

THIS IS NOT A
CERTIFIED COPY
REVITALIZED DECLARATION OF COVENANTS AND RESTRICTIONS OF
PEBBLE CREEK VILLAGE HOMEOWNER'S ASSOCIATION, INC.

THIS REVITALIZED DECLARATION made this 12 day of MARCH, 2013,
by Pebble Creek Village H.O.A., hereinafter called the Association:

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PEBBLE CREEK VILLAGE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION hereinafter called "the Association", is the homeowner's association that was incorporated on February 20, 1973, originally named The Homeowner's Association of Pebble Creek Village, a Florida Non-Profit Corporation. The name of the Association was changed to Pebble Creek Village Homeowner's Association, Inc. on or about April 27, 2007; the homeowner's association being formed to carry out the duties and responsibilities of the Pebble Creek Village Subdivision established pursuant to that certain Declaration of Covenants and Restrictions of Pebble Creek Village recorded in the Public Records of Hillsborough County, Florida, at Official Records Book 2659, Page 147, et. seq. Said Declaration was executed and recorded by the Developers, P.H.E., Inc., an Ohio Corporation, that was the fee simple owner of all of that certain real property more particularly described in the land shown on the plats of the Pebble Creek Village Subdivision as recorded in Plat Book 45, Page 16, of the Public Records of Hillsborough County, Florida, and as legally described in Exhibit A to the Declaration of Covenants and Restrictions of Pebble Creek Village.

Additional lands have been annexed to the Pebble Creek Village Subdivision and are subject to the original Declaration of Restrictions for Pebble Creek Village and all of the amendments thereto. Those lands being more fully described in the Supplemental Declaration of Covenants and Restrictions of Pebble Creek Village recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 2960, beginning at Page 901; the Supplemental Declaration of Covenants and Restrictions of Pebble Creek Village recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 4185, beginning at Page 227; the amendment to Declaration of Covenants and Restrictions of Pebble Creek Village recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 2671, beginning at Page 989; the Declaration of Condominium of Pebble Creek Condominium Village Two, recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 2956, beginning at Page 1677; the Declaration of Condominium of Pebble Creek Condominium Village One recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 2787, beginning at Page 116; the Plat of Pebble Creek Village Unit 2 recorded at Plat Book 47, Page 61 of the Public Records of Hillsborough County, Florida that Plat of Pebble Creek Village Unit 2A recorded in the Official Records of Hillsborough County, Florida, at Plat Book 50, Page 69; the Plat of Pebble Creek Village Unit 3, recorded in the Official Records of Hillsborough County, Florida at Plat Book 51, Page 32; the Declaration of Condominium of Fairway Villas at Pebble Creek Village recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 3806, beginning at Page 1987; the Plat of Fairway Villas at Pebble Creek Village recorded in the Official Records of Hillsborough County, Florida;

WHEREAS, the Association is governing the Subdivision known as Pebble Creek Village, and the Association deems it necessary, proper and desirable to revitalize said Declaration of Protective Covenants and Restrictions recorded at Official Records Book 2659, beginning at Page 147; the amendments to Declaration of Covenants and Restrictions of Pebble Creek Village, recorded

THIS IS NOT A

CERTIFIED COPY

in the Official Records of Hillsborough County, Florida, at Official Records Book 7320, Pages 602 through 608; said protective covenants, restrictions and other conditions placed upon the land within said Subdivision, are incorporated into this Revitalized Declaration of Protective Covenants and Restrictions; it is deemed that said protected covenants and restrictions as amended, supplemented and revitalized, shall expressly run with the title to the land and govern all present and future owners and users thereof for their mutually protection, benefit, and wellbeing.

WHEREAS, all of the supplements and amendments referenced hereinabove are hereby incorporated into this Revitalized Declaration of Restrictions for Pebble Creek Village;

WHEREAS, the Association has the authority to amend said Declaration of Protective Covenants and Restrictions.

WHEREAS, said Association was established for the purpose of enforcing and supervising said restrictions and covenants, which is authorized but not required, to enforce and supervise the compliance with the provisions thereof;

NOW, THEREFORE, for and in consideration of the premises set forth herein and other good and valuable consideration, the grantee of any deed conveying any homesite or homesites, parcel or tracts shown on said plat or any plats or portions or replats thereof at any time thereof during the term these restrictions are in force shall be deemed by the acceptance of such deed to have expressly agreed to all of such protective covenants, restrictions, easements, conditions, charges, reservations, burdens and servitudes as follows:

ARTICLE I
Definitions

SECTION I. The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to Homeowner's Association of Pebble Creek Village, a Florida non-profit corporation.

(b) "The Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to these covenants and restrictions or those in any Supplemental Declaration under the provisions of Article II, hereof.

(c) "Common Properties" shall mean and refer to those areas of land described in Schedule A attached hereto, and shown as recreation areas and playgrounds, and those so designated in any Supplemental Declaration and intended to be devoted to the common use and enjoyment of the owners of the Properties.

(d) "Limited Common Properties" shall mean and refer to those areas of land planned by the developer to be made a part hereof, those Lots of Living Units conveyed to a private club entity and designated in such conveyance as Limited Common Properties, and those so designated in any Supplemental Declaration under the provisions of Article II hereof and intended to be devoted to private club purposes.

THIS IS NOT A CERTIFIED COPY

(e) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of The Properties with the exception of the Common Properties and Limited Common Properties as heretofore defined.

(f) "Living Unit" shall mean and refer to any portion of a building situated upon The Properties designed and intended for use and occupancy as a residence by a single family.

(g) "Model Home" shall mean any single family or multi-family dwelling unit used solely as a model for the sale of other dwelling units and having no person living within said unit.

(h) "Single Family Attached Dwellings" shall mean and refer to any buildings having common walls.

(i) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Living Unit situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure action or any deed in lieu of foreclosure.

(j) "Member" shall mean and refer to all those Owners who are members of Association as provided in Article IV, Section I hereof.

(k) "Project" shall mean the land as shown on the Master Plan prepared by the developer dated November 11, 1972 and any additional property which may be added by developer in accordance with Article II.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION: ADDITIONS THERETO

SECTION I. Existing property. The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, all of which real property shall hereinafter be referred to as "Existing Property" and is described in Schedule A attached hereto and made a part hereof.

SECTION II. Additions to Existing Property. Additional lands may become subject to this Declaration in the following manner:

(a) Additions by Action of Developer. Developer, its successors and assigns, shall have the right without consent of owners or Association to bring within the scheme of this Declaration additional properties in future stages of the Project and development.

The additions authorized under this and the succeeding subsection, shall be made by filing for record a Supplemental Declaration with respect to the additional property which shall extend the scheme of these covenants and restrictions to such property.

THIS IS NOT A CERTIFIED COPY

Such Supplemental Declaration may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as are not inconsistent with the scheme of this Declaration. In no event, however, shall such Supplemental Declaration revoke, modify or add to the covenants established by this Declaration within Existing Property.

(b) Other Additions. Upon approval in writing of Association, pursuant to a vote of its members as provided in its Articles of Incorporation, the owner of any property who desires to add it to the scheme of this Declaration and to subject it to the jurisdiction of Association, may file for record a Supplemental Declaration as described in subsection (a) hereof.

(c) Mergers. Upon a merger or consolidation of Association with another association as provided in its Articles of Incorporation, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the covenants and restrictions established by this Declaration within Existing Property together with the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration within Existing Property except as hereinafter provided.

ARTICLE III GENERAL PLAN OF DEVELOPMENT

There has been prepared by the Developer a General Plan of Development showing the proposed development of the property described in this Declaration. The General Plan of Development shall not bind the Developer, its successors and assigns to adhere to the Plan in any subsequent development of the land shown thereon, and representations of salesmen, agents, or employees of Developer or of Developer's successors in interest shall not in any way bind Developer or its successors in interest to adhere to the Plan in any subsequent development. It also shall be understood that the Developer shall be free to develop such portions or sections of the lands depicted in the General Plan of Development as, in the reasonable exercise of its discretion, it deems in the best interest of the entire development, without regard to the relative location of such portions or sections within the overall plan; that it shall not be required to follow any predetermined sequence or order of improvement and development; and that it may bring within the scheme of this Declaration additional lands, and develop the same before completing the development of the Existing Property.

ARTICLE IV MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

SECTION I. MEMBERSHIP. Every person or entity who is a record owner of a fee simple or of a fractional undivided fee simple interest in any Lot or Living Unit which is subject, by these covenants, to the jurisdiction and powers of the Association, and particularly to the assessment and assessment lien powers of the Association, 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 an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Living Unit which is subject to the aforesaid jurisdiction and powers of the Association, and, as used herein, the word Lot and the words Living Unit shall have the meaning set

THIS IS NOT A
CERTIFIED COPY

forth herein. All membership rights and duties shall be subject to and controlled by this Declaration, which is to be in the form of a covenants running with the land.

SECTION II. VOTING RIGHTS. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners of Lots and Living Units with the exception of the Developer, as defined in this Declaration, and shall be entitled to one vote for each Lot or Living Unit owned. When more than one persons holds an interest in any Lot or Living Unit, all such persons shall be members, but the single vote for such Lot or Living Unit shall be exercised as they among themselves determine, and in no event shall more than one vote be cast with respect to any Lot or Living Unit owned by Class A members.

Class B. The Class B member shall be the Developer, and it shall be entitled to four (4) votes for each of the Lots and Living Units it owns. The Class B membership and its voting rights shall cease and be converted to Class A membership on January 1, 1995, or on the date when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership determined on the basis of the total intended units for the entire project as set forth in the Master Plan of Developer as said Master Plan is defined in the Declaration, whichever is the first to occur.

**ARTICLE V
PROPERTY RIGHTS IN THE COMMON PROPERTIES**

SECTION 1. Members' Easements of Enjoyment. Subject to the provisions of Section 3, every Member shall have a right and easement of enjoyment in and to Common Properties and such easement shall be appurtenant to and shall pass with the title to every Lot or Living Unit.

SECTION 2. Title to Common Properties. Developer may retain the legal title to Common Properties until such time as it has completed improvements thereon and until such time as, in the opinion of Developer, Association is able to maintain the same but, notwithstanding any provision herein, Developer hereby covenants, for itself, its successors and assigns, that it shall convey Common Properties to the Association not later than January 1, 1995.

SECTION 3. Extent of Members' Easements. The rights and easement of enjoyment created hereby shall be subject to the following:

- (a) The right of Association to take such steps as are reasonably necessary to protect the above described properties against foreclosure and
- (b) The right of Association, as provided in its Articles of Incorporation and Code of Regulations, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and
- (c) The right of Association to dedicate or transfer all or any part of Common Properties to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by Members, provided that no such dedication, transfer or determination as to the purposes or as to the conditions thereof shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes of each class of membership has been recorded,

THIS IS NOT A

CERTIFIED COPY

agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken.

SECTION 4. Association shall retain Common Properties for park, recreation and open space purposes and shall maintain Common Properties. The minimum standard of maintenance shall be the keeping of non-wooded areas mowed, the keeping of wood area trails in good repair and the keeping of Common Properties free from trash, debris and nuisance. Such recreation purposes shall include the placing or construction of recreational structures upon Common Properties.

**ARTICLE VI
LIMITED COMMON PROPERTIES**

SECTION 1. Members shall have the right to join and maintain social membership in any private club owning or operating any Limited Common Properties upon payment of required fees, dues and assessments and upon compliance with the rules and regulations of said club governing personal conduct on Limited Common Properties.

SECTION 2. In the event Limited Common Properties are not maintained in accordance with the minimum maintenance standard established in Section 4 of Article V above, said areas shall be deemed Common Properties for use and maintenance purposes only. The maintenance obligation of Association hereunder shall be no more than the minimum maintenance standard established in Section 4 of Article V above. Said areas may again be used for private club purposes and shall thereupon be deemed Limited Common Properties for all purposes.

SECTION 3. Any maintenance expense incurred by virtue of Section 2 of this Article VI, interest thereon and costs of collection thereof shall be a charge on Limited Common Properties and shall be a continuing lien thereon. The amount of such lien shall be no more than that amount required for minimum maintenance pursuant to the standard established in Section 4 of Article V above, plus interest thereon and costs of collection thereof. Such expense together with such interest thereon and costs of collection thereof as hereinafter provided shall also be an obligation of the owner of Limited Common Properties at the time when the expenses were incurred.

SECTION 4. At any time within 13 months from the payment of any maintenance expenses herein provided, Association shall mail by registered or certified mail, copies of receipted bills for such expense to the owner or owners of Limited Common Properties.

SECTION 5. Subordination of the Lien, to Mortgages. The lien for maintenance expenses, interest and costs of collection provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment; provided, however, that such subordination shall apply only to the maintenance assessment, interest and costs of collection which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure, or any deed in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent maintenance expenses, interest and costs of collection.

SECTION 6. Any owner of Limited Common Properties who believes that the portion of common expenses chargeable to Limited Common Properties, has been improperly charged against his

THIS IS NOT A

CERTIFIED COPY

Limited Common Properties may bring an action in the Circuit Court of Hillsborough County, Florida, for the discharge of such lien.

**ARTICLE VII
COVENANT FOR MAINTENANCE**

SECTION 1. Each Owner shall keep all Lots owned by him, and all improvements therein or thereon in good order and repair, including the mowing of lawns, and other appropriate external care of all improvements situated on said Lot, in a manner and with such frequency as is consistent with good property management. If in the opinion of the "Architectural Committee" as hereinafter defined, any owner fails to perform the duties imposed by this Section the Association after approval by a majority decision of its Board of Directors or the Developer, and, after thirty (30) days written notice by Certified Mail to Owner to remedy the condition in question shall have the right through its agents and employees, to enter upon the Lot or Living Unit or Parcel of Land in question and to repair, maintain and restore the Lot or Living Unit or Parcel of Land or such improvements, and the cost thereof shall be binding, personal obligation of such Owner, as well as a charge and a lien enforceable in the same manner as a mortgage upon the Lot, Living Unit, or Parcel of Land in question.

**ARTICLE VIII
COVENANT FOR MAINTENANCE ASSESSMENTS**

SECTION 1. Creation of the Lien and Personal Obligation of Assessments. Developer, for each Lot and Living Unit owned by it within the Properties hereby covenants, and each Owner by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to Association: (1) annual assessment or charges, (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, 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 thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

SECTION 2. Purposes of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of Common Properties, including, but not limited to, the payment of taxes and insurance thereon, repairs, replacements and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

SECTION 3. Basis and Maximum of Annual Assessments. Until the fiscal year beginning July 1, 1974, the annual assessment shall be \$90.00 per Living Unit and shall be used in the following manner:

- (1) Taxes on all common property.

THIS IS NOT A
CERTIFIED COPY

(2) Balance of the annual dues shall be used for maintenance of all common areas, and for any other purpose the Association deems proper.

From and after July 1, 1974, the annual assessment may be increased by vote of members, as hereinafter provided, for the next succeeding three year period, and at the end of each three year period for each succeeding three year period. The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessments for any year at a lesser amount.

SECTION 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized by Section 3 hereof, 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 or reconstruction and unexpected repair or replacement of a described capital improvement upon Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

SECTION 5. Change in Basis and Maximum of Annual Assessments. Subject to the limitations of Section 3 hereof, and for the periods therein specified, Association may change the maximum and basis of the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of two-thirds of the votes of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting; provided further that the limitations of Section 3 hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which Association is authorized to participate under its Articles of Incorporation and Code of Regulation, and under Article II, Section 2 hereof.

SECTION 6. Quorum for Any Action Authorized Under Sections 4 and 5. The quorum required for any action authorized by Sections 4 and 5 hereof shall be as follows: At the first meeting called, as provided in Section 4 and 5 hereof, the presence at the meeting of Members, or of proxies, entitled to cast sixty (60) per cent of the votes of each class of Members shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Section 4 and 5 and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

SECTION 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence on July 1, 1973. The assessments for any year, after the first year, shall become due and payable on the first day of July of each year. The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties not subject to assessment at a time other than the beginning of any assessment period.

THIS IS NOT A

CERTIFIED COPY
The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

SECTION 8. Duties of the Directors. The Directors of the Association shall fix the date of commencement and the amount of the assessment against each Lot or Living Unit for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of Association and shall be open to inspection by an Owner. Written notice of the assessment shall thereupon be sent to every Owner subject thereto. Association shall, upon demand, at any time furnish to any Owner liable for said assessment or any mortgagee, a certificate in writing signed by an officer of Association, setting forth the amount of his unpaid assessments. Failure of Association to furnish said certificate within sixty (60) days of receipt of written demand therefor, shall discharge any lien for assessments levied prior to the date of the mailing of said demand.

SECTION 9. Effect of Non-Payment of Assessment: The Personal Obligation of Owner: The Lien: Remedies of Association. If the assessments are not paid on the date when due then such assessment shall become delinquent, and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them. In addition to the above, Association may deny use of Common Properties and Limited Common Properties if assessments are delinquent.

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 eight percent (8%) per annum, and Association may bring an action at law against the Owner personally obligated to pay the same or may foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court, together with the cost of this action.

SECTION 10. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure, such as a deed in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessment thereafter becoming due, nor from the lien of any such subsequent assessment.

SECTION 11. Exempt Property. The following property subject to these restrictions shall be exempted from the assessments, charges and liens created herein:

- (a) All properties in the name of the Developer until conveyed to an Owner as defined herein. Any transfer to a person, firm, corporation or other entity merely for the purpose of changing the form of Developer's ownership or for the purpose of holding said properties for sale or for the purpose of

THIS IS NOT A
CERTIFIED COPY

construction of improvements thereon shall be deemed not to be a transfer to an Owner.

- (b) All properties, to the extent of any easement or other interest therein, dedicated and accepted by the local public authority and devoted to the public use.
- (c) All Common Properties.
- (d) All Limited Common Properties except for the lien provided in Article VI hereof.
- (e) All properties exempted from taxation by the laws of the State of Florida upon the terms and to the extent of such legal exemption.
- (f) Property purchased by a builder in quantities of ten (10) or more lots for a period of nine (9) months from date of purchase.
- (g) Model homes as defined heretofore.

