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DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS REGARDING OAKS ROYAL PHASE III

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Last Amended April 2022



Table of Contents

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS REGARDING OAKS ROYAL PHASE III	4
ARTICLE I : DEFINITIONS AND CONSTRUCTION	5
ARTICLE II: PROPERTY RIGHTS	7
Section 1. Owner's Easements of Enjoyment	7
Section 2. Delegation of Use	7
Section 3. Other Owners Easements	8
Section 4. Use of Units	8
Section 5. Permitted Structures	8
Section 6. Use of Common Area	9
Section 7. Prohibition of Damage and Certain Activities	9
Section 8. Signs Prohibited	9
Section 9. Animals	10
Section 10. Rubbish	10
Section 11. Fences (Amended February 1997)	10
Section 12. Easements and Drainage	10
Section 13. Storage	11
Section 14. Parking and Vehicles	11
Section 15. Guests and Children (Last Amended March 2022)	11
Section 16. Clothes Lines	12
Section 17. Mobile Home Maintenance	12
Section 18. Provisions Inoperative as to Initial Construction	13
Section 19. Developers Exclusive Right to Sell Speculative Housing	13
Section 20. Rules and Regulations	14
Section 21. Ownership Rights Limited to those Enumerated	14
ARTICLE III. MEMBERSHIP AND VOTING RIGHTS	15



Section 1. Membership	15
Section 2. Voting	15
Section 3. Voting Rights Cumulative	16
Section 4. Amplification	16
ARTICLE IV: RIGHTS AND OBLIGATIONS OF THE ASSOCIATION	17
Section 1. The Common Area	17
Section 2. Services	17
Section 3. Personal Property for Common Use	17
Section 4. Rules and Regulations	18
Section 5. Implied Rights	18
Section 6. Restriction on Capital Improvements	18
Section 7. Conveyances, Sales, Rentals, Leases, and Transfer (Amended April 2022)	19
ARTICLE V: COVENANT FOR ASSESSMENT	27
Section 1. Creation of a Lien and Personal Obligation of Assessments	27
Section 2. Purpose of Assessments	28
Section 3. Initial Annual Assessment	28
Section 4 . Special Assessments for Capital Improvements	28
Section 5. Uniform Rate of Assessment	29
Section 6. Date of Commencement of Annual Assessments	29
Section 7. Lien for Assessments	29
Section 8. Effect of Nonpayment of Assessments; Remedies of the Association	30
Section 9. Foreclosure	30
Section 10. Homesteads	31
Section 11 . Subordination of the Lien to Mortgages	31
ARTICLE VI: STAGE DEVELOPMENTS AND ANNEXATION	32
ARTICLE VII: GENERAL PROVISIONS	32
Section 1. Enforcement	32



Pasco Clerk 5/18/2018.
OR BK 9724 pg 167-194

Section 2. Severability	33
Section 3. Amendment (Amended April 2021)	33
Section 4. Effect of Recording	33
Section 5. 55 or Older Community (Last Amended March 2022)	34



DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS REGARDING OAKS ROYAL PHASE III

THIS DECLARATION, made this 10th day of January, 1984, by CONSTRUCTION SERVICES OF WEST FLORIDA INC., a Florida corporation, hereinafter called "Developer",

WITNESSETH:

WHEREAS, Developer is the sole owner of that certain parcel of real property situated in Pasco County, Florida, described in Exhibit "A" attached hereto and herein incorporated by reference; and said parcel represents the first of several phases of a development known as "OAKS ROYAL PHASE III MOBILE HOME COMMUNITY", and

WHEREAS, Developer desires to impose a common plan of development on said real property for the purpose of protecting the value and desirability thereof, and for the purpose of enhancing the marketability thereof;

NOW THEREFORE, Developer hereby declares that all of the real property described in Exhibit "A" attached hereto and herein incorporated by reference shall be held, sold, and conveyed subject to the following easement, conditions, covenants, and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, said real property and be binding upon all parties having any right, title or interest therein, or any part thereof, their respective heirs successors and assigns; and which shall inure to the benefit of the Association and each Owner thereof, as said terms and hereinafter more particularly defined.



ARTICLE I : DEFINITIONS AND CONSTRUCTION

Section 1. "Association" means OAKS Royal Phase III Homeowners Association, INC., a corporation not for profit to be organized pursuant to chapter 617, Florida Statutes (1973), its successors and assigns.

Section 2. "Owner" means the record Owner, whether one or more persons or entities, of the fee simple title to any lot which is part of the Properties, including contract sellers, but excluding any other party holding such fee simple title merely as security for the performance of an obligation.

Section 3. "Properties" means that certain parcel of real property described in Exhibit "A" attached hereto and herein incorporated by reference, together with such additions thereto as May hereafter be annexed by amendment to this Declaration.

Section 4. "Common Area" means all real property owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot as described in Exhibit "E" attached hereto and herein incorporated by reference, together with such additions thereto as may hereafter annexed by amendment to this Declaration and conveyed to the Association.

