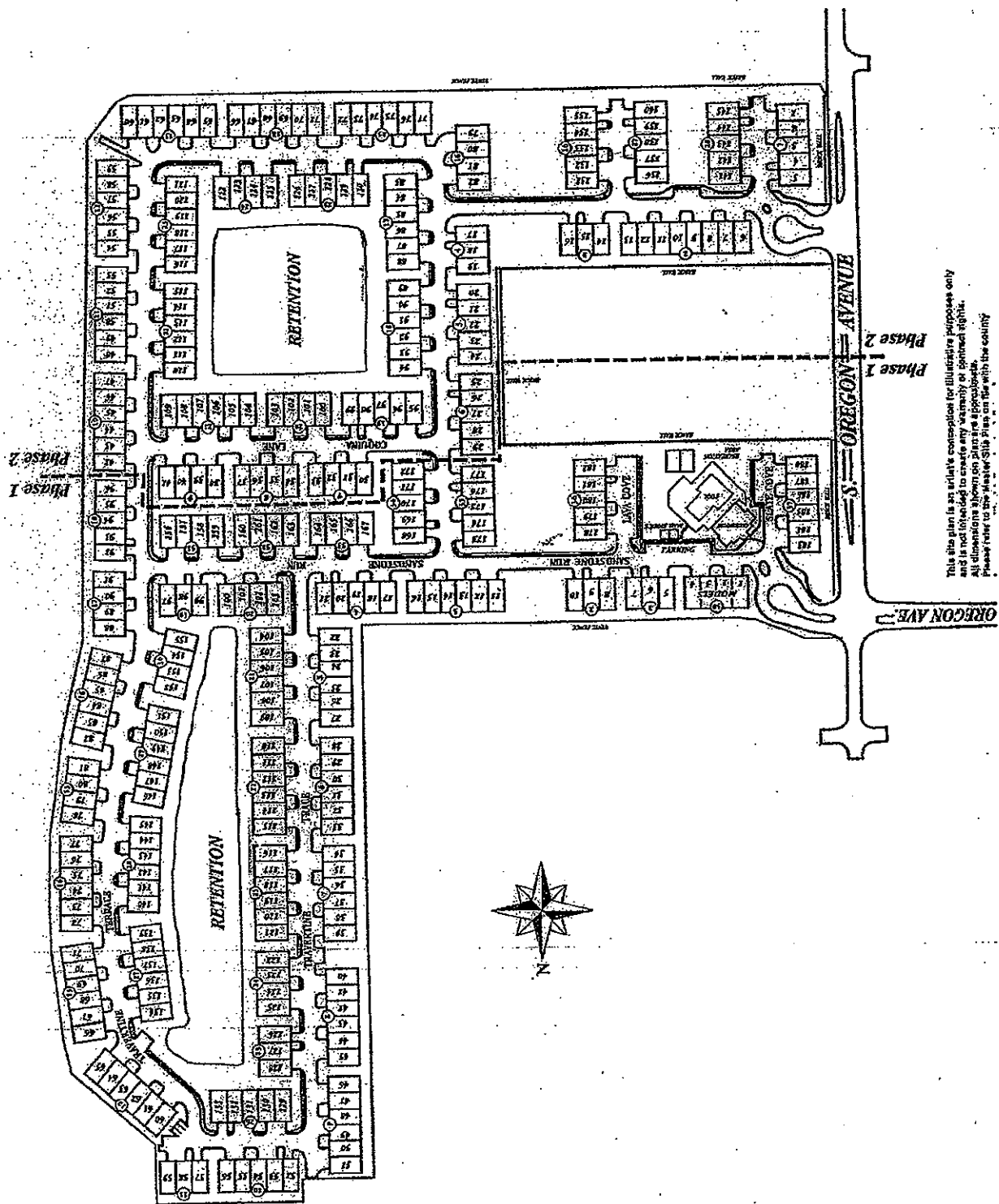
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City of Sanford, Seminole County,





This site plan is an artist's conception for illustrative purposes only and is not intended to create any warranty or implied rights. All dimensions shown on plan are approximate. Please refer to the Master Site Plan on file with the county.