**ARTICLE IX
COVENANTS AND RESTRICTIONS GOVERNING LOTS
OR LIVING UNITS AND WATERWAYS**

SECTION 1. Animals. No animal or pet of any kind, with the exception of one dog and one cat per residence, may be kept or harbored on any lot or living unit except by revocable permission of Association. The one dog and one cat which are allowed per residence shall be kept on a leash at all times when outside of the residence. All such allowable dogs or cats shall be indoor house pets. No outside animal dwelling structures are permitted.

SECTION 2. Parking of Trucks, Trailers, Boats, Mobile Homes. No owner shall allow the parking of trucks, trailers, boats, mobile homes, or erection of tents on a regular basis in front of or on any premises except in an enclosed structure without the revocable permission of Association.

SECTION 3. Trash or Garbage. No owner shall allow trash or garbage to accumulate on any premises except in containers that are emptied periodically.

SECTION 4. Trade or Business. No owner shall carry on or permit to be carried on, on any premises, any trade or business that is evident to the public or to other members of the Association.

SECTION 5. Signs. No signs or other advertising device of any nature shall be placed upon any lot except:

- (a) A sign advertising a dwelling for sale not in excess of 9 square feet.

THIS IS NOT A
CERTIFIED COPY

(b) By an investor of more than one lot, with one sign only at any given time not in excess of 9 square feet.

SECTION 6. Miscellaneous.

- (a) All single family dwellings shall have an outdoor light which shall be kept illuminated during the hours of darkness, said light shall be located adjacent to the driveway and the dedicated road.
- (b) On all private drives or roads, if any, leading to multi-family units there shall be installed an outdoor light on said private drive or road where said drive or road meets the dedicated public road. These lights shall be illuminated during the hours of darkness.
- (c) All owners of single family detached dwellings must spend a minimum of \$100.00 for landscaping, other than ground cover, within one (1) year after occupancy.
- (d) All drives must be made of a hard surfaced material such as asphalt or concrete and must be hard surfaced within one (1) year after initial occupancy.
- (e) No garage or structure may be built on a single-family lot unless it is attached to the house.
- (f) All mailboxes must be approved by the Architectural Committee prior to installation.
- (g) Separate newspaper boxes are not permitted.

SECTION 7. T.V. Antennas. There shall be no TV antennas permitted on The Properties without the revocable permission of Association. Developer, and its agents or assigns, shall not be bound by this restriction and may erect or have erected by its agent or assigns a community television antenna upon The Properties.

**ARTICLE X
PARTY WALLS**

SECTION 1. General Rules of Law to Apply. Each wall which is built as part of the original construction of the homes upon The Properties 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 of liability of property damage due to negligent or willful acts or omissions shall apply thereto.

SECTION 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

SECTION 3. Destruction by Fire or Other Casualty. 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.

THIS IS NOT A

CERTIFIED COPY

SECTION 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

SECTION 5. Right to Contribute Runs with 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 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision of a majority of all the arbitrators shall be final and conclusive of the question involved.

SECTION 7. Condominium. The provisions of this Article X pertaining to party walls shall not affect the Owner of Condominium Living Units where such Condominium Living Units are contained in a multi-family building; provided, however, that the provisions of this Article X shall apply to townhouses and cluster housing even if said housing shall be owned in a condominium form of ownership, unless the Declaration of Condominium pertaining to the particular townhouses and cluster housing provides otherwise.

**ARTICLE XI
ARCHITECTURAL CONTROL COMMITTEE**

SECTION 1. Appointment of Committee. An Architectural Control Committee shall be appointed by the Board of Directors. The Committee shall consist of five members of the Association. Initially, one (1) member shall serve for one (1) year; two (2) members shall serve for two (2) years; and two (2) members shall serve for three (3) years. In addition to the five (5) appointed members, the Association Board member who is given responsibility for architectural control shall serve on the architectural committee as liaison to the Board and shall have voting rights on the architectural committee for the purpose of creating a majority vote.

Members of the Committee may be re-appointed for successive terms. Vacancies that occur on the committee will be replaced by the Board at the next regular scheduled meeting of the Board.

SECTION 2. Review and Approval of Plans.

A. No building, dock, fence, wall or other structure shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or alteration thereto, including driveway and sidewalk painting, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of same shall have been submitted to the Architectural Control Committee via the Board of Directors for final approval by the Board of Directors.

- (1) as to the aesthetic and other impact of the addition or alteration;
- (2) as to the harmony of external design and general quality of Pebble Creek Village;
- (3) as to location of the structure in relation to surrounding structures and topography and finished ground elevation; and

THIS IS NOT A

CERTIFIED COPY

(4) as to consistency with the provisions of this Declaration, and other criteria and guidelines of the Committee.

B. In the event the Architectural Control Committee fails to approve or disapprove such plans and specifications within thirty (30) days from their submittal and receipt of the Committee, the plans and specifications shall be deemed approved.

SECTION 3. Form of Submittal and Information Required.

A. The plans and specifications to be submitted to the Architectural Control Committee shall be in such form and shall contain such information as may be reasonably required by the Architectural Control Committee, including but not limited to:

(1) a site plan showing the location of all proposed and existing structures on the lot, including building setbacks, open space, driveways and parking spaces, including the number thereof;

(2) a foundation plan or structure footprint;

(3) a floor plan;

(4) exterior elevations of any proposed structure and alterations to existing structures, will appear after all construction, including backfilling, drainage, grading and landscaping, has been completed;

(5) specifications of materials, color scheme, lighting schemes and other details affecting the exterior appearance of any proposed structure or alteration to existing structures; and

(6) plans for landscaping and grading, especially if the proposed alteration or structure consists of such landscaping or grading.

B. The Architectural Control Committee may require additional information. If additional information is requested, the original time period of thirty (30) days in which the Architectural Control Committee has to render a decision on approval and disapproval, may be extended for a reasonable period of time. Such time extension shall be announced by the Committee when they make their request for additional information.

C. The Architectural Control Committee shall have the authority to recommend to the Association Board of Directors standards and criteria for all structures, additions, and alterations, over which the Committee has review and approval authority. These standards and criteria, once adopted by the Association Board of Directors, shall become a part of the Association records, and shall be furnished to all members.

D. The Architectural Control Committee may specify a form to be used as a cover sheet for all submittals. The form shall contain a space to be completed by the Committee indicating the action taken, including the results of the neighbor survey, on the request.

SECTION 4. Record of Committee Action.

THIS IS NOT A CERTIFIED COPY

A. Upon approval by the Architectural Control Committee of any plans and specifications submitted pursuant to this Declaration, a copy of such plans and specifications, as approved, shall become a permanent record to be kept by the Association Board of Directors. A copy of the plans and specifications, along with the written recommendations of the Committee, be returned to the Board of Directors. The copy of the plans and specifications will remain the property of the Board. The Board will then inform the requestor of approval or denial. Approval of any plans and specifications shall not be deemed a waiver of the Architectural Control Committee's right, in its discretion, to disapprove similar plans and specifications, or any of the features or elements included therein, if such plans, specifications, features or elements are subsequently submitted by any other person.

B. Approval of any plans and specifications relating to any lot or structure shall be final as to that lot or structure, and such approval may not be reviewed or rescinded thereafter, provided that there has been adherence to, and compliance with, such plans and specifications, as approved, and any conditions attached to any such approval.

C. Notwithstanding anything to the contrary, the Architectural Control Committee may request changes in any plans or structures that are completed or being built if required by law, and the Architectural Control Committee shall not be liable for damages.

D. No member of the Architectural Control Committee, or the Committee itself, shall be responsible or liable in any way for any defects in any plans or specifications approved by the Committee, nor for any structural defects in any work done according to such plans and specifications. Further, no member of the Architectural Control Committee, or the Committee itself, shall be liable in damages to anyone by reason of mistake in judgment, negligence, misfeasance, malfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any plans and specifications or the exercise of any other power or right of the Architectural Control Committee provided for in this Declaration. Every person who submits plans or specifications to the Architectural Control Committee for approval agrees, by submission of such plans and specifications, and every owner of a lot agrees, that he will not bring any action or suit against the Architectural Control Committee or any member of the Committee, to recover for any such damage.

E. Any employee or agent of the Architectural Control Committee may, after reasonable notice, at any reasonable time, enter upon any lot for the purpose of ascertaining whether the installation, construction, alteration or maintenance of any structure, or the use of any lot and structure is in compliance with the provisions of this Declaration; and neither the Architectural Control Committee nor any such agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

SECTION 5. Violations. If any structure shall be erected, placed, maintained or altered upon any lot, otherwise than in accordance with the plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article, such erection, placement, maintenance or alteration shall be deemed to have been undertaken in violation of this Article and without approval required herein. If in the opinion of the Architectural Control Committee such violation shall have occurred, the Architectural Control Committee shall notify the Board of Directors of the Association. If the Board shall agree with the determination of the Architectural Control Committee with respect to the violation, the Board shall provide written notice to the Owner by certified mail, return receipt requested, setting forth in reasonable detail the nature of the violation and the specific

THIS IS NOT A

CERTIFIED COPY

action or actions required to remedy the violation. If the Owner shall not have taken the reasonable steps toward the required remedial action within thirty (30) days after the mailing of the notice of violation to the Owner, the Association shall have the right to pursue the matter as an enforcement action pursuant to the terms of the Declaration, and shall be entitled to an award of reasonable attorneys fees and costs as the prevailing party in any litigation that might result from an Owner's failure to comply with the terms of this Article.

**ARTICLE XII
GENERAL PROVISIONS**

SECTION 1. Duration. The covenants and restrictions reserved in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by Association, the owner of any land subject to these covenants and restrictions, their respective legal representatives, heirs, successors, and assigns, for a term of 50 years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument, signed by the Owners of two-thirds of the Lots or Living Units, has been previously recorded agreeing to change said covenants and restrictions in whole or in part. No such agreement to change shall be effective unless written notice of the proposed changes is sent to every Owner of record at least thirty (30) days in advance of the date a response to the changes is requested. Any such changes proposed and agreed to by two-thirds of the Owners shall be effective upon recording, a copy of the recorded change shall be provided to each Owner of record.

SECTION 2. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of Association at the time of such mailing.

SECTION 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restrictions, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by Association or any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any action brought to enforce the provisions of this Declaration, or any rules otherwise properly adopted by the Association, the prevailing party in any such action shall be entitled to recover its attorney's fees and court costs.

SECTION 4. Directors. Any action to be taken by Association pursuant to these easements, covenants, restrictions, charges and liens shall, unless otherwise specified herein to the contrary, be taken by the Board of Directors of the Association.

SECTION 5. Right of Entry Upon Default. Developer reserves and is granted the right, and hereby grants to Association in case of any violation or breach of any of the restrictions, covenants and assessments contained in this Declaration, the right to enter the property upon or as to which such violation or breach exists, and to summarily abate and/or remove, at the expense of the Owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof, as interpreted by Association, and Association or its agents shall not, by reason thereof, be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure or delay to enforce any of the restrictions, covenants and easements contained in

THIS IS NOT A

CRIPPLED COPY

this deed, shall in no event be construed, taken or held to be a waiver thereof or acquiescence in or consent to any new, subsequent, further or succeeding breach or violation thereof.

SECTION 6. Rights of Owners Upon Default. Owners, interested parties, occupants, lessees or tenants of Lots or Living Units who are in default as to any of the covenants and restrictions herein contained shall have no right to use or benefit from any of the Common Properties or Limited Common Properties, utilities or assets of Association; but if rights, benefits, utilities or assets are used by or extended to such persons, Association shall not be stopped from a later revocation thereof, nor be liable in damages for such revocation. Any denial of use shall not diminish any obligations of defaulting parties hereunder.

SECTION 7. Severability. The invalidity of any covenants, restriction, easement, charge, lien or any other provision of this Declaration, or of any part of the same, shall not impair or affect in any manner the validity, enforceability or effect of any other provision hereof.

SECTION 8. Perpetuities and Restraints on Alienation. If any of the options, privileges, restrictions, covenants, easements or rights created herein shall be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the survivor of the now living descendants of Rose Kennedy, Mother of the late President John F. Kennedy.

**ARTICLE XIII
EASEMENTS**

SECTION 1. Easements and rights-of-way are hereby expressly reserved to Developer, its successors and assigns, in, on, over and under the "easement area", as hereinafter defined, of each Lot, for the following purposes:

(a) For the erection, installation, construction and maintenance of (1) poles, wires, lines and conduits, and the necessary or proper attachments in connection with the transmission of electricity, telephone, community antenna television cables and other utilities and other similar facilities, and (2) storm-water drains, land drains, public and private sewers, pipe lines for supplying gas, water and heat and for other public or quasi-public utility facility, service or function, whether above ground or underground, and

(b) For slope control purposes, including the right to grade and plant slopes and prevent the doing of any activity which might interfere with slope ratios approved by Developer, its successors and assigns, or which might create erosion or sliding problems, or change, obstruct or retard drainage flow.

Developer and its respective agents, successors and assigns, shall have the right to enter upon all parts of the easement area of each lot for any of the purposes for which said easements and rights of way are reserved.

SECTION 2. The term "easement area", as used herein, shall mean and refer (i) to those areas on each Lot with respect to which easements are shown on the recorded subdivision plat relating thereto; or (ii) if no easements are shown on any such plat, to a strip of land within the lot lines of each Lot

THIS IS NOT A

CERTIFIED COPY

ten (10) feet in width in the front and rear of the Lot and five (5) feet in width on each side, each side distance being measured in each case from the lot line toward the center of the Lot

**ARTICLE XIV
RESIDENTIAL PROTECTIVE COVENANTS AND RESTRICTIONS**

SECTION 1. No lot or living unit shall be used for other than residential purposes. No dwelling designed and intended for single family use may be rented to boarders or others at the same time as it is used by another family, and shall be used only for single family purposes.

SECTION 2. No profession or home industry shall be conducted in or on any part of a Lot or in any improvement thereon on the Existing Properties.

SECTION 3. No clothing or any household fabrics shall be hung in the open on any Lot unless the same are hung from an umbrella or retractable clothes hanging device which is removed from view when not in use or unless the same are enclosed by a fence or other enclosure at least six inches higher than such hanging articles, provided such fence or other enclosure is approved by the Architectural Committee. No machinery shall be placed or operated upon any Lot except such machinery as is usual in maintenance of a private residence.

IN WITNESS WHEREOF, the undersigned corporations have caused these presents to be executed in their names, under their corporate seals and by their duly authorized officers, this 12 day of MARCH, 2013.

**ARTICLE XV
EXHIBITS**

Attached hereto as Exhibit A is the Plat Legal Description for Pebble Creek Village Unit 1; attached hereto as Exhibit B are the Articles of Incorporation of Pebble Creek Village Homeowner's Association, Inc. and all amendments thereto; attached hereto as Exhibit C are the Bylaws of Pebble Creek Village Homeowner's Association, Inc; attached hereto as Exhibit D is the last completed tax assessment rolls for the Pebble Creek Village Subdivision; attached hereto as Exhibit E are the Plats of the Pebble Creek Village Subdivision as they appear in the Official Records of Hillsborough County, Florida as follows: Pebble Creek Village Unit 1 at Plat Book 45, Page 16; Pebble Creek Condominium Village 1 as recorded in Condominium Plat Book 1, Page 35; Pebble Creek Village Unit 2 as recorded in Plat Book 47, Page 61; Pebble Creek Village Unit 2A as recorded in Plat Book 50, Page 69; Pebble Creek Village Unit 3 as recorded in Plat Book 51, Page 32; Pebble Creek Condominium Village 2 as recorded in Condominium Plat Book 1, Page 62; Fairway Villas at Pebble Creek Village Condominium Plat Book 3, Page 41; Lakeview Villas at Pebble Creek Village recorded in Condominium Plat Book 6, Page 25; attached hereto as Exhibit E is the Letter of Approval of Revitalization of the Declaration of Covenants issued by the State of Florida, Community Affairs.

THIS IS NOT A CERTIFIED COPY

PEBBLE CREEK VILLAGE HOMEOWNER'S
ASSOCIATION, INC.

By: *Stanley Chmura*
President of Pebble Creek Village Homeowner's
Association, Inc.

[Signature]
Witness

Yuly Salano
Print Name

[Signature]
Witness


Gabriel Jimenez
Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 12th day of March, 2013, before me personally appeared Stanley Chmura President of Pebble Creek Village Homeowner's Association, Inc., a not-for-profit corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at 8902 Regent Parkway, in the County of Hillsborough, State of Florida, the day and year last aforesaid. Tampa FL

[Signature]
Notary Public

 **Merle E. Wilson**
Notary Public
State of Florida
My Commission Expires 08/31/2018
Commission No. EE 128018

THIS IS NOT A CERTIFIED COPY

Attest: Frances M. Chaves
Secretary

Witness [Signature]

Print Name Yany Salgado

Witness [Signature]


Print Name Gabriel Jimenez

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 18th day of March, 2013, before me personally appeared Frances M. Chaves Secretary of Pebble Creek Village Homeowner's Association, Inc., a not-for-profit corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at 8902 Avenida Park Drive Tampa FL 33647 in the County of Hillsborough, State of Florida, the day and year last aforesaid.