Section 5. "Lot" means any plot of land shown upon any recorded subdivision map or plat of the Properties, together with all improvements thereon, with the exception of the Common Area.

Section 6. "Developer" means CONSTRUCTION SERVICES OF WEST FLORIDA, INC., a Florida corporation, and such of its successors, assigns, and grantees as shall



acquire more than one undeveloped Lot from CONSTRUCTION SERVICES OF WEST FLORIDA, INC., for the purpose of development.

Section 7. "Mortgage" means any mortgage, deed of trust, or other instrument transferring any interest in a Lot or any portion thereof as security for the performance of an obligation.

Section 8. "Mortgagee" shall mean any person named as the mortgagee under any mortgage under which the interest of any Owner is encumbered, or any successor to the interest of such person under such Mortgage.

Section 9. "The Work" means the development of the properties as a mobile home community by the construction and installation thereon of streets, buildings, and all other improvements by Developer.

Section 10. "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 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: PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment

Every Owner shall have a rights and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area.
- (b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.
- (c) The right of the Association to dedicate or transfer all of any part of the common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by two thirds (2/3) of each Class of members at a meeting called for such purpose.

Section 2. Delegation of Use

Any Owner may delegate, in accordance with the Bylaws of the Association, his right of enjoyment to the Common Area and facilities thereon to the members of his family, his tenants, or contract purchasers, provided the foregoing actually reside upon such Owners Lot.



Section 3. Other Owners Easements

Each Owner shall have an easement, for pedestrian ingress and egress over, upon, and across the Common Area for access to his Lot and shall have the right to lateral and subjacent support of his Lot. All such rights and easements granted by this Declaration shall be appurtenant to, and pass with, the title to each Lot.

Section 4. Use of Units

Each Lot shall be used for single family mobile home residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a Lot for single family mobile home residential purposes shall not be construed as a violation of this covenant.

Section 5. Permitted Structures

Prior to installation, all mobile or modular homes and setups must be approved by the Developer's Architectural Control Commission, its successors or assigns. All mobile or modular homes, either single or double wide, must be setup so as to include a concrete driveway, concrete sidewalk, utility shed and fully sodded Lot. Single wide mobile or modular homes, must be setup with block and/or aluminum skirting. Said mobile or modular home shall have a minimum width of fourteen (14) feet and a minimum length of forty-five (45) feet. Double wide mobile or modular homes shall be setup with either aluminum or block skirting and shall have a minimum length of no less than thirty (30) feet. Used or previously owned mobile or modular homes, single or double wide shall not be placed in OAKS ROYAL PHASE III, without the prior written consent of the Developer.



Section 6. Use of Common Area

There shall be no obstruction of the Common Area, nor shall anything be kept or stored on any part of the common Area without the prior written consent of the Association except as specifically provided herein. Nothing shall be altered on, constructed in, or removed from the Common Area except upon the prior written consent of the Association, except as hereinafter provided.

Section 7. Prohibition of Damage and Certain Activities

Nothing shall be done or kept in any Lot or in the Common Area or any part thereof to increase the rate of insurance on the properties or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Lot or in the Common Area, or any part thereof, which would be in violation of any Statute, rule, ordinance regulation, permit or other validly imposed requirement of any Governmental body. No damage to, or waste of, the Common Area or any part thereof shall be committed by any Owner or any Tenant, household member or invitee of any Owner;

and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his tenants, household members, 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 or any part thereof, 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 an the Properties.

Section 8. Signs Prohibited

No sigh of any kind shall be displayed to the public view on the Common Area without the prior written consent of the Association.



Section 9. 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 household pets may be kept on Lots subject to rules and regulations adopted by the Association provided that they are not kept, bred, or maintained for any commercial purpose.

Section 10. Rubbish

No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot or Common Area except in sanitary containers located on each Lot and concealed from view, and in accordance with rules and regulations adopted by the Association.

Section 11. Fences (Amended February 1997)

Recorded Pasco County: 2/17/97 BK 3698 pg 789-790

All fences, other than those Installed by the Developer, are prohibited.

Section 12. Easements and Drainage

Owners shall not place any structure, plants or other material which might change the direction of flow, or obstruct or retard the flow of surface water on or across their property. Owner shall not place any structure, plants or other material on any part of their premises which have been dedicated for public or private utility easements and shall commit no act which obstructs or prevents said easements from being used for their intended purposes. The Homeowners Association is responsible for, the maintenance and repair of all drainage swales, ponds, structures or appurtenances; whether located on Owners Lots or in the Common Area. individual Lot Owners shall allow the Homeowners Association reasonable access through and on their property for such maintenance as is required.



Section 13. Storage

No storage, of any kind, will be permitted around the living units, except within a utility bullring or shed, the size and location of same to be subject to review of the Developer's Architectural Control Commission.

Section 14. Parking and Vehicles

- (a) Resident parking. Resident, parking is limited to a maximum of two (2) automobiles, which must be kept in the homeowner's driveway or carport.
- (b) Guest parking. Guests may park on the street in front of the home in which they are visiting. Guest vehicles shall not be parked on the grass, within any Common Area and shall not remain on the street overnight.
- (c) Automobile Repairs. Major repairing of vehicles is prohibited within the subdivision.
- (d) Recreational Vehicles. All Recreational Vehicles shall be parked in the homeowner's driveway.
- (e) Speed Limit. Speed limit within the subdivision is fifteen (15) miles per hour or as otherwise adopted by the Association.
- (f) Prohibited Vehicles. No tractors or trucks shall be parked overnight on any of the streets, roads or lots within the subdivision.

Section 15. Guests and Children (Last Amended March 2022)

Recorded Pasco County: 12/2/20 BK 10239 pg 1484-1489

Recorded Pasco County: 3/9/22 BK 10580 pg 1296-1300

- (a) Age. Visiting guests under the age of fifty-five (55) may stay overnight for a period not to exceed two (2) consecutive weeks. No visiting guest under the age of fifty-five (55) may stay for a total of more than six (6) weeks within any twelve (12) month period.



- (b) Supervision. All children visiting homeowners must be under the direct supervision of a resident at all times while in the park.
- (c) Responsibility. Residents are responsible for the actions of their guests.

Section 16. Clothes Lines

Clothes lines other than the "umbrella type" shall not be installed, constructed, or maintained. No permitted clothes line shall exceed the diameter of ten (10) feet. All such lines must be located in the rear yard of the Lot behind the mobile home.

Section 17. Mobile Home Maintenance

- (a) Damage to Improvements. Owners shall be responsible for the maintenance and appearance of their home, Lot and improvements in an appropriate and presentable manner. Any damage to a homeowner's home, Lot or improvement, including but not limited to ordinary wear and tear, shall be repaired to its original condition within forty-five (45) days from the date of the occurrence.
- (b) Landscaping. Owners shall care for the yard, shrubbery, and vegetation upon their Lot and keep same in presentable appearance. Owners shall be responsible for such care regardless of their absence from the Lot and whether the Lot is developed or undeveloped.
- (c) Lien on Property. Should a Lot Owner fail to repair damaged property within forty-five (45) days of its occurrence or should the Lot Owner fail to keep his grounds in a presentable fashion, then the Developer may, at its discretion, repair the damage or return the grounds to a presentable appearance and charge the homeowner accordingly. Any monies so expended by the Developer, its heirs, successors or assigns, shall constitute a Lien upon the premises of the Lot Owner and if not paid within ninety (90) days, may be foreclosed in any Court of competent jurisdiction, in the same manner as a Lien for assessments.



Section 18. Provisions Inoperative as to Initial Construction

Nothing contained in this Declaration shall be interpreted or construed to prevent Developer, its transferees, or its or their contractors, or sub-contractors, from doing or performing on all or any part of the Properties owned or controlled by Developer, or its transferees, or on all or any part of the Common Area whatever they determine to be reasonably necessary or advisable in connection with the completion of the Work, including, without limitation:

- (a) erecting, constructing, and maintaining thereon such structures as May be reasonably necessary for the conduct of Developer's business of completing the Work and establishing the Properties as a mobile home residential community and disposing of the Properties in parcels by sale, lease, or otherwise; or
- (b) conducting thereon its or their business of completing the Work and establishing the Properties as a mobile home residential community and disposing of the Properties in parcels by sale, lease, or otherwise; or
- (c) maintaining such sign or signs thereon as may be reasonably necessary in connection with the sale, lease or other transfer of the Properties in parcels.

Section 19. Developers Exclusive Right to Sell Speculative Housing

The Developer shall, during the term of these restrictions, have the exclusive right to advertise and sell speculative mobile or modular homes within OAKS ROYAL PHASE III. Speculative housing by any other corporation, business entity or individual within the park is prohibited. Should the above provision be breached, the Developer shall have the right to ask any Court of competent jurisdiction to enjoin the practice thereof.

The right to an injunction by the Developer shall not be construed as a limitation of remedies available to the Developer but be in addition to any and all legal or equitable remedies available to the Developer.



Section 20. 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.

Section 21. Ownership Rights Limited to those Enumerated

No transfer of title to any Lot shall pass to the Owner thereof any rights in and to the Common Area except as are expressly enumerated in this Declaration. In the event any Lot is shown or described as bounded by any stream, pond, or any other body of water situated in whole or part upon the Common Area, all riparian rights therein shall be appurtenant to the Common Area and no attempted grant, thereof to an Owner shall be effective as to the, Association or the other Owners. In the Event any Lot is shown or described as abutting a street, utility easement, or other area dedicated to public use, the underlying fee simple title to such area if any, shall not pass as an appurtenance to such Lot, but shall be construed as part of the Common Area and pass as an appurtenance to the Common Area. No provision in any Deed or other instrument of conveyance of any interest in any Lot shall be construed as passing any right, title and interest in and to the Carmon Area except as expressly provided in this Declaration. It is Developer's express intent that the fact that any Lot is shown or described as bounded by any artificial or natural monument on the Common Area shall not pass to the Owner of each Lot any rights, therein, except as herein expressly provided, but that such monument shall be a part of the Common Area and all rights therein shall inure to the benefit of the Association and all Owners.