[Signature]
Notary Public

 Merle E. Wilson
Notary Public
State of Florida
My Commission Expires 08/31/2018
Commission No. EE 128016

THIS IS NOT A
CERTIFIED COPY
January 4, 1973
EX-2059-160
CERTIFIED COPY

PLAT LEGAL DESCRIPTION

FOR

PEBBLE CREEK VILLAGE

UNIT NO. 1

From the Northwest corner of Section 7, Township 27 South, Range 20 East, Hillsborough County, Florida, run North 89°05'40" East, 100.00 feet to a point on the Easterly Right-of-way line of State Road No. 581; thence South 00°34'20" East, along said Easterly Right-of-way line, 1830.01 feet for a Point of Beginning; thence continue South 00°34'20" East, along said Easterly Right-of-way line, 245.00 feet to a Point of Curvature; thence 39.27 feet along the arc of a 25.00 foot radius curve, concave to the Southeasterly (chord - North 44°05'40" East, 35.36 feet) to a Point of Tangency; thence North 89°05'40" East, 113.67 feet to a Point of Curvature; thence 165.63 feet along the arc of a 632.66 foot radius curve, concave to the Northwesterly (chord - North 81°35'40" East, 165.16 feet) to a Point of Tangency; thence North 74°05'40" East, 289.28 feet to a Point of Curvature; thence 136.68 feet along the arc of a 128.88 foot radius curve, concave to the Southwesterly (chord - South 75°31'27" East, 130.36 feet) to a Point of Compound Curvature; thence 140.33 feet along the arc of a 275.00 foot radius curve, concave to the Southwesterly (chord - South 30°31'27" East, 138.81 feet) to a Point of Tangency; thence South 15°54'20" East, 145.00 feet to a Point of Curvature; thence 99.42 feet along the arc of a 475.00 foot radius curve (chord - South 09°54'20" East, 99.30 feet) to a Point of Tangency; thence South 03°54'20" East, 120.79 feet to a Point of Curvature; thence 176.27 feet along the arc of a 300.00 foot radius curve, concave to the Northeasterly (chord - South 20°44'17" East, 173.75 feet); thence North 52°25'45" East, 139.45 feet; thence North 86°05'40" East, 317.50 feet; thence North 39°12'16" East, 314.12 feet; thence North 52°15'10" East, 148.97 feet; thence North 38°04'23" West, 102.66 feet; thence North 50°47'44" West, 287.66 feet; thence North 85°01'56" West, 446.69 feet; thence North 27°44'18" West, 151.92 feet; thence South 89°05'40" West, 163.71 feet; thence South 26°51'04" West, 137.47 feet to a point on a curve; thence 114.14 feet along the arc of a 325.00 foot radius curve, concave to the Southwesterly (chord - North 80°50'40" West, 113.55 feet) to a Point of Tangency; thence South 89°05'40" West, 485.51 feet to a Point of Curvature; thence 39.27 feet along the arc of a 25.00 foot radius curve, concave to the Northeasterly (chord - North 45°54'20" West, 35.36 feet) to a Point of Tangency with the Easterly Right-of-way line of State Road No. 581, said Point of Tangency also being the Point of Beginning. Tract contains 13.4 acres, more or less.

EXHIBIT "A"



THIS IS NOT A

STATE OF FLORIDA

DEPARTMENT OF STATE



CERTIFIED COPY

~~REL 2950~~ ~~PL 1730~~

I, RICHARD (DICK) STONE, Secretary of State of the State of Florida, do hereby certify that the following is a true and correct copy of

CERTIFICATE OF INCORPORATION
OF

PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION INC.

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 25th day of July, A.D., 1973 as shown by the records of this office.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 25th day of July, A.D., 1973



Richard (Dick) Stone

SECRETARY OF STATE

FORM 64
9-25-72

EXHIBIT F

-29-



THIS IS NOT A
 ARTICLES OF INCORPORATION
 CERTIFIED COPY
 PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC.
 a non-profit corporation
 CERTIFIED COPY

REF 2956 11731

FILED
 JUN 15 11 58 AM '73
 CLERK OF CIRCUIT COURT
 IN & FOR HILLSBOROUGH COUNTY
 FLORIDA

THE UNDERSIGNED hereby associate themselves together for the purpose of forming a corporation not for profit pursuant to the applicable Florida Statutes thereto appertaining, and to that end certify as follows:

1. NAME

The name of the corporation shall be **PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC.**, a non-profit corporation, and the principal office of this corporation shall be located at 9015 Pebble Creek Drive, Tampa, Hillsborough County, Florida. The principal office of the corporation may be changed from time to time by the Board of Directors.

2. PURPOSES

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

2.1 A condominium known as the Pebble Creek Condominium Village One is being constructed upon property situate, lying and being in Hillsborough County, Florida, said property being described in Exhibit "A" of the Declaration of Condominium of Pebble Creek Condominium Village One. The property comprising this condominium village is one of two parcels of land upon which Placema of Florida, Inc., a Florida corporation, plans to develop condominium villages to be known as the Pebble Creek Condominium Villages, said lands being

THIS IS NOT A
CERTIFIED COPY

RE-2850 11732

described in Exhibit "B" of said Declaration.

2.2 The Declaration of Condominium of Pebble Creek Condominium Village One will provide for the ownership, operation, management, maintenance and use of fourteen (14) units to be constructed upon the property, together with certain other improvements. This association is organized for the purpose of providing a convenient means for the unit owners to administer the affairs of Pebble Creek Condominium Village One and the future condominium villages to be built in the complex.

2.3 The Association shall administer the operation and management of all of the condominium villages to be erected upon the property. The condominium villages will be established in accordance with the Condominium Act of the State of Florida and pursuant to the Development Plan set forth in the various Declarations. The Association shall undertake the performance of the set and duties incident to and the administration of the operation and management of each and every said condominium village in accordance with the terms, provisions, conditions, and authorizations contained in these Articles of Incorporation, and which may be contained in the formal Declarations of the Condominium Villages comprising the complex, which may be recorded in the Public Records of Hillsborough County, Florida, at the times that portions of the property and the improvements now or hereafter situate thereon, are submitted to plans of condominium ownership, and the Association shall have the power to own, operate, lease, sell, and otherwise deal with such property, real or personal, as may be necessary or convenient in the administration of said condominium villages. The corporation shall be conducted as a non-profit organization for the benefit of its members and the Association

THIS IS NOT A shall make no distribution of income to its Members, Directors or Officers.

3. POWERS CERTIFIED COPY

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers reasonably necessary to implement the purposes of the Association, including but not limited to the following:

3.2.1 To make and collect assessments against members to defray the costs of the condominium villages.

3.2.2 To use the proceeds of assessments in the exercise of its powers and duties.

3.2.3 To maintain, repair, replace and operate the condominium properties.

3.2.4 To reconstruct the improvements after casualty and to further improve the properties.

3.2.5 To make and amend regulations respecting the use of the properties and the condominium villages.

3.2.6 To approve or disapprove proposed purchasers, lessees, transferees, and mortgagees of units.

3.2.7 To enforce by legal means the provisions of the Declarations, the Articles, the By-Laws of the Association and the Rules and Regulations for the use of the properties in the condominium villages.

RE 2956-4733

RE-2056-1734

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

3.2.8 To contract for the management of the condominium villages and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the condominium documents to have approval of the Board of Directors or the Members of the Association.

3.3 All funds and the titles to all property acquired by the Association and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the condominium documents.

3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declarations, which Declarations shall govern the use of the property.

3.5 The Association shall have the power to deal with other condominium associations or representatives thereof on matters of mutual interest and to levy, collect and disburse funds from time to time as may be provided in the Declarations and By-Laws for the maintenance, repair and replacement of property located within the lands therein described or elsewhere notwithstanding the fact that such property lies outside of the subject property.

3.6 The Association shall have the power to employ personnel to perform the services required for the proper operation of the condominium villages and may contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

4. MEMBERS

The qualifications of the members, the manner of their

THIS IS NOT A
CERTIFIED COPY

admission, and voting by members shall be as follows:

4.1 The owners of all units in all of said condominium villages shall be members of the corporation and no other persons or entities shall be entitled to membership. Each unit shall be entitled to one vote only.

4.2 Membership in the Association shall be established by the recording in the Public Records of Hillsborough County, Florida, of a deed or other instrument establishing a change of record title to a unit in the condominium villages, and the delivery to the Association of a certified copy of such instrument shall make the new owner or owners designated by such instrument a member of the Association. The membership of the prior owner shall thereby be terminated. Nothing herein contained shall be construed as terminating the membership of any party who may own two or more units, or who may own a fee ownership interest in units so long as such party shall retain title to or a fee ownership interest in any unit.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the unit in a particular condominium village. The funds and assets of the corporation shall belong solely to the corporation subject to the limitations that the same may be expended, held, or used solely for the benefit of the membership and for the purposes authorized herein, in the Declarations and in the By-Laws which may be hereafter adopted.

4.4 Only one vote may be cast for each unit on all matters in which the membership shall be entitled to vote, which vote may be exercised or cast by the owner or

RE-2956-1735

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

RE 2956 4736

4.5 Owners of each unit in such manner as may be provided in the By-Laws hereafter adopted by the Association. Should a member own more than one unit, such member shall be entitled to exercise or cast as many votes as he owns units, in the manner provided by said By-Laws.

4.5 Prior to the submission of the properties described in Exhibit "A" of the Declaration of Condominium of Pebble Creek Condominium Village One, and improvements constructed thereon to a plan of condominium, the membership of the corporation shall be comprised of the Subscribers to these Articles, each of which Subscriber shall be entitled to cast one vote on all matters on which the membership shall be entitled to vote.

5. BOARD OF DIRECTORS

5.1 The affairs of the Association will be managed by a board of not less than three (3) nor more than nine (9) Directors, the exact number to be determined by the By-Laws. In the absence of such determination, the Board shall consist of three (3) directors.

5.2 Directors of the Association shall be appointed or elected at the annual meeting of the members in the manner determined by the By-Laws except that so long as Placon of Florida, Inc., a Florida corporation, or its successors or assigns is the owner of one (1) or more units in the Condominium Complex, it shall have the right to select all of the Directors, who need not be residents of the condominium villages or members of the Association. At the time when Placon of Florida, Inc., or its successors, or assigns is no longer the owner of one (1) or more units in any of the villages, or elects to terminate its control

THIS IS NOT A
CERTIFIED COPY

RE 2956-1737

of the Association, or on December 30, 1980, whichever time first occurs, those Directors selected by said Plancom of Florida, Inc., shall resign so as to comply with this paragraph, and their successors shall be elected by the members of the Association to a term to complete the unexpired terms of those resigning. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws. In no event shall Plancom of Florida, Inc., or its successors or assigns select all of the Board of Directors for a period of longer than eight (8) years from date of recording of the Declaration of Pebble Creek Condominium Village One in the Public Records of Hillsborough County, Florida; provided, however, and notwithstanding anything herein contained, so long as Plancom of Florida, Inc. or its successors or assigns is the owner of one (1) or more units within the subject property in any of the villages it shall have the continuing right to designate one (1) member of the Board of Directors, notwithstanding the fact that it may theretofore have relinquished control as hereinabove provided. The Directors herein named shall serve until the first election of Directors, unless removed earlier by Plancom of Florida, Inc.. Any vacancies occurring before the first election shall be filled by the remaining Directors and if there are no remaining Directors, the vacancies shall be filled by Plancom of Florida, Inc. or its successors or assigns.

5.3 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and qualified in accordance herewith, or until removed, are as follows:

THIS IS NOT A CERTIFIED COPY

NAME	ADDRESS
David L. Wagner	8661 Tanglewood Trail Chagrin Falls, Ohio
Michael W. Sanborn	7015 N. Hale Avenue Tampa, Florida
Philip H. English	8663 Sugarhill Trail Chagrin Falls, Ohio

THIS IS NOT A CERTIFIED COPY

2950 11738

6. OFFICERS

The affairs of the Association shall be managed by the Officers in accordance with the By-Laws. The Officers shall be appointed from time to time by the Board of Directors. After Plancom of Florida, Inc. or its successors or assigns has relinquished control of the corporation, appointment of officers shall take place at the first Board meeting following the meeting of the members of the corporation at which the Directors were elected, which Officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are appointed by the Board of Directors are as follows:

President	-	David L. Wagner
Vice-President	-	Philip H. English
Secretary	-	Michael W. Sanborn
Treasurer	-	John E. Scott 8505 Tanglewood Square Chagrin Falls, Ohio

7. INDEMNIFICATION

Each Director and each Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or in which he may become involved by reason of his being or having been a Director or Officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is

THIS IS NOT A
CERTIFIED COPY

adjudged guilty of willfull misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors has approved such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

RE 2950-1739

8. BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner therein provided.

9. AMENDMENTS

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

9.1 Notice of the subject matter of a proposed amendment shall be included in the Notice of any meeting at which a proposed amendment is considered.

9.2 A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association and after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by not less than seventy-five (75%) per-cent of all the Directors and by not less than seventy-five (75%) per-cent of all the members of the Association. Directors and the members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting, and said amendment shall be effective when recorded in the Public Records of Hills-

THIS IS NOT A CERTIFIED COPY
borough County, Florida. Notwithstanding the foregoing provisions of this Article, until Plancos of Florida, Inc. or its successors shall have relinquished control of the Association as hereinabove provided, no amendment to these Articles shall be adopted or become effective without the prior written consent of Plancos of Florida, Inc., its successors or assigns.

PL-2956-1740

10. TERM

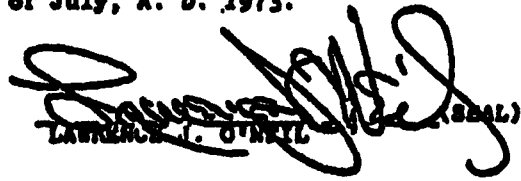
The term of the Association shall be the length of time of the life of the last condominium village in existence in the complex developed upon the real property subject matter as set forth in Exhibit "B" of the Declaration of Condominium of Pebble Creek Condominium Village One, unless the Association is terminated sooner in accordance with the provisions contained in the various Declarations.

11. SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Lawrence J. O'Neil	602 Riverhills Drive Temple Terrace, Florida
Grace M. Friedley	512 Florida Avenue Tampa, Florida
Linda S. Duffy	512 Florida Avenue Tampa, Florida

IN WITNESS WHEREOF, the Subscribers have hereunto affixed their signatures this 23rd day of July, A. D. 1973.

 (SEAL)
LAWRENCE J. O'NEIL

 (SEAL)
GRACE M. FRIEDLEY

 (SEAL)
LINDA S. DUFFY

THIS IS NOT A

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
2956 #1741
CERTIFIED COPY

I HEREBY CERTIFY that on this 23rd day of July, A. D. 1973, before me, the undersigned authority, personally appeared LAWRENCE J. O'NEIL, GRACE M. FRIEDLEY, and LINDA S. DUFFY, to me well known and known to me to be the individuals described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

[Handwritten Signature]
NOTARY PUBLIC

My commission expires: 3-11-74

THIS IS NOT A
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED
~~CERTIFICATE~~
CERTIFIED COPY

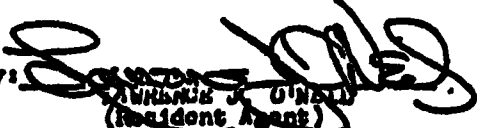
In pursuance of Chapter 48, 091, Florida Statutes, the following is submitted, in compliance with said Act:

RE 2956-1742

That, PEBBLE CREEK CONDOMINIUM ASSOCIATION, INC., a non-profit corporation, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation at County of Hillsborough, State of Florida, has named LAWRENCE J. O'NEIL, ESQ., located at 512 Florida Avenue, Tampa, Florida, City of Tampa, County of Hillsborough, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

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

By: 
LAWRENCE J. O'NEIL
(Resident Agent)

THIS IS NOT A
CERTIFIED COPY
BY-LAWS
CERTIFIED COPY

PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC.

a condominium corporation not for profit under the laws of the
State of Florida

1. IDENTITY

SI 2056-1743

These are the BY-LAWS of PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC., a condominium corporation not for profit under the laws of the State of Florida, the Articles of Incorporation of which were filed in the office of the Secretary of State of Florida on July 25, 1973. These By-Laws are subject to the Articles of Incorporation and the Declaration affecting the land and all improvements thereon known as PEBBLE CREEK CONDOMINIUM VILLAGE ONE of the Pebble Creek Condominium Villages. The Association has been organized for the purpose of administering condominium lands in Hillsborough County, Florida, said lands being described more fully in Exhibits "A" and "B" of the Declaration of Condominium of Pebble Creek Condominium Village One, as recorded in the Public Records of Hillsborough County, Florida.

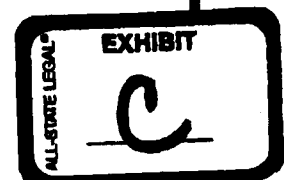
1.1 The office of the Association will be 3013 Pebble Creek Drive, Tampa, Hillsborough County, Florida.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation Not for Profit", and the year of incorporation.

2. MEMBERS' MEETINGS

EXHIBIT "C"



THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

RE 2956-1744

2.1 The annual members' meeting shall be held at the office of the corporation or at such other location as may be determined by a majority of the Directors, on the third Tuesday in January of each year, for the purpose of electing directors and of transacting any other business authorized to be transacted by the members, provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next succeeding day.

2.2 Special member's meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors and must be called by such officers upon receipt of a written request from one-third (1/3rd) of the entire membership.

2.3 Notice of all members' meetings stating the time and place and objects for which the meeting is called shall be given by the President or Vice President or Secretary, unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days, nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving notice. Notice of meeting may be waived before or after the meeting.

2.4 A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof within ten (10) days after such meeting shall constitute a presence of such member for the purpose of determining a quorum.

THIS IS NOT A
CERTIFIED COPY

FILE 2950-1745

2.5 Each unit shall be entitled to one (1) vote. The vote of the owners of a unit owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the owners of the unit and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such certificate is not on file, the vote of such owners shall not be considered in determining the requirements for a quorum nor for any other purpose.

2.6 Proxies. Votes may be cast in person or by proxy. Proxies shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

2.7 Approval or disapproval of a unit owner upon any matter, whether or not the subject of an Association meeting, shall be by the same person who would cast the vote of such owner if in an Association meeting.

2.8 Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

2.9 The order of business at annual members' meetings and, as far as practicable at all other members' meetings, shall be:

2.9.1 Calling of the roll and certifying of proxies.

2.9.2 Proof of notice of meeting or waiver of notice.

2.9.3 Reading and disposal of any unapproved minutes.

RE-2950-1746

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY

2.9.4 Report of Officers.

2.9.5 Report of Committee.

2.9.6 Election of Directors.

2.9.7 Unfinished Business.

2.9.8 New Business.

2.9.9 Adjournment.

2.10 Proviso. Provided, however, that until Plancom of Florida, Inc., a Florida corporation, or its successors or assigns, the Owner of the lands (hereinafter called the Owner) has closed the sales of all of the units in all of the condominium villages to be erected upon the land set forth in Exhibit "B" of the Declaration of Condominium of Pebble Creek Condominium Village One, or until December 30, 1980, or until the Owner elects to terminate its control of the Association, whichever shall first occur, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.

3. DIRECTORS

3.1 The Board of Directors shall consist of not less than three (3) persons nor more than nine (9) as is determined from time to time by the members. Each member of the Board of Directors shall be either the owner of a unit, have an interest therein, or in the event of a corporate ownership, any officer or designated agent thereof, except as herein provided.

3.2 Election of Directors shall be conducted in the following manner:

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

RE-2056-4747

3.2.1 Members of the Board of Directors shall be elected by a plurality of the votes cast at the annual meeting of the members of the Association. There shall be no cumulative voting.

3.2.2 Vacancies in the Board of Directors may be filled until the date of the next annual meeting by the remaining Directors.

3.2.3 For so long as Plancom of Florida, Inc., a Florida corporation, or its successors or assigns (Owner) owns one (1) or more units in the Condominium Complex, or elects to terminate its control of the Association, all of the members of the Board of Directors of the Association shall be selected by the Owner, and such members as may be selected by the Owner need not be residents in any of the units within the complex, but in no event shall the Owner select a majority of the Board of Directors for a period of longer than eight (8) years from the date of filing the Declaration of Pebble Creek Condominium Village One.

3.3 The term of each Director's service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

3.4 The organizational meeting of a newly elected Board of Directors 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, and no further notice of the organizational meeting shall be necessary provided a quorum shall be present.

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

RE 2950-1748

3.5 Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph at least three (3) days prior to the date named for such meeting unless such notice is waived. The order of business at meetings of the Board of Directors shall be:

3.5.1 Call of the roll.

3.5.2 Proof of notice of meeting or waiver of notice.

3.5.3 Reading and disposal of any unapproved minutes.

3.5.4 Reports of officers and committees.

3.5.5 Election of officers, if applicable.

3.5.6 Unfinished business.

3.5.7 New business.

3.5.8 Adjournment.

3.6 Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of one-third (1/3rd) or more of the members of the Board. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.7 Waiver of Notice. Any Director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

THIS IS NOT A
CERTIFIED COPY

RE-2956-1749

3.8 A quorum at Directors' meetings shall consist of the Directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors except as specifically otherwise provided in the Declarations of the Condominium Villages comprising the complex. If at any meeting of the Board of Directors there 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 an adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing a concurrence in the minutes thereof within ten (10) days after such meeting shall constitute the presence of such Director for the purpose of determining a quorum.

3.9 The presiding officer of Directors' meetings shall be the Chairman of the Board. If such has not been elected, then the President shall preside. In the absence of the presiding officer, the Directors present shall designate one of their members to preside.

3.10 Directors' fees, if any, shall be determined by the members.

3.11 A Director may be removed for cause or for the failure to be either the owner of a unit, or have an interest therein, or in the event of corporate ownership of a unit, to be an officer or designated agent thereof, except as provided in paragraph 3.2.3 of these By-Laws. The removal of a Director pursuant to this paragraph shall be by the majority vote of the remaining Board members, and said vote shall be taken at a special

THIS IS NOT A
meeting called for that purpose.
4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS
CERTIFIED COPY

RE 2950 11750

All of the powers and duties of the Association shall be exercised by the Board of Directors including those powers and duties existing under the common law and statutes, the Articles of Incorporation of the Association, and the documents establishing the condominium villages. Such powers and duties of the Directors shall be exercised in accordance with the provisions of the Declarations of the condominium villages comprising the complex which govern the use of the lands and shall include but shall not be limited to the following:

- 4.1 To make and collect assessments against members to defray the costs and expenses of the condominium villages.
- 4.2 To use the proceeds of assessments in the exercise of its powers and duties.
- 4.3 The maintenance, repair, replacement and operation of the condominium properties.
- 4.4 The reconstruction of improvements after casualty and the further improvement of the properties.
- 4.5 To make and amend rules and regulations respecting the use of the property in the condominium villages.
- 4.6 To approve or disapprove proposed occupants, purchasers, lessees, transferees and mortgagees of units in the manner provided by the Declarations.
- 4.7 To enforce by legal means the provisions of the Declarations, the Articles, the By-Laws of the Association,

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A COPY

and the Rules and Regulations for the use of the properties in the condominium villages.

FILED
NOV 28 1950
1751

4.8 To contract for management of the condominium villages and to delegate to such contractor all powers and duties of the Association, except such as are specifically required by the Condominium Documents to have approval of the Board of Directors or membership of the Association.

4.9 To pay taxes and assessments which are liens against any part of the condominium villages other than individual units and the appurtenances thereto, and to assess the same against the unit owner subject to such liens.

4.10 To carry insurance for the protection of unit owners and the Association against casualty and liabilities.

4.11 To enter into all contracts necessary for the conduct of the affairs of the Association, including, but not limited to, contracts for all power, water, sewer and other utility services rendered to the condominium villages, and not billed to owners of individual units.

4.12 To employ personnel for reasonable compensation to perform the services required for the proper administration of the purposes of the Association.

4.13 To buy, hold, sell, assign, and convey real and personal property when authorized by the Declarations.

5. OFFICERS

5.1 The executive officers of the corporation shall be a President, who shall be a director, one or more Vice Presidents, a Secretary and a Treasurer, all of whom

THIS IS NOT A
CERTIFIED COPY

shall be elected annually by the Board of Directors and who may be pre-emptorily removed by a vote of the Directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board determines necessary to manage the affairs of the Association.

RE-2056-4752

- 5.2 The President shall be the chief executive of the Association. He shall have all of the powers and duties which are usually vested in the office of President of an Association, including, but not limited to, the power of appointing committees from among the members from time to time, as he may in his discretion determine appropriate, to assist in the conduct of the affairs of the Association.
- 5.3 The Vice President shall, in the absence of or disability of the President, exercise the powers and duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.
- 5.4 The Secretary shall keep the minutes of the proceedings of the Directors and of the members. He shall attend to the giving and serving of all notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the Directors or the President.
- 5.5 The Treasurer shall have custody of all property of

THIS IS NOT A
 the Association, including funds, securities and evi-
 dences of indebtedness. He shall keep the assessment
 rolls and accounts of the members and the books of
 the Association in accordance with good accounting
 practices, and he shall perform all other duties incident
 to the office of Treasurer.
 CERTIFIED COPY

RE 2056-1753

5.6 The compensation of all officers and employees of the Association shall be fixed by the Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee of the Association nor preclude the contracting with a Director for the management of the condominium villages.

6. FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Declarations and the Articles of Incorporation shall be supplemented by the following provisions:

6.1 Assessment Roll. The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each unit. Such an account shall designate the name and address of the unit owner or owners, the dates and amounts in which the assessments come due, the amounts paid upon the account, and the balance due upon assessments.

6.2 Budget.

6.2.1 The Board of Directors shall adopt a budget for each calendar year which shall contain estimates of the cost of performing the functions of the Association, and the income of the Association including, but not limited to, the following items:

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY

6.2.1.1 Common Cost and Expense Budget.

- (a) Maintenance and operation of Common Elements.
- (b) Utilities.
- (c) Liability and casualty insurance.
- (d) Administration.
- (e) Reserves for replacement and deferred maintenance.

Et 2956 r1754

6.2.1.2 Proposed assessments against each member.

6.2.2 Copies of the proposed budget and proposed assessments shall be transmitted to each member on or before January 1 of the year for which the budget is made. If the budget is subsequently amended before the assessments are made, a copy of the amendment shall be furnished each member concerned.

6.3 The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawals of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

6.4 An audit of the accounts of the Association shall be made annually by a certified public accountant, and a copy of the report shall be furnished to each member not later than April 1 of the year following the year for which the report is made.

6.5 Fidelity bonds may be required by the Board of Directors

THIS IS NOT A
CERTIFIED COPY

from all officers and employees of the Association and from any contractor handling or responsible for Association funds. The amount of such bonds shall be determined by the Directors, but shall be at least the amount of the total annual assessments against members for common expenses. The premiums on such bonds shall be paid by the Association.

RE 2956-1755

7. PARLIMENTARY RULES

Robert's Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-Laws of the corporation, or with the Statutes of the State of Florida.

8. AMENDMENTS

Amendments to the By-Laws shall be proposed and adopted in the following manner:

- 8.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- 8.2 A resolution adopting a proposed amendment must receive approval of not less than two-thirds (2/3) of the votes of the entire membership of the Board of Directors and not less than seventy-five (75) per cent of the votes of the entire membership of the Association. Directors and members not present at the meeting considering the amendment may express their approval in writing within ten (10) days after such meeting.
- 8.3 Initiations. An amendment may be proposed by either the Board of Directors or by the membership of the Association, and after being proposed and approved by one of such bodies, it must be approved by the other.

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY

8.4 Effective Dates. An amendment when adopted shall become effective only after being recorded in the Public Records of Hillsborough County, Florida

8.5 These By-Laws shall be amended, if necessary, so as to make the same consistent with the provisions of the Declarations.

RE-2956 11756

The foregoing were adopted as the By-Laws of PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC., a condominium corporation not for profit under the laws of the State of Florida, at the first meeting of the Board of Directors on the 6th day of August, 1973.

Michael W. Lortson
Secretary

Approved:

David L. Hayes
President

THIS IS NOT A

PEBBLE CREEK CONDOMINIUM VILLAGE TWO

RULES AND REGULATIONS

CERTIFIED COPY
All persons upon the lands comprising the Pebble Creek Villages Complex, including unit owners, their guests and invitees, shall abide by the following Rules and Regulations.

1. All vehicles in the complex shall be operated with the rights of other unit owners in mind, and shall follow the following vehicular regulations:
 - (a) Only conventional passenger automobiles and vehicles used for daily transportation shall be parked in the parking spaces provided along the drives. Such parking spaces may be appropriately marked by the Association.
 - (b) All vehicles not used for daily transportation, including but not limited to trucks, dune buggies, campers and boat trailers shall not be parked in above mentioned parking areas.
 - (c) Vehicles which produce loud noises shall not be allowed upon the condominium properties.
 - (d) Mini-bikes or any other motorized unlicensed vehicles shall not be allowed to operate upon the condominium properties.
 - (e) Motor vehicles must yield the right-of-way to both bicycles and pedestrians.
 - (f) The blowing of any horn of any vehicle within the condominium properties shall be allowed only when required for the safe operation of the vehicle.
 - (g) No vehicles shall be left standing in a parking space in a non-operating condition, nor shall there be any major repairs to vehicles done in a parking space.
 - (h) No vehicle belonging to an owner or to a member of his family, friends, employees, agents, licensees, guests or servants shall be parked so as to impede or prevent ready access to parking spaces of other owners.
 - (i) The Association reserves the right to remove any vehicles parked in an unauthorized place or manner at the expense of the respective owner thereof.
 - (j) Bicycles must yield the right-of-way to pedestrians.
 - (k) Motorcycles owned by unit owners or dwellers shall be parked within the Enclosed Courtyards unless such motorcycles are used for daily transportation, or other arrangements are made with the Association.
2. Each unit owner shall maintain his unit in good condition and repair, including portions of the limited common elements and all internal surfaces within or surrounding his unit, and also windows, screens, hose bibbs, exterior doors, sliding doors and air conditioner. He must maintain and repair the fixtures and equipment in his unit when necessary, and promptly pay for all utilities which are metered separately to his unit.
3. Common areas such as greenbelts, sidewalks, walkways, landscaped areas, grassed areas and recreation areas and facilities shall be used only for the purposes intended and no articles or trash belonging to the unit owner or guests shall be kept in such areas temporarily or otherwise.
4. Each unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever except such uses as Placon of Florida, Inc., its successors or assigns, may make of a unit or units as provided by the Declarations of Condominium Villages comprising the Complex. Each unit owner shall maintain his unit in a clean and sanitary manner.

RE 2056-1757

THIS IS NOT A
CERTIFIED COPY

RE 2056 1758

- 5. The courts, entries and enclosures, shall be used only for the purpose intended and shall not be used for hanging garments or other objects that can be viewed by persons outside of the building wherein the unit is housed. No drying of laundry will be permitted outside the occupant's unit or enclosed limited common elements.
- 6. Cats, dogs and other domestic household pets are allowed to be kept in, on or about the Condominium properties upon terms, conditions and specific approval of the Association only. Animals are to be kept on leash or carried outside the unit and limited common elements and shall be allowed only upon authorized areas, including "walking" areas. Any barking of dogs or other annoyance to other unit owners may be cause for order to dispose of pet or pets. The unit owner covenants with the Association to promptly comply with any order to remove a pet or pets from the premises.
- 7. Unit owners are reminded that the alteration and repair of the buildings housing the units is the responsibility of the Association, except as set forth in the Declarations of Condominium Villages comprising the Complex. There will be absolutely no alteration or repairs of windows, screens, exterior doors, door frames and door hardware, except with the approval and final acceptance of the Association and the cost thereof to be paid by the unit owner.
- 8. There shall be no exterior painting of doors or buildings or exteriors of enclosed court yards by a unit owner, and there shall be no structural additions to the unit and there shall be no additions such as screen doors, enclosures, exterior lighting fixtures or any other item whatsoever, and no alteration may be made of any boundary wall by the unit owner.
- 9. No unit owner may make or permit any disturbing noises in his unit or on the Condominium properties, whether made by himself, his family, employees, agents, licensees, friends, guests or servants, nor shall any unit owner do or permit anything to be done by such persons that would interfere with the rights, comforts, or other conveniences of other unit owners or occupants.
- 10. No unit owner, or other occupant of a unit, may play any musical instrument, phonograph, radio or television set in his unit or on or about the Condominium properties, between the hours of 11:00 p.m. and the following 8:00 a.m., if the same shall in any manner disturb or annoy the other occupants of the Complex.
- 11. Unit owners are reminded that wiring for electrical or telephone installations or any type of television antenna, machine or air conditioning unit shall not be installed on the exterior of any building or upon the Condominium properties without prior written consent of the Association.
- 12. Each unit owner may identify his unit by its street address only and such identification shall be of the same type and size and approved by the Association and mounted in a place and manner so approved.
- 13. No signs, advertising, or notices of any kind or type whatsoever, including but not limited to, "For Rent", or "For Sale" signs, shall be permitted or displayed on the exterior of any unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit, without the consent of Association.
- 14. Each unit owner is reminded of his right to sell or lease his unit, provided that the proposed purchaser or lessee is first approved by the Condominium Association as provided in the Declarations of Condominium Villages comprising the Complex. Each new unit owner shall be bound by the provisions of the Declarations, all Condominium Documents, and these Rules and Regulations.
- 15. All official notices of the Condominium Association, or of Placem of Florida, Inc., or its nominee, shall bear the signature of the President or Vice President of either the Association or said Corporation. No member shall make

THIS IS NOT A
CERTIFIED COPY

or permit to be made any written, typed, or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association or the Aforementioned Corporation.

RE 2550 1-17-59

- 16. Notices of social nature or purposes by a member to other members, are permitted, provided that all such notices shall bear the signature of the member or members issuing such notices, and such member or members shall be fully responsible for the contents thereof.
- 17. Anyone utilizing common areas or recreation facilities shall see that such areas are left in the same condition as they were before such use.
- 18. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, papers, ashes, or other substances shall be placed therein. Any damage to other property, including the common elements, resulting from misuse of such facilities, shall be paid for by the owner of the unit causing the damage.
- 19. Unit owners are reminded that under the emergency easements for ingress and egress of the Declaration, the Association may enter the units in case of emergency originating in or threatening such unit, even though the owner or occupant of the unit be absent at the time.
- 20. Any use of the word "Association" herein shall be interpreted to mean Management Corporation or Association during the term of any management contract or renewal thereof.
- 21. These Rules and Regulations may be modified, added to, or repealed at any time by the Association as provided for in the By-Laws.