ARTICLE III. MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership

Every Owner of a Lot subject to assessment shall be a member of the Association. if title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each Lot owned by him. Each such membership shall be appurtenant to the Lot upon which it is based and shall be transferred automatically by conveyance of that Lot. No person or entity other than an Owner or Developer may be a member of the Association, and a membership in the Association May not be transferred except in connection with the transfer of title to a Lot; provided, however, the foregoing shall not be construed to prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

Section 2. Voting

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 Developer and shall be entitled to one vote for each Lot owned, when more than one person holds an interest in any Lot, any such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. There shall be no split vote. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority to all votes until rescinded.



- (b) Class B. The Class B member(s) shall be the Developer and shall be entitled to four (4) votes for each Lot owned. The Class membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:
- (i) When the total votes outstanding in the Class A membership equal the total outstanding in the Class B membership; or
 - (ii) on January 1, 1990.

Provided, however, that in the event that additional Lots shall be added by annexation pursuant to Article VI of the Declaration after Class B membership should cease under Section a(b)(i), said Class B membership and voting rights shall be immediately reinstated and resumed, and shall continue until the subsequent occurrence of either of said events.

Section 3. Voting Rights Cumulative

The voting rights as set forth in Section 2(b) above regarding Class. B members shall be cumulative with respect to all Lots contained in Exhibit "A" and such other phases of development as may take place, and all Lots which may be contained in any additions of real property as may be hereafter added to or annexed by amendment to this Declaration shall be included in determining the total number of votes the Class B member(s) shall be entitled to.

Section 4. Amplification

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



ARTICLE IV: RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 1. The Common Area

The Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including but not limited to furnishings and equipment related thereto), and shall keep the same in good, clean, attractive and sanitary condition, order, and repair. The Association shall have no duty of maintenance as to any landscaped grounds or lawn area within any Lot.

Section 2. Services

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 advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper Operation of the Properties, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal, accounting, and such other services necessary or desirable in connection with the operation of the properties or the enforcement of this Declaration.

Section 3. 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 subject to such restrictions as may from time to time be provided in the Association's Bylaws.



Section 4. Rules and Regulations

The Association from time to time may adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established in this Declaration.

Section 5. Implied Rights

The Association may exercise all other right or privilege given to it expressly by this Declaration, its Articles of Incorporation, or Bylaws, 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 6. Restriction on Capital Improvements

Except for replacement or repair of those items installed by Developer as part of the Work, 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 Developer's consent during a period of five (5) years from the date of this Declaration. At all times thereafter, all capital improvements to the Common Area, except for replacement or repair of those items installed by Developer as part of the Work and except for personal property related to the maintenance of the Common Area, shall require the approval of two-thirds (2/3) of the votes of each Class of voting members who are voting members who are voting in person at a meeting duly called for this purpose.



Section 7. Conveyances, Sales, Rentals, Leases, and Transfer (Amended April 2022)

Recorded Pasco County: 4/14/22 BK 10603 pg 77-84

(a) Conveyances and Sales. In order to ensure a community of congenial residents and protect the value of the Lots, the sale and transfer of Lots by any Owner shall be subject to the following provisions:

- i. Prior to the sale conveyance or transfer of any Lot to any person other than the transferor's spouse the Owner shall notify the Board of Directors of the Association, in writing, of the name, and address of the person or entity to whom the proposed sale conveyance or transfer is to be made, and such other information as may be required by the Board of Directors of the Association. Only entire Lots of the Association may be sold. The Board of Directors may require a background and credit check of the individual with costs to be paid by Owner at the maximum rate allowable by Florida Statute Section 720 as amended from time to time, but not less than \$80.00 individual and \$100 per husband and wife. Within twenty (20) days, the Board of Directors of the Association shall either approve or disapprove the proposed sale, transfer or conveyance, in writing, and shall notify the owner of its decision. In the event the Board of Directors fails to approve or disapprove a proposed sale within said twenty (20) days, the failure to act shall be considered an approval of the sale. The prospective Owner shall make himself available for a personal interview, if desired by the Board prior to approval of the transfer. Within fifteen (15) days after receipt of a fully completed notice of transfer and information otherwise required by this Section 7 (a) and the holding of a personal interview, the Association must



either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by an Association officer or its agent, in a recordable form. Failure of the Association to respond in writing with approval or disapproval within thirty-days of the last date to occur above, shall constitute approval.