THIS IS NOT A
 CERTIFIED COPY
 CERTIFIED COPY

PEBBLE CREEK CONDOMINIUM VILLAGE TWO

STATEMENT OF ESTIMATED ANNUAL EXPENSES PER UNIT IN CONSTANT 1974 DOLLARS

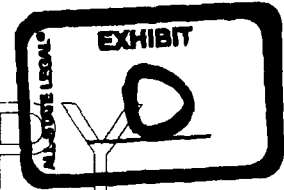
~~TEL 2958~~ ~~TC 1760~~

	<u>\$/year</u>	or	<u>\$/month</u>
REPAIRS AND MAINTENANCE			
Payroll and related expenses	\$ 68.00		\$ 5.67
Grounds supplies	48.00		4.00
Maintenance supplies	24.00		2.00
INSURANCE	204.00		17.00
OFFICE SUPPLIES AND POSTAGE	12.00		1.00
RESERVE FOR IMPROVEMENTS OR REPLACEMENTS	<u>100.00</u>		<u>8.33</u>
TOTAL ESTIMATED EXPENSES	<u>\$456.00/year</u>	or	<u>\$38.00/month</u>

THIS IS NOT A



Rob Turner
 Hillsborough County Property Appraiser



www.hcpafl.org

40 Matches found for search results "Advanced Search"

(NEXT 25)

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-07-27-20-21H-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK VILLAGE UNIT 1	0	Unincorporated
2	<u>U-07-27-20-21H-000000-00001.0</u>		216008.00	ALI AYMAN A	18702 MASTERS CT	TAMPA
3	<u>U-07-27-20-21H-000000-00002.0</u>		216008.00	NERICH JOHN J	18704 MASTERS CT	TAMPA
4	<u>U-07-27-20-21H-000000-00003.0</u>		216008.00	PEARSON CHRISTOPHER M	18703 MASTERS CT	TAMPA
5	<u>U-07-27-20-21H-000000-00004.0</u>		216008.00	BUTLER FLORILEA	18701 MASTERS CT	TAMPA
6	<u>U-07-27-20-21H-000000-00005.0</u>		216008.00	DOTSON IMELDA B	9016 PEBBLE CREEK DR	TAMPA
7	<u>U-07-27-20-21H-000000-00006.0</u>		216008.00	ISAAC ERIC B	9004 HOGANS BND	TAMPA
8	<u>U-07-27-20-21H-000000-00007.0</u>		216008.00	HENSLEIGH MARK A	9006 HOGANS BND	TAMPA
9	<u>U-07-27-20-21H-000000-00008.0</u>		216008.00	PAULSON IRENE L	9008 HOGANS BND	TAMPA
10	<u>U-07-27-20-21H-000000-00009.0</u>		216008.00	ROUZER FAMILY TRUST	9010 HOGANS BND	TAMPA
11	<u>U-07-27-20-21H-000000-00010.0</u>		216008.00	PORTER LILLY M LIFE ESTATE	9012 HOGANS BND	TAMPA
12	<u>U-07-27-20-21H-000000-00011.0</u>		216008.00	GREEN MICHAEL S	9014 HOGANS BND	TAMPA
13	<u>U-07-27-20-21H-000000-00012.0</u>		216008.00	BROWN GINGER	9016 HOGANS BND	TAMPA
14	<u>U-07-27-20-21H-000000-00013.0</u>		216008.00	MACAR ALEX V	9018 HOGANS BND	TAMPA
15	<u>U-07-27-20-21H-000000-00014.0</u>		216008.00	BAKER BILLY J	9020 HOGANS BND	TAMPA
16	<u>U-07-27-20-21H-000000-00015.0</u>		216008.00	NEVAREZ-STEVENS DARLENE TRUSTEE	9022 HOGANS BND	TAMPA
17	<u>U-07-27-20-21H-000000-00016.0</u>		216008.00	SINGLETON MICHAEL SHAWN	9024 HOGANS BND	TAMPA
18	<u>U-07-27-20-21H-000000-00017.0</u>		216008.00	BUNCH JOY E	9026 HOGANS BND	TAMPA
19	<u>U-07-27-20-21H-000000-00018.0</u>		216008.00	SWEARINGEN VAN A	9028 HOGANS BND	TAMPA

THIS IS NOT A

CERTIFIED COPY

20	<u>U-07-27-20-21H-000000-00019.0</u>	216008.00 NORTON DAVID A	9030 HOGANS BND	TAMPA
21	<u>U-07-27-20-21H-000000-00020.0</u>	216008.00 SEED WILLIAM R	9032 HOGANS BND	TAMPA
22	<u>U-07-27-20-21H-000000-00021.0</u>	216008.00 CRUZ JUAN A	9034 HOGANS BND	TAMPA
23	<u>U-07-27-20-21H-000000-00022.0</u>	216008.00 ANDERSON ERIC D	9036 HOGANS BND	TAMPA
24	<u>U-07-27-20-21H-000000-00023.0</u>	216008.00 ROMERA ROBERT R	9035 HOGANS BND	TAMPA
25	<u>U-07-27-20-21H-000000-00024.0</u>	216008.00 STRICKLAND OTTO L	9033 HOGANS BND	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

40 Matches found for search results "Advanced Search"

[PRIOR 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
26	<u>U-07-27-20-21H-000000-00025.0</u>		216008.00	BAGALOO GREGORY J	9031 HOGANS BND	TAMPA
27	<u>U-07-27-20-21H-000000-00026.0</u>		216008.00	GALBRAITH LYNDA	9029 HOGANS BND	TAMPA
28	<u>U-07-27-20-21H-000000-00027.0</u>		216008.00	MANION RUSSELL C	9025 HOGANS BND	TAMPA
29	<u>U-07-27-20-21H-000000-00028.0</u>		216008.00	ATCHLEY JAMES R	9023 HOGANS BND	TAMPA
30	<u>U-07-27-20-21H-000000-00029.0</u>		216008.00	BOLLINGER JACK R	9017 HOGANS BND	TAMPA
31	<u>U-07-27-20-21H-000000-00030.0</u>		216008.00	PAGE CHARLOTTE P	9011 HOGANS BND	TAMPA
32	<u>U-07-27-20-21H-000000-00031.0</u>		216008.00	BARRON CHARLES S	9009 HOGANS BND	TAMPA
33	<u>U-07-27-20-21H-000000-00032.0</u>		216008.00	VOGT DONALD J	9007 HOGANS BND	TAMPA
34	<u>U-07-27-20-21H-000000-00033.0</u>		216008.00	HOUSEBIZ LLC	9005 HOGANS BND	TAMPA
35	<u>U-07-27-20-21H-000000-00034.0</u>		216008.00	ALZUBAIDI MANAL K	9003 HOGANS BND	TAMPA
36	<u>U-07-27-20-21H-000000-00035.0</u>		216008.00	HAASE GEORGE E	9001 HOGANS BND	TAMPA
37	<u>U-07-27-20-21H-000000-00036.0</u>		216008.00	MEHALIC LYNLEY A	9050 PEBBLE CREEK DR	TAMPA
38	<u>U-07-27-20-21H-000000-A0000.0</u>		216008.00	PEBBLE CREEK HOA OF HILLSBOROUGH COUNTY INC	0	TAMPA
39	<u>U-07-27-20-21H-000000-B0000.0</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNER'S ASSOC INC	0	TAMPA
40	<u>U-07-27-20-21H-000000-C0000.0</u>		216008.00	PLURIS PCU INC	9000 PEBBLE CREEK DR	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

80 Matches found for search results "Advanced Search"

[NEXT 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-07-27-20-211-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK VILLAGE UNIT 2	0	Unincorporated
2	<u>U-07-27-20-211-000000-00037.0</u>		216008.00	DIAZ RAMON B	9108 PEBBLE CREEK DR	TAMPA
3	<u>U-07-27-20-211-000000-00038.0</u>		216008.00	JOHNSON RICHARD S JR	9110 PEBBLE CREEK DR	TAMPA
4	<u>U-07-27-20-211-000000-00039.0</u>		216008.00	FEDERAL NATIONAL MORTGAGE ASSOCIATION	9112 PEBBLE CREEK DR	TAMPA
5	<u>U-07-27-20-211-000000-00040.0</u>		216008.00	RUEHL RICHARD T	9114 PEBBLE CREEK DR	TAMPA
6	<u>U-07-27-20-211-000000-00041.0</u>		216008.00	PRADE MICHELLE J	9116 PEBBLE CREEK DR	TAMPA
7	<u>U-07-27-20-211-000000-00042.0</u>		216008.00	GREEN MICHAEL EVAN	9118 PEBBLE CREEK DR	TAMPA
8	<u>U-07-27-20-211-000000-00043.0</u>		216008.00	ENGELHARDT DOUGLAS R	9120 PEBBLE CREEK DR	TAMPA
9	<u>U-07-27-20-211-000000-00044.0</u>		216008.00	CAVALIERE VINCENT	9124 PEBBLE CREEK DR	TAMPA
10	<u>U-07-27-20-211-000000-00045.0</u>		216008.00	DELUNA RACHEL	18504 PUTTERS PL	TAMPA
11	<u>U-07-27-20-211-000000-00046.0</u>		216008.00	VICKERS EDDIE J	18506 PUTTERS PL	TAMPA
12	<u>U-07-27-20-211-000000-00047.0</u>		216008.00	GONZALES JOSEPH F	18508 PUTTERS PL	TAMPA
13	<u>U-07-27-20-211-000000-00048.0</u>		216008.00	KRUSA VANCE	18510 PUTTERS PL	TAMPA
14	<u>U-07-27-20-211-000000-00049.0</u>		216008.00	MACAR ALEX P	18511 PUTTERS PL	TAMPA
15	<u>U-07-27-20-211-000000-00050.0</u>		216008.00	CARRASCO FRANTZ	18509 PUTTERS PL	TAMPA
16	<u>U-07-27-20-211-000000-00051.0</u>		216008.00	NAYERI ALIREZA D	18507 PUTTERS PL	TAMPA
17	<u>U-07-27-20-211-000000-00052.0</u>		216008.00	ROBERTS RICKEY D	18505 PUTTERS PL	TAMPA
18	<u>U-07-27-20-211-000000-00053.0</u>		216008.00	DORSEY EDWIN R	18503 PUTTERS PL	TAMPA
19	<u>U-07-27-20-211-000000-00054.0</u>		216008.00	KAISER ROGER W	18501 PUTTERS PL	TAMPA

THIS IS NOT A

20	<u>U-07-27-20-211-000000-00055.0</u>	216008.00 DOLL SUSAN	9204 PEBBLE CREEK DR	TAMPA
21	<u>U-07-27-20-211-000000-00056.0</u>	216008.00 EDELMANN LINDA L	9208 PEBBLE CREEK DR	TAMPA
22	<u>U-07-27-20-211-000000-00057.0</u>	216008.00 DRAKE PAUL E	9210 PEBBLE CREEK DR	TAMPA
23	<u>U-07-27-20-211-000000-00058.0</u>	216008.00 GULITZ GORDON	9212 PEBBLE CREEK DR	TAMPA
24	<u>U-07-27-20-211-000000-00059.0</u>	216008.00 HANKINS PERRILEE	9214 PEBBLE CREEK DR	TAMPA
25	<u>U-07-27-20-211-000000-00060.0</u>	216008.00 HOUGHTON ROBERT B 2ND	9218 PEBBLE CREEK DR	TAMPA

CERTIFIED COPY

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafi.org

80 Matches found for search results "Advanced Search"

[PRIOR 25][NEXT 25]

PARCEL ID	PROPERTY USE	NH	OWNER NAME	ADDRESS	CITY
26 U-07-27-20-211-000000-00061.0		216008.00	HOLSINGER ERIC D	9220 PEBBLE CREEK DR	TAMPA
27 U-07-27-20-211-000000-00069.0		216008.00	KONISHI YOKO	9101 CYPRESSWOOD CR	TAMPA
28 U-07-27-20-211-000000-00070.0		216008.00	HOWELL LINDA	9103 CYPRESSWOOD CR	TAMPA
29 U-07-27-20-211-000000-00071.0		216008.00	HARLOW CAROL J	9105 CYPRESSWOOD CR	TAMPA
30 U-07-27-20-211-000000-00072.0		216008.00	SOUTHEAST SECURITIES INC	9107 CYPRESSWOOD CR	TAMPA
31 U-07-27-20-211-000000-00073.0		216008.00	NUCCIO ANNE M ESTATE OF	9109 CYPRESSWOOD CR	TAMPA
32 U-07-27-20-211-000000-00074.0		216008.00	** CONFIDENTIAL **	0 XX *** CONFIDENTIAL SITE *** **	*****
33 U-07-27-20-211-000000-00075.0		216008.00	LEHMAN PATRICK J	9113 CYPRESSWOOD CR	TAMPA
34 U-07-27-20-211-000000-00076.0		216008.00	STANLEY LARRY	9115 CYPRESSWOOD CR	TAMPA
35 U-07-27-20-211-000000-00077.0		216008.00	KIRK DOUGLAS	9117 CYPRESSWOOD CR	TAMPA
36 U-07-27-20-211-000000-00078.0		216008.00	HARRIS SHARON D	9119 CYPRESSWOOD CR	TAMPA
37 U-07-27-20-211-000000-00079.0		216008.00	MONZON DANIEL F	9121 CYPRESSWOOD CR	TAMPA
38 U-07-27-20-211-000000-00080.0		216008.00	HOUSCHENS ROBIN R	9201 CYPRESSWOOD CR	TAMPA
39 U-07-27-20-211-000000-00081.0		216008.00	LUNA VICTOR M	9203 CYPRESSWOOD CR	TAMPA
40 U-07-27-20-211-000000-00081.1		216008.00	JOHNSON THOMAS DARIN	9205 CYPRESSWOOD CR	TAMPA
41 U-07-27-20-211-000000-00083.0		216008.00	KOEHLER JOANN M	9207 CYPRESSWOOD CR	TAMPA
42 U-07-27-20-211-000000-00084.0		216008.00	CAPPELLO KATHLEEN M	9209 CYPRESSWOOD CR	TAMPA
43 U-07-27-20-211-000000-00085.0		216008.00	STREACKER LA SHELL J	9211 CYPRESSWOOD CR	TAMPA
44 U-07-27-20-211-000000-00086.0		216008.00	GRAHS BERNARD K	9213 CYPRESSWOOD CR	TAMPA
45 U-07-27-20-211-000000-00087.0		216008.00	BRODARICK MARION E	9215 CYPRESSWOOD CR	TAMPA
46 U-07-27-20-211-000000-00088.0		216008.00	CORSCADDEN LEONARD W	9217 CYPRESSWOOD CR	TAMPA
47 U-07-27-20-211-000000-00089.0		216008.00	HOPPER ESTHER	9219 CYPRESSWOOD CR	TAMPA
48 U-07-27-20-211-000000-00090.0		216008.00	TOLBERT BARRY	9221 CYPRESSWOOD CR	TAMPA
49 U-07-27-20-211-000000-00091.0		216008.00	LOSAT SIMEONE F	9223 CYPRESSWOOD CR	TAMPA
50 U-07-27-20-211-000000-00092.0		216008.00	HEABEL MARY M	9221 PEBBLE CREEK DR	TAMPA



**THIS IS NOT A
CERTIFIED COPY**
Rob Turner
Hillsborough County Property Appraiser

www.hcpaf1.org

80 Matches found for search results "Advanced Search"

(PRIOR 25|NEXT 25)

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
51	<u>U-07-27-20-211-000000-00093.0</u>		216008.00	SHELLHAMMER LUTHER L	9223 PEBBLE CREEK DR	TAMPA
52	<u>U-07-27-20-211-000000-00133.0</u>		216008.00	HUMERICKHOUSE JAN M	9121 PEBBLE CREEK DR	TAMPA
53	<u>U-07-27-20-211-000000-00134.0</u>		216008.00	WACHOVIA MORTGAGE FSB	9123 PEBBLE CREEK DR	TAMPA
54	<u>U-07-27-20-211-000000-00135.0</u>		216008.00	MICHELETTI THOMAS R	9201 PEBBLE CREEK DR	TAMPA
55	<u>U-07-27-20-211-000000-00136.0</u>		216008.00	BRUCE THOMAS	9203 PEBBLE CREEK DR	TAMPA
56	<u>U-07-27-20-211-000000-00137.0</u>		216008.00	BARRIGA JOSE T	9205 PEBBLE CREEK DR	TAMPA
57	<u>U-07-27-20-211-000000-00138.0</u>		216008.00	PISCITELLI NICOLA A	9207 PEBBLE CREEK DR	TAMPA
58	<u>U-07-27-20-211-000000-00139.0</u>		216008.00	MONAHAN MARY B TRUSTEE	9209 PEBBLE CREEK DR	TAMPA
59	<u>U-07-27-20-211-000000-00140.0</u>		216008.00	TRINIDAD CHANTAL	9220 CYPRESSWOOD CR	TAMPA
60	<u>U-07-27-20-211-000000-00141.0</u>		216008.00	ZULLI FLORENCE TR	9218 CYPRESSWOOD CR	TAMPA
61	<u>U-07-27-20-211-000000-00142.0</u>		216008.00	DISANTO KATHLEEN M	9216 CYPRESSWOOD CR	TAMPA
62	<u>U-07-27-20-211-000000-00143.0</u>		216008.00	MANZARI NICHOLAS	9214 CYPRESSWOOD CR	TAMPA
63	<u>U-07-27-20-211-000000-00144.0</u>		216008.00	COHEN JASON	9210 CYPRESSWOOD CR	TAMPA
64	<u>U-07-27-20-211-000000-00145.0</u>		216008.00	WHITE MOSS P	9206 CYPRESSWOOD CR	TAMPA
65	<u>U-07-27-20-211-000000-00146.0</u>		216008.00	CINDRIC NATHAN	9204 CYPRESSWOOD CR	TAMPA
66	<u>U-07-27-20-211-000000-00147.0</u>		216008.00	GAUDENS SERAFIN A TR	9202 CYPRESSWOOD CR	TAMPA
67	<u>U-07-27-20-211-000000-00148.0</u>		216008.00	ROTH MAXINE	9122 CYPRESSWOOD CR	TAMPA
68	<u>U-07-27-20-211-000000-00149.0</u>		216008.00	LOPEZ LISA M	9120 CYPRESSWOOD CR	TAMPA
69	<u>U-07-27-20-211-000000-00150.0</u>		216008.00	NICOLOSI GREGORY R	9118 CYPRESSWOOD CR	TAMPA

THIS IS NOT A

70	<u>U-07-27-20-211-000000-00151.0</u>	216008.00 PELON VERNON J	9116 CYPRESSWOOD CR	TAMPA
71	<u>U-07-27-20-211-000000-00152.0</u>	216008.00 KHADIJ ELIAS M	9101 WOODCUTTER CT	TAMPA
72	<u>U-07-27-20-211-000000-00153.0</u>	216008.00 LEBLANC TODD	9103 WOODCUTTER CT	TAMPA
73	<u>U-07-27-20-211-000000-00154.0</u>	216008.00 KASHANI HAMID	9105 WOODCUTTER CT	TAMPA
74	<u>U-07-27-20-211-000000-00155.0</u>	216008.00 FIRM FOUNDATION INVESTMENTS LLC	9104 WOODCUTTER CT	TAMPA
75	<u>U-07-27-20-211-000000-00156.0</u>	216008.00 BENTLEY LOUIS C LIFE ESTATE	9106 CYPRESSWOOD CR	TAMPA

CERTIFIED COPY

THIS IS NOT A



Rob Turner

Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafi.org

80 Matches found for search results "Advanced Search"

[PRIOR 25]

<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
76 <u>U-07-27-20-211-000000-00157.0</u>		216008.00	MEALUS RANDALL H	9104 CYPRESSWOOD CR	TAMPA
77 <u>U-07-27-20-211-000000-D0000.0</u>		216008.00	PLURIS PCU INC	0	TAMPA
78 <u>U-07-27-20-211-000000-E0000.0</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNER'S ASSN INC	0	TAMPA
79 <u>U-07-27-20-211-000000-F0000.0</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNER'S ASSN INC	0	TAMPA
80 <u>U-07-27-20-211-000000-K0000.0</u>		216008.00	LEHMAN PATRICK J	0	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