1. In the event the member makes a sale or transfer without first complying with the terms hereof, the transfer shall be deemed a nullity. The board may seek injunctive resolution, or such other justifiable outcome as may be granted through a Court of competent jurisdiction to nullify the transfer. Any other member of the Association shall have the right to redeem the purchaser according to the provisions hereof. The redemption rights shall be exercised by reimbursing the purchaser for the entirety of monies expensed as shown on the contract for purchase of the Lot, and immediately after such reimbursement the purchaser or transferee shall convey all his right, title and interest to the member of the Association making the redemption. Any Expenses which shall include but not be limited to attorney's fee and Court Costs incurred by the Association are recoverable against the Lot Owner initializing the transfer.
2. An affidavit of the Secretary of the Association stating that the Association approved in all respects on a certain date the sale or transfer of a Lot shall be conclusive evidence of the fact and from the date of approval as stated in the affidavit the redemption rights set forth herein shall terminate. Such affidavit shall only be prepared upon demand of the transferee. A reasonable fee may be charged for the preparation of the same in the maximum amounts set forth in 720.3085, respective of the estoppel



provision therein. The Association may also charge a one time transfer fee of \$500.00 per lot transfer, regardless of the number of persons or entities involved in the transfer and shall be charged each time Association is requested to approve a transfer of ownership, with sole exception of a transfer resulting from the death and conveyance of a Lot to the surviving spouse, or designated person or persons other than the surviving spouse.

3. In the event of the death the surviving spouse, and if no surviving spouse, the other member or members of the owner's family residing with the owner at the time of his death may continue to occupy said Lot and if such surviving spouse or other member or members of the decent owner's family have succeeded to the ownership of the Lot, the ownership thereof shall be transferred by legal process to such new owner.

(b) Only entire Lots of the Association may be leased, and only upon Association

Approval and adherence to the following criteria:

- ii. No Lot shall be leased or rented without the prior written approval of the Association. A Lot Owner shall prohibited from leasing its Lot more than three (3) times per calendar year and for a term of no less than three (3) months.
- iii. Each lease shall be in writing and shall specifically provide that the Association shall have the right to terminate the lease upon default by the Tenant in observing any of the provisions of the Association Documents, or other applicable provisions of any agreement or instrument governing the Association or administered by the Association. In the event the lease does not contain such a provision, the lease shall be interpreted by the parties to the lease to include such a provision by reference to this Declaration as a



covenant running with the land to which the lease agreement is subject and subordinate.

- iv. Notice: An owner intending to lease his Lot must give to the Board of Directors (or its designee) written notice of such intention at least fifteen (15) days prior to the starting date of the proposed lease, together with the name and address of the proposed lessee, and other information about the lessee or the lease that the Board shall require. Failure to provide notice shall cause the leaseholder to be treated as a nullity and the Board shall have the power to evict the lessee by summary proceeding as set forth in this section. The Board of Directors may promulgate, and require use of, a uniform form of Lot lease, for any lease.
- v. The prospective tenant shall make himself available for a personal interview, if desired by the Board, prior to approval of the tenancy. Within fifteen (15) days after receipt of a fully completed notice and information, and the holding of a personal interview, whichever date last occurs, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by an Association officer or its agent, in recordable form. Failure of the Association to respond in writing with approval or disapproval within thirty-days of the last date to occur above, shall constitute approval.
- vi. Approval: Approval or disapproval of a proposed tenant shall be delivered to the Lot owner proposing the lease, in writing, at his or her Lot within fifteen (15) days after the Association's receipt of his application, therefore. The Association may deny the Owner permission to lease any Lot on grounds the Association may determine as further detailed in this section. The Association



- may charge a fee for review of the tenant application, as well as requiring background and credit checks, not to exceed the provisions of the Homeowners Association Act as it may be amended from time to time, but not less than \$80.00 individual and \$100.00 per husband and wife.
- vii. The prospective tenant shall make himself available for a personal interview, if desired by the Board, prior to approval of the tenancy. Within fifteen (15) days after receipt of a fully completed notice and information, and the holding of a personal interview, whichever date last occurs, the Association must either approve or disapprove the transaction. If approved, the approval shall be stated in a certificate executed by an Association officer or its agent, in recordable form. Failure of the Association to respond in writing with approval or disapproval within thirty-days of the last date to occur above, shall constitute approval.
- viii. Disapproval: In the event approval is withheld, the Association shall consider the following factors and may confer with counsel in reaching its decision. Only the following may be deemed to constitute good cause for disapproval:
1. The application for approval on its face, or subsequent investigation thereof, indicates the person seeking approval (which shall include all proposed occupants) intends to conduct himself in a manner inconsistent with the Association governing documents.
 2. The person seeking approval; (which shall include all proposed occupants) has been designated by a Court as a sexual offender or sexual predator or has been convicted or pled no contest to a felony.
 3. The person seeking approval; (which shall include all proposed occupants) has a history of disruptive behavior or disregard for the rights



and property of others as evidenced by his or her conduct in other social organizations, communities or association or by conduct in this Association as a Lot Owner, tenant, or Occupant.