51 Matches found for search results "Advanced Search"

[NEXT 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-07-27-20-21J-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK VILLAGE UNIT 2A	0	Unincorporated
2	<u>U-07-27-20-21J-000000-00062.0</u>		216008.00	PAPARELLI KATHLEEN M	9222 PEBBLE CREEK DR	TAMPA
3	<u>U-07-27-20-21J-000000-00063.0</u>		216008.00	GEHLOFF MICHAEL D	9224 PEBBLE CREEK DR	TAMPA
4	<u>U-07-27-20-21J-000000-00064.0</u>		216008.00	ANKERS DENISE C	9226 PEBBLE CREEK DR	TAMPA
5	<u>U-07-27-20-21J-000000-00065.0</u>		216008.00	HOLMES CELIA REDMAN TRUSTEE	9228 PEBBLE CREEK DR	TAMPA
6	<u>U-07-27-20-21J-000000-00066.0</u>		216008.00	LEISEK CHARLES R	9230 PEBBLE CREEK DR	TAMPA
7	<u>U-07-27-20-21J-000000-00067.0</u>		216008.00	CLINE ARLEY M	9232 PEBBLE CREEK DR	TAMPA
8	<u>U-07-27-20-21J-000000-00068.0</u>		216008.00	ROWE KATHRYN M	9234 PEBBLE CREEK DR	TAMPA
9	<u>U-07-27-20-21J-000000-00094.0</u>		216008.00	NIETO JORGE E	9225 PEBBLE CREEK DR	TAMPA
10	<u>U-07-27-20-21J-000000-00095.0</u>		216008.00	ROSARIO ILEANA	9227 PEBBLE CREEK DR	TAMPA
11	<u>U-07-27-20-21J-000000-00096.0</u>		216008.00	MARSH ROBERT E	9229 PEBBLE CREEK DR	TAMPA
12	<u>U-07-27-20-21J-000000-00097.0</u>		216008.00	BINA JOSEPH G	9231 PEBBLE CREEK DR	TAMPA
13	<u>U-07-27-20-21J-000000-00098.0</u>		216008.00	WISSMAN MARK A	9233 PEBBLE CREEK DR	TAMPA
14	<u>U-07-27-20-21J-000000-00099.0</u>		216008.00	SARRATORE THOMAS F	9235 PEBBLE CREEK DR	TAMPA
15	<u>U-07-27-20-21J-000000-00100.0</u>		216008.00	GREENBAUM BRIAN A	9237 PEBBLE CREEK DR	TAMPA
16	<u>U-07-27-20-21J-000000-00101.0</u>		216008.00	GENTILE GINO J	9239 PEBBLE CREEK DR	TAMPA
17	<u>U-07-27-20-21J-000000-00102.0</u>		216008.00	VARGAS JOSEFINA M	9241 PEBBLE CREEK DR	TAMPA
18	<u>U-07-27-20-21J-000000-00103.0</u>		216008.00	TORRES SUSAN E	9302 REGENTS PARK DR	TAMPA
19	<u>U-07-27-20-21J-000000-00104.0</u>		216008.00	MADSEN LISE P	18311 STURBRIDGE CT	TAMPA

THIS IS NOT A

CERTIFIED COPY

20	<u>U-07-27-20-21J-000000-00105.0</u>	216008.00 MEYER TONI	18313 STURBRIDGE TAMPA CT
21	<u>U-07-27-20-21J-000000-00106.0</u>	216008.00 LA SALA CHRISTOPHER J	18315 STURBRIDGE TAMPA CT
22	<u>U-07-27-20-21J-000000-00107.0</u>	216008.00 CHMURA STANLEY J	18316 STURBRIDGE TAMPA CT
23	<u>U-07-27-20-21J-000000-00108.0</u>	216008.00 BOYD FREDERICK S	18314 STURBRIDGE TAMPA CT
24	<u>U-07-27-20-21J-000000-00109.0</u>	216008.00 VIGIER ISRAEL	18312 STURBRIDGE TAMPA CT
25	<u>U-07-27-20-21J-000000-00110.0</u>	216008.00 SOLO ANDREW J	18310 STURBRIDGE TAMPA CT



**THIS IS NOT A
CERTIFIED COPY**

Rob Turner
Hillsborough County Property Appraiser

www.hcpafil.org

51 Matches found for search results "Advanced Search"

[PRIOR 25][NEXT 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
26	<u>U-07-27-20-21J-000000-00111.0</u>		216008.00	BARROSO GUSTAVO	9216 REGENTS PARK DR	TAMPA
27	<u>U-07-27-20-21J-000000-00112.0</u>		216008.00	TORRES WILFREDO	9214 REGENTS PARK DR	TAMPA
28	<u>U-07-27-20-21J-000000-00113.0</u>		216008.00	ONG SATTRAH	9212 REGENTS PARK DR	TAMPA
29	<u>U-07-27-20-21J-000000-00114.0</u>		216008.00	TORNA DELI	9210 REGENTS PARK DR	TAMPA
30	<u>U-07-27-20-21J-000000-00115.0</u>		216008.00	MCDONALD HOWARD C LIFE ESTATE	9208 REGENTS PARK DR	TAMPA
31	<u>U-07-27-20-21J-000000-00116.0</u>		216008.00	EATEMADI SETAREH	9206 REGENTS PARK DR	TAMPA
32	<u>U-07-27-20-21J-000000-00117.0</u>		216008.00	LEAVERTON PAUL E JR	9204 REGENTS PARK DR	TAMPA
33	<u>U-07-27-20-21J-000000-00118.0</u>		216008.00	CARVAJAL WILLIAM	9202 REGENTS PARK DR	TAMPA
34	<u>U-07-27-20-21J-000000-00119.0</u>		216008.00	MCCARTY R EDWIN	9128 REGENTS PARK DR	TAMPA
35	<u>U-07-27-20-21J-000000-00120.0</u>		216008.00	STOCKDALE THOMAS L	9126 REGENTS PARK DR	TAMPA
36	<u>U-07-27-20-21J-000000-00121.0</u>		216008.00	ABEL PATRICIA TRUSTEE	9124 REGENTS PARK DR	TAMPA
37	<u>U-07-27-20-21J-000000-00122.0</u>		216008.00	PETRO KATRINA M	9122 REGENTS PARK DR	TAMPA
38	<u>U-07-27-20-21J-000000-00123.0</u>		216008.00	MCFARLAND DEBORAH A	9120 REGENTS PARK DR	TAMPA
39	<u>U-07-27-20-21J-000000-00124.0</u>		216008.00	DANKA EARL	9118 REGENTS PARK DR	TAMPA
40	<u>U-07-27-20-21J-000000-00125.0</u>		216008.00	JONES BERNARD	9116 REGENTS PARK DR	TAMPA
41	<u>U-07-27-20-21J-000000-00126.0</u>		216008.00	KIMBALL GENE E	9114 REGENTS PARK DR	TAMPA
42	<u>U-07-27-20-21J-000000-00127.0</u>		216008.00	FAKIH SAIF	9112 REGENTS PARK DR	TAMPA
43	<u>U-07-27-20-21J-000000-00128.0</u>		216008.00	WENGYN FRANK J	9110 REGENTS PARK DR	TAMPA
44	<u>U-07-27-20-21J-000000-00129.0</u>		216008.00	VAN BUREN EUGENE D	9108 REGENTS PARK DR	TAMPA

THIS IS NOT A

CERTIFIED COPY

45	<u>U-07-27-20-21J-000000-00130.0</u>	216008.00 CASTRO PETER P	9106 REGENTS PARK DR	TAMPA
46	<u>U-07-27-20-21J-000000-00131.0</u>	216008.00 GUTLER SHARON	9104 REGENTS PARK DR	TAMPA
47	<u>U-07-27-20-21J-000000-00132.0</u>	216008.00 BANKS CRISTA	9102 REGENTS PARK DR	TAMPA
48	<u>U-07-27-20-21J-000000-G0000.0</u>	216008.00 PEBBLE CREEK VILLAGE HOMEOWNER'S ASSN INC	0	TAMPA
49	<u>U-07-27-20-21J-000000-H0000.0</u>	216008.00 PEBBLE CREEK VILLAGE HOMEOWNER'S ASSN INC	0	TAMPA
50	<u>U-07-27-20-21J-000000-I0000.0</u>	216008.00 PEBBLE CREEK HOMEOWNERS ASSOC HILLS CTY INC ET AL	0	TAMPA

THIS IS NOT A



Rob Turner

Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpaf1.org

51 Matches found for search results "Advanced Search"

[PRIOR 25]

<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
51 <u>U-07-27-20-21J-000000-J0000.0</u>		216008.00	PEBBLE CREEK HOMEOWNERS ASSOC HILLS CTY ET AL	0	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafll.org

53 Matches found for search results "Advanced Search"

[NEXT 25]

PARCEL ID	PROPERTY USE	NH	OWNER NAME	ADDRESS	CITY
1 <u>U-07-27-20-21K-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK VILLAGE UNIT 3	0	Unincorporated
2 <u>U-07-27-20-21K-000000-L0000.0</u>		216008.00	PEBBLE CREEK HOMEOWNERS ASSOCIATION INC	0	TAMPA
3 <u>U-07-27-20-21K-000000-M0000.0</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNERS ASSOCIATION INC	0	TAMPA
4 <u>U-07-27-20-21K-000000-M0000.1</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNERS ASSOCIATION INC	0	TAMPA
5 <u>U-07-27-20-21K-000000-N0000.0</u>		216008.00	PEBBLE CREEK VILLAGE HOMEOWNER'S ASSN INC	0	TAMPA
6 <u>U-07-27-20-21K-000001-00001.0</u>		216008.00	KOENCK NEIL A	18306 SAINT JAMES CT	TAMPA
7 <u>U-07-27-20-21K-000001-00002.0</u>		216008.00	NEUMANN ALTREN W III	18304 SAINT JAMES CT	TAMPA
8 <u>U-07-27-20-21K-000001-00003.0</u>		216008.00	PRZYBYLKO NANCY R	18302 SAINT JAMES CT	TAMPA
9 <u>U-07-27-20-21K-000001-00004.0</u>		216008.00	WATSON SOLVI	18301 SAINT JAMES CT	TAMPA
10 <u>U-07-27-20-21K-000001-00005.0</u>		216008.00	MERCEDES T HENLEY TRUST	18303 SAINT JAMES CT	TAMPA
11 <u>U-07-27-20-21K-000001-00006.0</u>		216008.00	MORGAN SUSAN F	18305 SAINT JAMES CT	TAMPA
12 <u>U-07-27-20-21K-000001-00007.0</u>		216008.00	MARFO KOFI	9103 REGENTS PARK DR	TAMPA
13 <u>U-07-27-20-21K-000001-00008.0</u>		216008.00	FRASCONE JOHN A TRUSTEE	9105 REGENTS PARK DR	TAMPA
14 <u>U-07-27-20-21K-000001-00009.0</u>		216008.00	RICH WAYNE F	9107 REGENTS PARK DR	TAMPA
15 <u>U-07-27-20-21K-000001-00010.0</u>		216008.00	PORTER PAUL K	9109 REGENTS PARK DR	TAMPA
16 <u>U-07-27-20-21K-000001-00011.0</u>		216008.00	COLE JAMES R JR	9111 REGENTS PARK DR	TAMPA
17 <u>U-07-27-20-21K-000001-00012.0</u>		216008.00	OCHS SAMUEL	9113 REGENTS PARK DR	TAMPA
18 <u>U-07-27-20-21K-000001-00013.0</u>		216008.00	TU YAPING		TAMPA

THIS IS NOT A CERTIFIED COPY

19	<u>U-07-27-20-21K-000001-00014.0</u>	216008.00	CARDONA-MOREU ROSA AYNE	9115 REGENTS PARK DR 9117 REGENTS PARK DR	TAMPA
20	<u>U-07-27-20-21K-000001-00015.0</u>	216008.00	** CONFIDENTIAL **	0 XX *** CONFIDENTIAL SITE *** **	
21	<u>U-07-27-20-21K-000001-00016.0</u>	216008.00	RIBARICH PAUL E	9203 REGENTS PARK DR	TAMPA
22	<u>U-07-27-20-21K-000001-00017.0</u>	216008.00	BAVOL JASON A	9205 REGENTS PARK DR	TAMPA
23	<u>U-07-27-20-21K-000001-00018.0</u>	216008.00	FAULKENBERRY CHARLES K	9207 REGENTS PARK DR	TAMPA
24	<u>U-07-27-20-21K-000001-00019.0</u>	216008.00	FIELDS GEORGE	9209 REGENTS PARK DR	TAMPA
25	<u>U-07-27-20-21K-000001-00020.0</u>	216008.00	KRAMER MARIA ANN TRUSTEE	9211 REGENTS PARK DR	TAMPA

THIS IS NOT A



Rob Turner
 Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpaf.org

53 Matches found for search results "Advanced Search"

[PRIOR 25] [NEXT 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
26	<u>U-07-27-20-21K-000001-00021.0</u>		216008.00	ANEJA BHOLA N	18306 STURBRIDGE CT	TAMPA
27	<u>U-07-27-20-21K-000001-00022.0</u>		216008.00	WALKER BELINDA J	18304 STURBRIDGE CT	TAMPA
28	<u>U-07-27-20-21K-000001-00023.0</u>		216008.00	ROUBOS DAVID N	18302 STURBRIDGE CT	TAMPA
29	<u>U-07-27-20-21K-000001-00024.0</u>		216008.00	TSIOROS VASILIOS D LIFE ESTATE	18301 STURBRIDGE CT	TAMPA
30	<u>U-07-27-20-21K-000001-00025.0</u>		216008.00	WADE VIVIAN J	18303 STURBRIDGE CT	TAMPA
31	<u>U-07-27-20-21K-000001-00026.0</u>		216008.00	TORRES DEIREE M	18305 STURBRIDGE CT	TAMPA
32	<u>U-07-27-20-21K-000001-00027.0</u>		216008.00	PAHL THOMAS WALTER	18307 STURBRIDGE CT	TAMPA
33	<u>U-07-27-20-21K-000001-00028.0</u>		216008.00	SMITH BENJAMIN FRANKLIN II	9301 PEBBLE CREEK DR	TAMPA
34	<u>U-07-27-20-21K-000001-00029.0</u>		216008.00	D'SOUZA PROTO	9303 PEBBLE CREEK DR	TAMPA
35	<u>U-07-27-20-21K-000001-00030.0</u>		216008.00	FLAGSTAR BANK FSB	9305 PEBBLE CREEK DR	TAMPA
36	<u>U-07-27-20-21K-000001-00031.0</u>		216008.00	MOODY WILLIAM K	9307 PEBBLE CREEK DR	TAMPA
37	<u>U-07-27-20-21K-000001-00032.0</u>		216008.00	HOLDAWAY GEORGE LEE	9309 PEBBLE CREEK DR	TAMPA
38	<u>U-07-27-20-21K-000001-00033.0</u>		216008.00	LOCKE M JOANN	9311 PEBBLE CREEK DR	TAMPA
39	<u>U-07-27-20-21K-000001-00034.0</u>		216008.00	NANNS REBECCA S	9313 PEBBLE CREEK DR	TAMPA
40	<u>U-07-27-20-21K-000001-00035.0</u>		216008.00	DELGADO-LOPEZ EDUARDO	9315 PEBBLE CREEK DR	TAMPA
41	<u>U-07-27-20-21K-000001-00036.0</u>		216008.00	RITTER MICHAEL J	9317 PEBBLE CREEK DR	TAMPA
42	<u>U-07-27-20-21K-000001-00037.0</u>		216008.00	HOLMES J SCOTT	9319 PEBBLE CREEK DR	TAMPA
43	<u>U-07-27-20-21K-000001-00038.0</u>		216008.00	JAIN ABHISHEK	9312 PEBBLE CREEK DR	TAMPA
44	<u>U-07-27-20-21K-000001-00039.0</u>		216008.00	DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE	9308 PEBBLE CREEK DR	TAMPA

THIS IS NOT A

CERTIFIED COPY

45	<u>U-07-27-20-21K-000001-00040.0</u>	216008.00 SILVER PETER D	9306 PEBBLE CREEK DR	TAMPA
46	<u>U-07-27-20-21K-000001-00041.0</u>	216008.00 PAZ LANCE S	9304 PEBBLE CREEK DR	TAMPA
47	<u>U-07-27-20-21K-000001-00042.0</u>	216008.00 KELADA ONCI N	9302 PEBBLE CREEK DR	TAMPA
48	<u>U-07-27-20-21K-000002-00001.0</u>	216008.00 CORNELL SHERYL M	9236 PEBBLE CREEK DR	TAMPA
49	<u>U-07-27-20-21K-000002-00002.0</u>	216008.00 LONG STEVEN M	9238 PEBBLE CREEK DR	TAMPA
50	<u>U-07-27-20-21K-000002-00003.0</u>	216008.00 STALNAKER FAMILY INVESTMENTS LLP	9240 PEBBLE CREEK DR	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

www.hcpafl.org

53 Matches found for search results "Advanced Search"

[PRIOR 25]

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
51	<u>U-07-27-20-21K-000002-00004.0</u>		216008.00	HARVEY VINROY U	9242 PEBBLE CREEK DR	TAMPA
52	<u>U-07-27-20-21K-000002-00005.0</u>		216008.00	MORRIS BARBARA THERESA	9244 PEBBLE CREEK DR	TAMPA
53	<u>U-07-27-20-21K-000002-00006.0</u>		216008.00	ORTIZ RAMONITA	9246 PEBBLE CREEK DR	TAMPA