4. The person seeking approval failed to provide the information, transfer fee, or failed to appear as required to process the application in a timely manner.
 5. Assessments, fines, and other charges against the Lot or due from the Lot Owner have not been paid in full, provided however, the Association may grant approval subject to payment in full as a condition of the approval.
 6. The proposed leasehold violates the terms of this Declaration, or the Homeowners Association Act.
- ix. Violation: In the event of a Lot occupancy contrary to the provisions of this section, the Declaration, or the violation by a tenant or occupant of any provision of this Declaration or the Bylaws or Rules of the Association, the Association's Board of Directors, after not less than ten (10) days after the mailing of notice by certified or registered letter to the owner of the Lot with a copy to the tenant or occupant, advising of the restriction, the violation, and an opportunity to comply, may act as agent of the Lot owner to evict such lessee or occupant and in such event the Lot Owner shall pay the Association all costs and attorney's fees incurred by the association incident to the eviction. Every lease of a Lot shall specifically provide (or, if it does not, shall be automatically deemed to provide) that a material condition of the lease shall be the tenant's full compliance with the terms of this Declaration, Articles of Incorporation, Bylaws, Rules and other Association documents. The Lot Owner shall be jointly and severally liable with the tenant to the Association



- for any and all damages to the Association property caused by the acts or omissions of the lessee as well as any claim for injury or damage caused by the lessee. (as determined in the discretion of the Board of Directors).
- x. There shall be no subleasing of Lots, or renewal of leases without application to and approval by the Association. A sublease, if approved, shall be considered a new lease transaction for purposes of this Section. Renewal applicants are not required to remit the application fee, which may be charged by the Association.
 - xi. De Facto Tenancy: Owner agrees and understands that the continued presence of a Guest of Invitee that is present in a Lot for a period of 20 days within any 30-day period will, for the purposes of this Declaration, be considered a Tenant and subject to all lease requirements of this Declaration regardless of whether a written lease exists. This restriction includes family members residing on the property.
 - xii. The terms of this leasing Article, as well as the Declaration in its entirety, shall be effective upon any license, agreement, contract or agreement for occupancy, with or without compensation to the Lot Owner, a facilitated by home-sharing, short-term rental, vacation rental or similar type and style agreements facilitated by, but not solely restricted to, AirBnB.com, Homeaway.com and such similar services as may be utilized now or in the future.
 - xiii. Subordination: All leases are hereby made subordinate to any lien filed by the Homeowners Association, whether prior or subsequent to such lease.
 - xiv. Use of a Lot as a Congregate Living Facility, as defined herein is prohibited. A "Congregate Living Facility" shall be defined as transitional living facilities,



- community residential comes, community transitional residences;
rehabilitative homecare services, boarding home, assisted living facilities,
missionary housing, rehabilitative home care services, boarding homes, or
homes for aged of any other residential structure, for profit or not for profit,
which undertakes care, housing food service and one or more personal
services for persons not related to the owner or administrator by second
degree consanguinity, marriage or adoption.
- xv. Occupancy of a Lot is limited to a Single Family Use. – no more than one
family may occupy a Lot. A “Family” for the purposes of occupancy is defined
as:
1. One person or a group of two or more persons, but no more than three (3)
persons in total, who reside together as a single household, or who are
related to each of the others by blood, marriage or adoption who reside
together as a single household.
 2. In no event shall the Association limit non-traditional family structures or
extended family structures provided relationship by at least second degree
sanguinity, law or marriage are established.
 3. Any caregiver which is licensed by the State of Florida in addition to any of
the above criteria, unlicensed caregivers shall be obligated to comply with
the background and approval criteria set forth in Section 7(b) as though
they were a proposed tenant.

Occupancy of a Lot by two or more couples (married or unmarried) is prohibited.

If a Lot is owned by an entity, the entity must designate all occupants for the
Association, and occupancy is subject to Association approval in the manner set
forth herein for leases.



In the event the Board approves a rental or lease, such approval of a lease or rental shall not release the Lot Owner from any obligation under the Declaration, and either the lessee shall have the right to use the facilities and Common Elements, to the exclusion of the Lot Owner. The Association shall have the right to prohibit dual usage by a Lot Owner and a tenant of Association and Common Elements.

ARTICLE V: COVENANT FOR ASSESSMENT

Section 1. Creation of a Lien and Personal Obligation of Assessments

The Developer, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association, (1) annual assessments or charges, as hereinafter defined; and (2) special assessments for capital improvements, such assessments to be established and collected as herein provided and (3) all taxes, if any, which may be imposed on all or any portion of the foregoing by Law. All such assessments, together with interest and all costs and expense of collection, including reasonable attorney's fees, shall be a charge on the land and shall be a continuing Lien upon the property against which each assessment is made. Each such assessment, together with interest and all costs and expenses of collection, including reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to an Owner's successor in title unless expressly assumed by them.