HCPAFL.org SEARCH RESULTS



THIS IS NOT A

Rob Turner

Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

22 Matches found for search results by address "TOURNAMENT"

	ADDRESS	PARCEL ID	FOLIO	OWNER NAME	CITY
1	18803 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18803.0</u>	059240-0506	PINTHIA INC	TAMPA
2	18331 TOURNAMENT TL	<u>U-07-27-20-21F-000000-18831.0</u>	059240-0544	RODGERS RAYMOND A	TAMPA
3	18813 TOURNAMENT TL	<u>U-07-27-20-21F-000000-18813.0</u>	059240-0522	LANG GLORIA A	TAMPA
4	18815 TOURNAMENT TL	<u>U-07-27-20-21F-000000-18815.0</u>	059240-0524	CHEN QUANLU	TAMPA
5	18820 TOURNAMENT TL	<u>U-07-27-20-21F-000000-18820.0</u>	059240-0532	FELBER SUE H	TAMPA
6	18801 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18801.0</u>	059240-0502	MINEO VIRGINIA NINA	TAMPA
7	18802 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18802.0</u>	059240-0504	ANDERSON MERIDA	TAMPA
8	18804 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18804.0</u>	059240-0508	ANDERSON MARGUERITE L TR	TAMPA
9	18805 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18805.0</u>	059240-0510	MILANI RAMAK	TAMPA
10	18807 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18807.0</u>	059240-0512	CARLSON REBEKAH L TRUSTEE	TAMPA
11	18809 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18809.0</u>	059240-0514	HOLLAND GWEN	TAMPA
12	18810 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18810.0</u>	059240-0518	EARNHARDT CRAWFORD S	TAMPA
13	18811 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18811.0</u>	059240-0518	SOUTHER REGINA FAITH	TAMPA
14	18812 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18812.0</u>	059240-0520	VESELY BRIAN A	TAMPA
15	18817 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18817.0</u>	059240-0528	CALDWELL JOANN R	TAMPA
16	18818 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18818.0</u>	059240-0528	ALDERMAN WALTER B LIFE ESTATE	TAMPA
17	18819 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18819.0</u>	059240-0530	HOWES LUCAS B	TAMPA
18	18821 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18821.0</u>	059240-0534	DEPALANTINO NORMAN	TAMPA
19	18823 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18823.0</u>	059240-0538	FULLER CHARLES B	TAMPA
20	18825 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18825.0</u>	059240-0538	SAFARIK CECILIA A	TAMPA
21	18827 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18827.0</u>	059240-0540	GUY VERNON C	TAMPA
22	18829 TOURNAMENT TR	<u>U-07-27-20-21F-000000-18829.0</u>	059240-0542	RODGERS RAYMOND A	TAMPA

HCPAFL.org SEARCH RESULTS



**THIS IS NOT A
Rob Turner
CERTIFIED COPY
Hillsborough County Property Appraiser**

www.hcpafl.org

52 Matches found for search results by address "AINTREE"

[NEXT 25]

	ADDRESS	PARCEL ID	FOLIO	OWNER NAME	CITY
1	18412 AINTREE CT	<u>U-07-27-20-21P-000000-18412.0</u>	059240-5064	MITCHELL TERRY	TAMPA
2	18418 AINTREE CT	<u>U-07-27-20-21P-000000-18418.0</u>	059240-5076	COE CHRISTINE P	TAMPA
3	18301 AINTREE CT	<u>U-07-27-20-21P-000000-18301.0</u>	059240-5002	SEYMOUR BENJAMIN	TAMPA
4	18302 AINTREE CT	<u>U-07-27-20-21P-000000-18302.0</u>	059240-5004	SEGIEN CAROLYN A	TAMPA
5	18303 AINTREE CT	<u>U-07-27-20-21P-000000-18303.0</u>	059240-5006	HAYES RALPH	TAMPA
6	18304 AINTREE CT	<u>U-07-27-20-21P-000000-18304.0</u>	059240-5008	MCHENRY CHARLOTTE	TAMPA
7	18305 AINTREE CT	<u>U-07-27-20-21P-000000-18305.0</u>	059240-5010	CARTER QUAISON A	TAMPA
8	18306 AINTREE CT	<u>U-07-27-20-21P-000000-18306.0</u>	059240-5012	JUDGE MICHELE A	TAMPA
9	18307 AINTREE CT	<u>U-07-27-20-21P-000000-18307.0</u>	059240-5014	EVANS KATHLEEN A	TAMPA
10	18308 AINTREE CT	<u>U-07-27-20-21P-000000-18308.0</u>	059240-5016	LUDECKE GLORIA TRUSTEE	TAMPA
11	18309 AINTREE CT	<u>U-07-27-20-21P-000000-18309.0</u>	059240-5018	KRUSA VANCE	TAMPA
12	18310 AINTREE CT	<u>U-07-27-20-21P-000000-18310.0</u>	059240-5020	COFFEY ASTRID TRUSTEE	TAMPA
13	18311 AINTREE CT	<u>U-07-27-20-21P-000000-18311.0</u>	059240-5022	PORTERFIELD DANNYE G ESTATE OF	TAMPA
14	18312 AINTREE CT	<u>U-07-27-20-21P-000000-18312.0</u>	059240-5024	KLEIN MAXINE	TAMPA
15	18313 AINTREE CT	<u>U-07-27-20-21P-000000-18313.0</u>	059240-5026	ARBOGAST KATHI A	TAMPA
16	18314 AINTREE CT	<u>U-07-27-20-21P-000000-18314.0</u>	059240-5028	CUMMINGS JOHN	TAMPA
17	18315 AINTREE CT	<u>U-07-27-20-21P-000000-18315.0</u>	059240-5030	PUIGMENECH JAMES R	TAMPA
18	18316 AINTREE CT	<u>U-07-27-20-21P-000000-18316.0</u>	059240-5032	BRYAN R MARK	TAMPA
19	18317 AINTREE CT	<u>U-07-27-20-21P-000000-18317.0</u>	059240-5034	SIGNORELLI MARY J	TAMPA
20	18318 AINTREE CT	<u>U-07-27-20-21P-000000-18318.0</u>	059240-5036	VARGAS MARIA DEL ROSARIO	TAMPA
21	18319 AINTREE CT	<u>U-07-27-20-21P-000000-18319.0</u>	059240-5038	DE VARONA LILLIAN LIFE ESTATE	TAMPA
22	18320 AINTREE CT	<u>U-07-27-20-21P-000000-18320.0</u>	059240-5040	HUGHES DAPHNE I TRUSTEE	TAMPA
23	18401 AINTREE CT	<u>U-07-27-20-21P-000000-18401.0</u>	059240-5042	HANKERSON KENNETH L JR TRUSTEE	TAMPA
24	18402 AINTREE CT	<u>U-07-27-20-21P-000000-18402.0</u>	059240-5044	LANIER CHRISTINA	TAMPA
25	18403 AINTREE CT	<u>U-07-27-20-21P-000000-18403.0</u>	059240-5046	LOPEZ-DE-HARO HAYDEE	TAMPA

HCPAFL.org - SEARCH RESULTS



THIS IS NOT A

Rob Turner

Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

52 Matches found for search results by address "AINTREE"

[PRIOR 25][NEXT 25]

	ADDRESS	PARCEL ID	FOLIO	OWNER NAME	CITY
26	18404 AINTREE CT	<u>U-07-27-20-21P-000000-18404.0</u>	059240-5048	WALKER DARWIN	TAMPA
27	18405 AINTREE CT	<u>U-07-27-20-21P-000000-18405.0</u>	059240-5050	MINTZ JUDITH S TRUSTEE	TAMPA
28	18406 AINTREE CT	<u>U-07-27-20-21P-000000-18406.0</u>	059240-5052	BESTERMAN PHYLLIS N LIFE ESTATE	TAMPA
29	18407 AINTREE CT	<u>U-07-27-20-21P-000000-18407.0</u>	059240-5054	SPECTOR MICHAEL D	TAMPA
30	18408 AINTREE CT	<u>U-07-27-20-21P-000000-18408.0</u>	059240-5056	YOUNG CHARLOTTE E	TAMPA
31	18409 AINTREE CT	<u>U-07-27-20-21P-000000-18409.0</u>	059240-5058	CARLO JOHN F SR	TAMPA
32	18410 AINTREE CT	<u>U-07-27-20-21P-000000-18410.0</u>	059240-5060	MAGLIATO ANNETTE	TAMPA
33	18411 AINTREE CT	<u>U-07-27-20-21P-000000-18411.0</u>	059240-5062	PHILLIPS ELSA	TAMPA
34	18413 AINTREE CT	<u>U-07-27-20-21P-000000-18413.0</u>	059240-5066	SMITH GEORGE J	TAMPA
35	18414 AINTREE CT	<u>U-07-27-20-21P-000000-18414.0</u>	059240-5068	CANDLER JAMES D	TAMPA
36	18415 AINTREE CT	<u>U-07-27-20-21P-000000-18415.0</u>	059240-5070	HOBSON ALVIN J LIFE ESTATE	TAMPA
37	18416 AINTREE CT	<u>U-07-27-20-21P-000000-18416.0</u>	059240-5072	REES ANGELA M LIFE ESTATE	TAMPA
38	18417 AINTREE CT	<u>U-07-27-20-21P-000000-18417.0</u>	059240-5074	POULIOT GLORIA R	TAMPA
39	18419 AINTREE CT	<u>U-07-27-20-21P-000000-18419.0</u>	059240-5078	AMBRIOLE ROBERT G	TAMPA
40	18420 AINTREE CT	<u>U-07-27-20-21P-000000-18420.0</u>	059240-5080	COE RICHARD A JR	TAMPA
41	18421 AINTREE CT	<u>U-07-27-20-21P-000000-18421.0</u>	059240-5082	THOMAS MARTHA A	TAMPA
42	18422 AINTREE CT	<u>U-07-27-20-21P-000000-18422.0</u>	059240-5084	MELL LEROY D JR	TAMPA
43	18423 AINTREE CT	<u>U-07-27-20-21P-000000-18423.0</u>	059240-5086	MILANI HASSAN	TAMPA
44	18424 AINTREE CT	<u>U-07-27-20-21P-000000-18424.0</u>	059240-5088	MORIN CELESTINA	TAMPA
45	18425 AINTREE CT	<u>U-07-27-20-21P-000000-18425.0</u>	059240-5090	VASQUEZ CARLOS	TAMPA
46	18427 AINTREE CT	<u>U-07-27-20-21P-000000-18427.0</u>	059240-5092	LEITNER DAVID D	TAMPA
47	18429 AINTREE CT	<u>U-07-27-20-21P-000000-18429.0</u>	059240-5094	PHEBUS ROBERT W	TAMPA
48	18431 AINTREE CT	<u>U-07-27-20-21P-000000-18431.0</u>	059240-5096	POWERS DANIEL	TAMPA
49	18433 AINTREE CT	<u>U-07-27-20-21P-000000-18433.0</u>	059240-5098	MEKDECI ELIZABETH	TAMPA
50	18435 AINTREE CT	<u>U-07-27-20-21P-000000-18435.0</u>	059240-5100	MANDVIWALA HAKIM	TAMPA

HCPAFL.org - SEARCH RESULTS

1 4 5 6 7 8 9



Rob Turner
Hillsborough County Property Appraiser

THIS IS NOT A
CERTIFIED COPY

www.hcpafl.org

52 Matches found for search results by address "AINTREE"

[PRIOR 25]

	<u>ADDRESS</u>	<u>PARCELID</u>	<u>FOLIO</u>	<u>OWNER NAME</u>	<u>CITY</u>
51	18437 AINTREE CT	<u>U-07-27-20-21P-000000-18437.0</u>	059240-5102	NELSON GEORGE R	TAMPA
52	18439 AINTREE CT	<u>U-07-27-20-21P-000000-18439.0</u>	059240-5104	CHILDERS DIANE E	TAMPA

THIS IS NOT A



Rob Turner
 Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafi.org

15 Matches found for search results "Advanced Search"

	<u>PARCELID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-07-27-20-21N-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK CONDOMINIUM VILLAGE 1	0	TAMPA
2	<u>U-07-27-20-21N-000000-09001.0</u>		816027.00	JACOBS DANIEL H TRUSTEE	9001 PEBBLE CREEK DR	TAMPA
3	<u>U-07-27-20-21N-000000-09003.0</u>		816027.00	ERICSON CAROL H	9003 PEBBLE CREEK DR	TAMPA
4	<u>U-07-27-20-21N-000000-09005.0</u>		816027.00	PAYLIAN SERGEI	9005 PEBBLE CREEK DR	TAMPA
5	<u>U-07-27-20-21N-000000-09007.0</u>		816027.00	GUTIERREZ ANA BEATRIZ	9007 PEBBLE CREEK DR	TAMPA
6	<u>U-07-27-20-21N-000000-09009.0</u>		816027.00	THOMAS CHARLES	9009 PEBBLE CREEK DR	TAMPA
7	<u>U-07-27-20-21N-000000-09011.0</u>		816027.00	MORALES CECILIA	9011 PEBBLE CREEK DR	TAMPA
8	<u>U-07-27-20-21N-000000-09013.0</u>		816027.00	MATOS ERIK RAMIREZ	9013 PEBBLE CREEK DR	TAMPA
9	<u>U-07-27-20-21N-000000-09017.0</u>		816027.00	CANENCIA ADRIAN	9017 PEBBLE CREEK DR	TAMPA
10	<u>U-07-27-20-21N-000000-09019.0</u>		816027.00	FENDALL DARLA JEAN	9019 PEBBLE CREEK DR	TAMPA
11	<u>U-07-27-20-21N-000000-09027.0</u>		816027.00	THOMAS CHARLES	9027 PEBBLE CREEK DR	TAMPA
12	<u>U-07-27-20-21N-000001-09015.0</u>		816027.00	MICHAUD LOIS A	9015 PEBBLE CREEK DR	TAMPA
13	<u>U-07-27-20-21N-000002-09021.0</u>		816027.00	ROMERA JEFFREY A	9021 PEBBLE CREEK DR	TAMPA
14	<u>U-07-27-20-21N-000002-09023.0</u>		816027.00	ESCAMILLA MICHAEL A	9023 PEBBLE CREEK DR	TAMPA
15	<u>U-07-27-20-21N-000002-09025.0</u>		816027.00	CLEARY BRIAN	9025 PEBBLE CREEK DR	TAMPA

THIS IS NOT A



Rob Turner
Hillsborough County Property Appraiser

CERTIFIED COPY

www.hcpafl.org

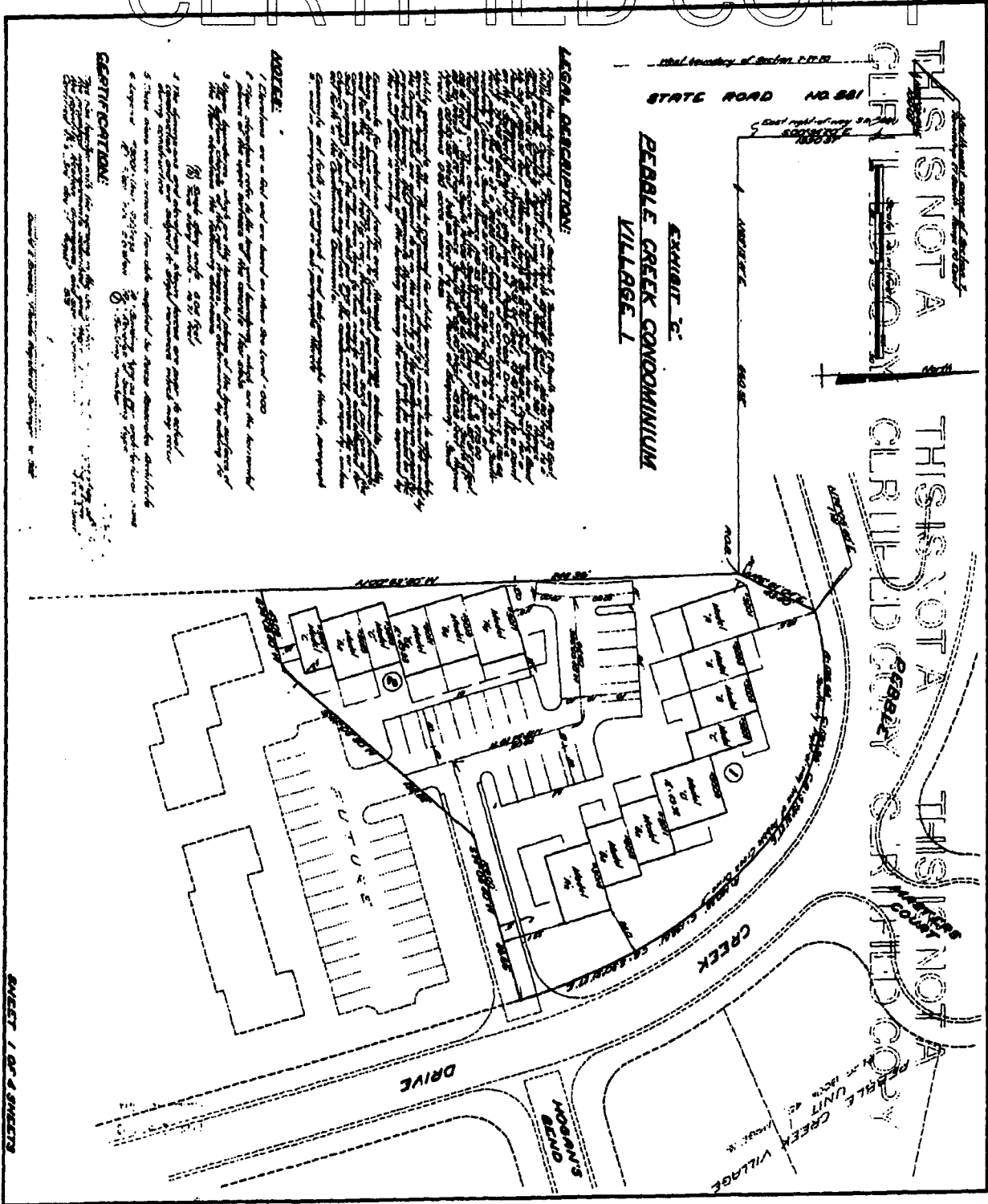
11 Matches found for search results "Advanced Search"