Section 2. Purpose of Assessments

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area and such other areas over which the Association has responsibilities under the terms hereof and such emergency repairs as the Association may deem necessary. To effectuate the foregoing purposes an annual general Assessment shall be levied by the Association to provide and be used for the improvement and maintenance of the property, services, and facilities related to the use and enjoyment of the Common Area, including, but not limited to, the payment of real estate and other taxes and insurance for the Common Area and repair, replacement, and additions thereto, and for the cost of labor, equipment, and materials management and supervision thereof, and all other general operations of the Association.

Section 3. Initial Annual Assessment

The initial annual assessment shall be \$180.0 per Lot. The maximum annual assessment may be increased at any time by appropriate action by the Board of Directors of the Association.

Section 4 . 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 the Board of Directors of the Association.



Section 5. Uniform Rate of Assessment

Both annual and special assessments shall be fixed at a uniform rate for all Lots within that portion of the Properties described in Exhibit "A" attached hereto and herein incorporated by reference, together with such additions thereto which may hereafter be annexed by amendment to this Declaration.

Section 6. Date of Commencement of Annual Assessments

The annual assessment provided for herein shall commence as to all Lots within that portion of the Properties described in Exhibit "A" attached hereto on the first day of the month following the recording of the conveyance of the Common Area described in Exhibit "B" attached hereto to the Association by Developer. The annual assessments within any addition to the Properties created by annexation shall commence as to all Lots included within each such annexation on the first day of the month following the conveyance of the Common Area included within that annexation to the Association, or the conveyance of the first lot within said area to an Owner. Both annual and special assessments may be collected on a monthly basis, in the discretion of the Board of Directors of the Association, which 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; and the due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish to any interested Party a certificate signed by an officer of this Association setting forth whether the assessments on a specific Lot have been paid.

Section 7. Lien for Assessments

All sums assessed to any Lot pursuant to this Article, together with interest and all costs and expenses of collection, including reasonable attorney's fees, shall be secured by a



Lien on such Lot in favor of the Association evidenced by a Claim of Lien recorded in the Public Records of Pasco County, Florida. Such Liens. shall be subject and inferior to this Lien for all sums secured by a First mortgage encumbering such Lot. Except for Liens for all sums secured by a First Mortgage, all other Lienors acquiring Lien on any Lot after the recording of this Declaration in the Public Records of Pasco County, Florida, shall be deemed to consent that such Liens shall be inferior to Lots for assessments, as provided herein, whether or not such consent is specifically set forth in the instruments creating such Liens. The recordation of this Declaration in the Public Records of Pasco County, Florida, shall constitute constructive notice to all subsequent purchasers and creditors or either, of the existence of the Lien hereby created in favor of the Association and the priority thereof.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association

Any assessment not paid within thirty {30} days after the due date shall bear interest from the due date at the rate of eighteen (18) percent per annum or the highest rate of interest allowed by Law. The Association may bring an action of Law against the Owner personally obligated to pay the same, or foreclose the Lien against the property.

No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot. A suit to recover a money judgement for unpaid assessments hereunder shall be maintainable without foreclosing or waiving the Lien securing the same.

Section 9. Foreclosure

The Lien for sums assessed pursuant to this Declaration may be enforced by Judicial foreclosure by the Association in the same manner in which Mortgages on real property may be foreclosed in Florida. In any such foreclosure, the Owner shall be required to pay all costs and expenses of foreclosure, including reasonable attorney's fees. All such



costs and expenses shall be secured by the Lien being foreclosed, The Owner shall also be required to pay to the Association any assessments against the Lot which shall become due during the period of foreclosure, and the same shall be secured by the Lien foreclosed and accounted for as of the date of Owner's title is divested by foreclosure. The Association shall have the right and power to bid at the foreclosure or other legal sale to acquire the lot foreclosed, and hereafter to hold, convey, lease, rent, encumber, use and otherwise deal with the same as the Owner thereof for the purposes of resale only. In the event the foreclosure sale results in a deficiency, the Court ordering the same may, in its discretion, enter a personal judgement against the Owner thereof for such deficiency, in the same manner as is provided for foreclosure of mortgages in the State of Florida.

Section 10. Homesteads

By acceptance of deed thereto, the Owner of such Lot shall be deemed to acknowledge conclusively that the obligations evidenced by the assessments provided for in this Declaration are for improving and maintenance of any homestead maintained by such Owner on such Owner's Lot.

Section 11 . Subordination of the Lien to Mortgages

The Lien of the assessments provided for herein shall be subordinate to the Lien of any First Mortgage. Sale or transfer of any Lot shall not effect the Assessment Lien, However, the sale or transfer of any Lot pursuant to foreclosure of any such First Mortgage or any proceeding in lieu thereof, shall extinguished the Lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for assessments thereafter becoming due or from the Lien thereof. The Association shall, upon written request, report to any encumbrancer of a Lot any unpaid assessments remaining unpaid for a period longer



than thirty (30) days after the same shall have become due and shall give such encumbrancer a period of thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against the Lot; provided, however, that such encumbrancer first shall have furnished to the Association written notice of the existence of the encumbrance, which notice shall designate the Lot encumbrancer by a proper legal description and shall state the address to which notices pursuant to this Section shall be given to the encumbrancer. Any encumbrancer holding a Lien on a Lot may Pay, but shall not be required to pay any amounts secured by the Lien created by this Section; and upon such payment, such encumbrancer shall be subrogated to all rights of the Association with respect to such Lien, including priority.

ARTICLE VI: STAGE DEVELOPMENTS AND ANNEXATION

Annexation Without Association Approval. Additional lands may be annexed, in whole or in part, by Developer and made subject to the governing provisions of this Declaration without the consent of the Association within three (3) years from the date of this instrument.

ARTICLE VII: GENERAL PROVISIONS

Section 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 attorney's fees. In the event the Association enforces the provisions hereof against any Owner, the costs and expenses of such enforcement, including reasonable attorney's fees, may be assessed against such Owner's Lot as a special assessment



pursuant to the provision 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 attorney's fees, in the discretion of the Board of Directors of the Association.

Section 2. Severability

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

Section 3. Amendment (Amended April 2021)

Recorded Pasco County: 4/29/21 BK 10335 pg 1286-1289

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 in the Public Records of Pasco County, Florida, after which time said covenants shall be preserved in the manner for by Florida Statute 720.3032 as amended from time to time, or such other means of preservation as is provided for by law. The covenants and restrictions of this declaration may be amended by an instrument signed by not less than sixty-six and two thirds percentage (66 2/3 %) of the Lot Owners. Any amendment must be properly recorded in the Public Records of Pasco County, Florida.

Section 4. Effect of Recording

Any Lot situated within the real property described in Exhibit "A" attached hereto shall be deemed to be subject to assessment, as such term is used in this Declaration, or in the Association's Articles of incorporation or Bylaws, upon recording of this Declaration in the Public Records of Pasco County, Florida; and any Lot annexed pursuant to the



provisions hereof shall be deemed "subject to assessment" upon recording of the

Amendment to this Declaration in said Public Records annexing the same.

Section 5. 55 or Older Community (Last Amended March 2022)

Recorded Pasco County: 1/13/89 BK 1774 pg 0760-0761

Recorded Pasco County: 12/2/20 BK 10239 pg 1484-1489

Recorded Pasco County: 3/9/22 BK 10580 pg 1296-1300

Oaks Royal Phase III Homeowners Association, Inc. is designated as a 55 and older community, as indexed by the Florida Commission on Human Relations and operating under the exemption requirements of FHA 42 U.S.C Section 3607 as amended as to housing for older persons.

- (a) All lots in the community must be occupied by at least one occupant that is aged fifty-five years or older. The Association may require such documentation as reasonably necessary to verify this age requirement. In the event that the occupant is not aged fifty-five or older or is unable to be verified to be fifty-five or older, the Association may obtain injunctive relief to remove the individual from the Lot. Sole exception to this paragraph is provided for widows or widowers whose occupancy of the lot pre-dated the Lot's violation of this section. The Association shall continue to operate under 24 CFR Section 100.305, 100.306 and 100.307 as amended.
- (b) In addition to the mandatory occupancy by on individual aged fifty-five years or older provided in paragraph (a) above, no individual aged less than forty-five years is able to occupy a dwelling in the property for a period of more than forty-two (42) days in any twelve (12) month period of time. In no circumstances may individuals aged less than forty-five years permanently occupy a Lot in the Association. The Association may require such documentation as reasonably necessary to verify this age requirement. In the event that the occupant is not



aged forty-five or older or is unable to be verified to be forty-five or older, the

Association may obtain injunctive relief to remove the individual from the Lot.

- (c) Oaks Royal Phase III Homeowners Association, Inc. shall be responsible for the enforcement of the restrictions set forth in this Article VII Section 5 of the Declaration and shall be jointly and severally liable along with the Owner(s) of the violation Lot(s) to the County and District School Board of Pasco County (hereinafter, "School Board"), for payment(s) of any school impact fees, mobility fees, TIFs, or transportation mitigation waived or reduced if such restrictions are proven to have been violated. Such payment shall be calculated in accordance with the school impact fee, mobility fee, TIF, or the transportation mitigation rates or rules in effect at the time the violation(s) are discovered.
- (d) The foregoing restrictions are adopted for the benefit of the County and the School Board who shall have the right to enforce violation of the aforementioned restrictions by assessment of school impact fees, TIFS, mobility fees, or transportation mitigation by any means legally available to Oak Royal Phase III Homeowners Association, Inc., or by any other legal remedy, including injunctive relief. The County and the School Board shall be entitled to recover any attorney's fees expended to enforce violations of the forgoing restrictions or to collect school impact fees, TIFs, or transportation mitigation waived or reduced in violation of the foregoing restrictions.
- (e) The restrictions set forth in this Article VII Section 5 shall survive any expiration of the governing documents and deed restrictions and shall not be removed or amended without the consent and written agreement of both the County and the School Board.