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-07-27-20-210-000000-00000.0</u>		0.00	XXXX PEBBLE CREEK CONDOMINIUM VILLAGE 2	0	TAMPA
2	<u>U-07-27-20-210-000003-09029.0</u>		816027.00	HOFFMAN E NEWELENE	9029 PEBBLE CREEK DR	TAMPA
3	<u>U-07-27-20-210-000003-09031.0</u>		816027.00	NELSON ROSE	9031 PEBBLE CREEK DR	TAMPA
4	<u>U-07-27-20-210-000003-09033.0</u>		816027.00	DILLEY NANCY J LIFE ESTATE	9033 PEBBLE CREEK DR	TAMPA
5	<u>U-07-27-20-210-000003-09035.0</u>		816027.00	CARABALLO MARIA J	9035 PEBBLE CREEK DR	TAMPA
6	<u>U-07-27-20-210-000003-09037.0</u>		816027.00	GABLE ESTILL NORIEGA REV TRUST	9037 PEBBLE CREEK DR	TAMPA
7	<u>U-07-27-20-210-000004-09039.0</u>		816027.00	BREWER B TYLER	9039 PEBBLE CREEK DR	TAMPA
8	<u>U-07-27-20-210-000004-09041.0</u>		816027.00	THOMAS CHARLES	9041 PEBBLE CREEK DR	TAMPA
9	<u>U-07-27-20-210-000004-09043.0</u>		816027.00	GULITZ GORDON	9043 PEBBLE CREEK DR	TAMPA
10	<u>U-07-27-20-210-000004-09045.0</u>		816027.00	MICHAUD THOMAS A JR	9045 PEBBLE CREEK DR	TAMPA
11	<u>U-07-27-20-210-000004-09047.0</u>		816027.00	BEATTY CLAYTON R	9047 PEBBLE CREEK DR	TAMPA

THIS IS NOT A
CERTIFIED COPY

Declaration of Condominium Planned OR 31277-0000 116

Condominium Plan OR 11600 25



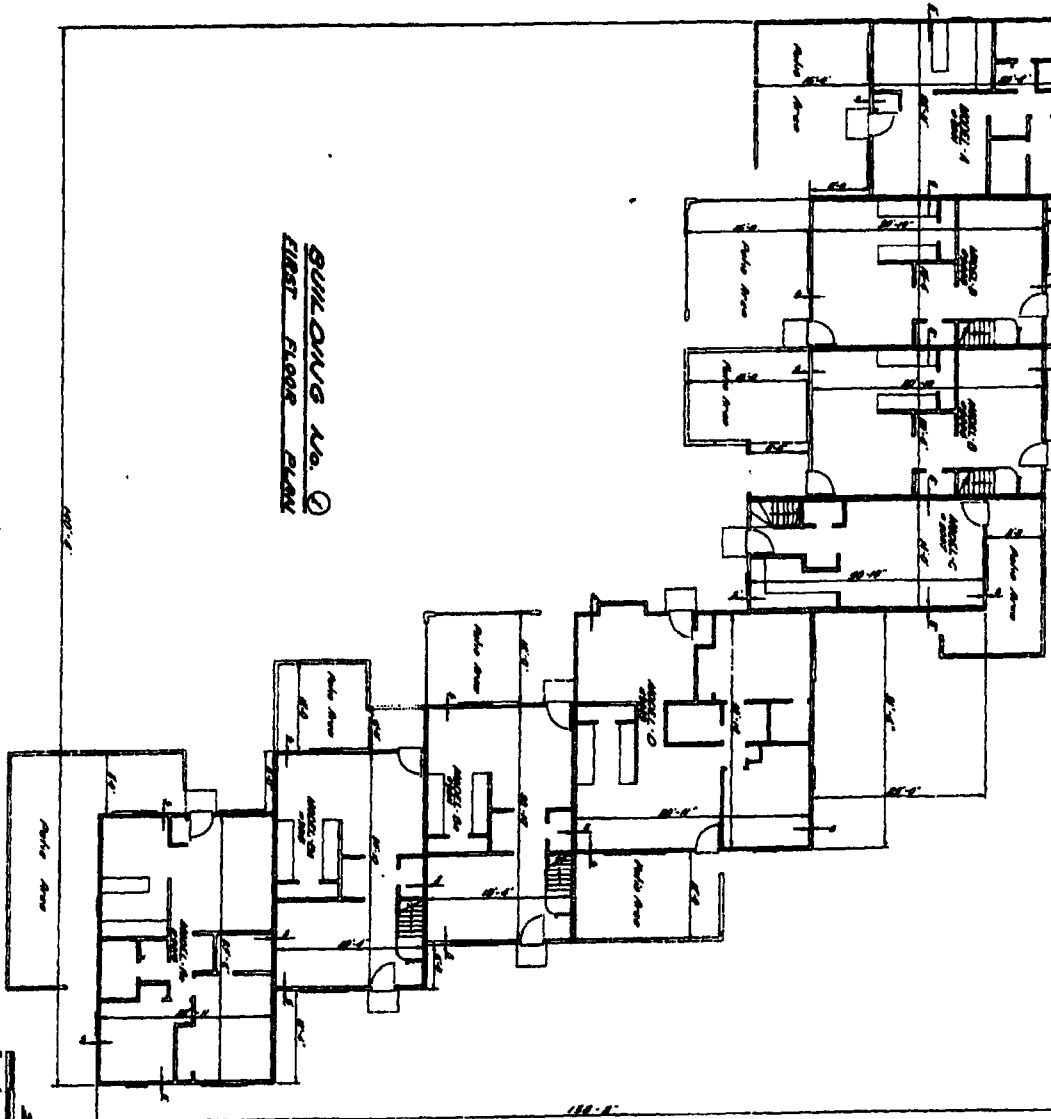
SHEET 1 OF 4 SHEETS

THIS IS NOT A
CERTIFIED COPY

Da. Approval of Condominium Purchase OR 2797 Page 1/2

Commission Part 91.1 Title 25

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY



BUILDING No. 0
FIRST FLOOR PLAN

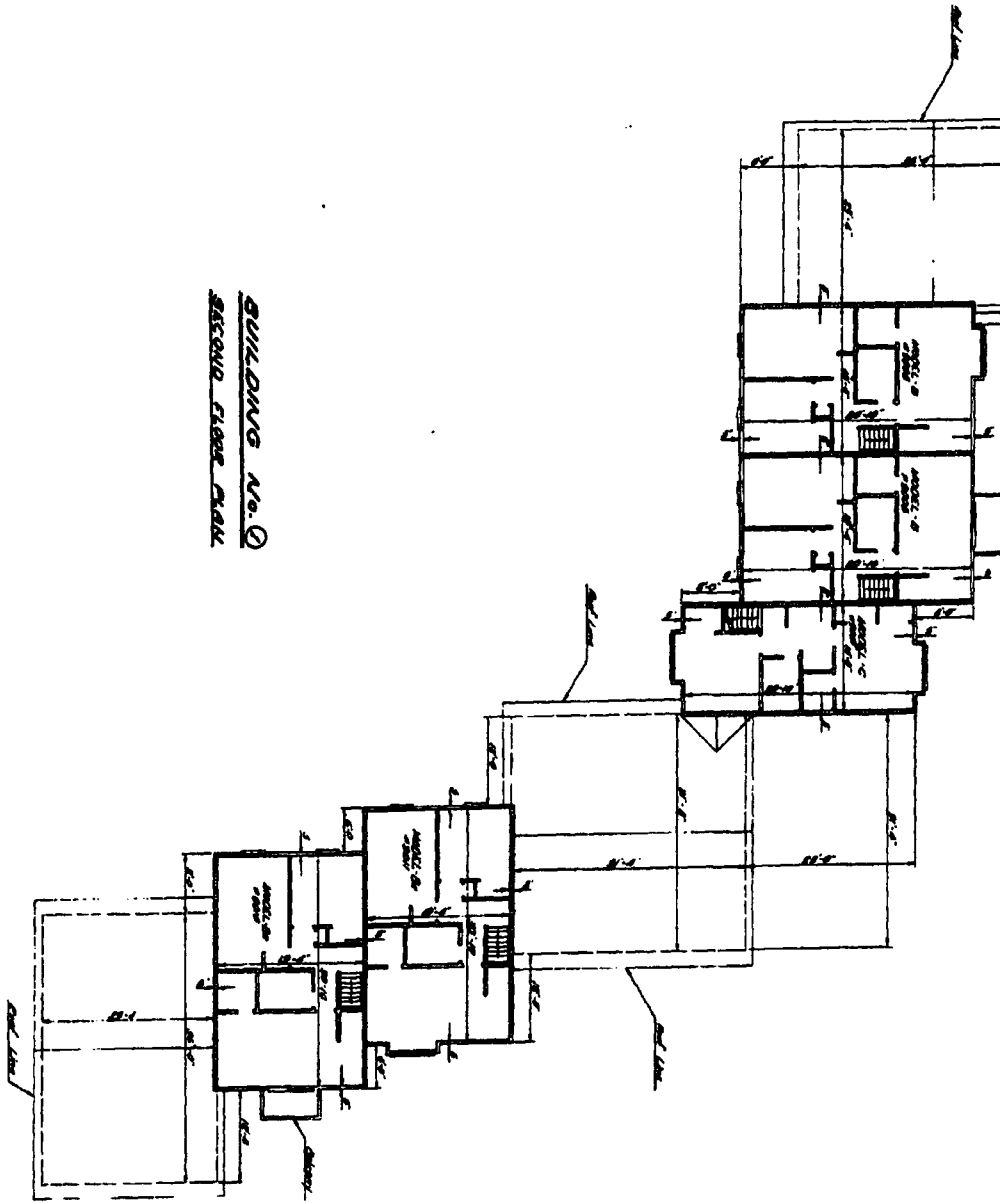
Sheet
SHEET 2 OF 4 SHEETS

THIS IS NOT A
CERTIFIED COPY

Department of Consumer Resources OR 8787 Page 1/6

Condominium Plat Book 1 Page 25

THIS IS NOT A CERTIFIED COPY
THIS IS NOT A CERTIFIED COPY
THIS IS NOT A CERTIFIED COPY



BUILDING No. 0
SECOND FLOOR PLAN

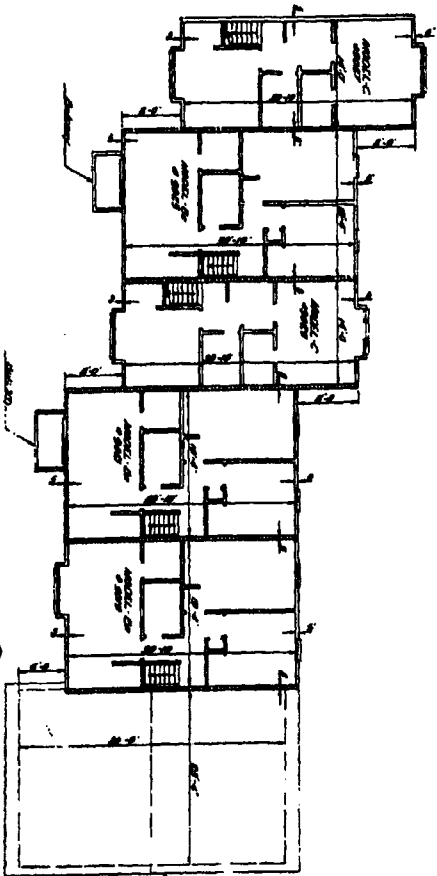
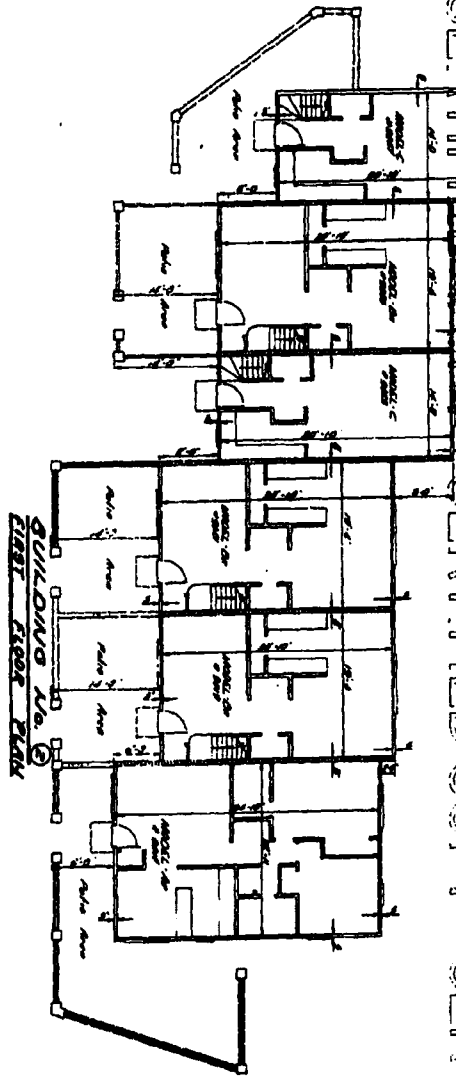
Scale: 1/8" = 1'-0"
SHEET 3 OF 4 SHEETS

THIS IS NOT A
CERTIFIED COPY

Declaration of Condominium Record OR 2787 Page 16

Condominium Plat Book 1 Page 25

THIS IS NOT A CERTIFIED COPY
THIS IS NOT A CERTIFIED COPY
THIS IS NOT A CERTIFIED COPY

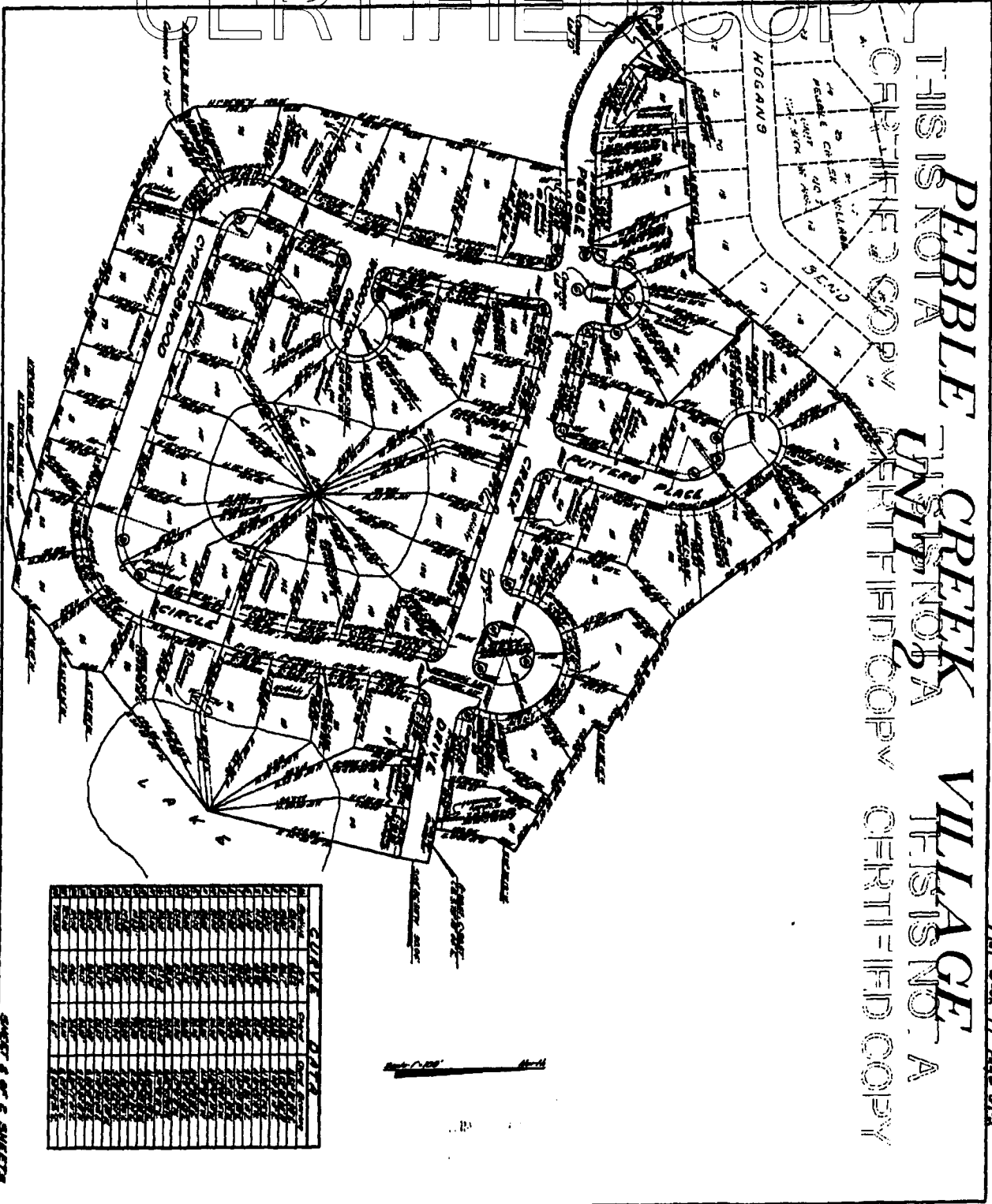


Scale
SHEET 4 OF 8 SHEETS

THIS IS NOT A
CERTIFIED COPY

PEBBLE CREEK VILLAGE
THIS IS NOT A
CERTIFIED COPY
MINNESOTA
CERTIFIED COPY
CERTIFIED COPY

Plot Area 41 Page 61a



PREPARED BY S. SWARTZ

THIS IS NOT A

THIS PEOPLE'S CREDIT WILLASCO FOR A CERTIFIED COPY UNRECORDED COPY CERTIFIED COPY

PLAT BOOK 50 PAGE 69-

DESCRIPTION: The following is a description of the land... (Detailed survey description text)

RECAPITULATION: The foregoing is a summary of the foregoing... (Summary text)

DEED: SHERIFF DONALDSON... (Deed header and signature area)

DEED: SHERIFF DONALDSON... (Deed header and signature area)

DEED: SHERIFF DONALDSON... (Deed header and signature area)

DEED: SHERIFF DONALDSON... (Deed header and signature area)

SURVEYOR'S CERTIFICATE: I certify that the within and my former... (Surveyor's statement)

ACKNOWLEDGMENT: County of Multnomah, State of Oregon... (Acknowledgment text)

ACKNOWLEDGMENT: County of Multnomah, State of Oregon... (Acknowledgment text)

ACKNOWLEDGMENT: County of Multnomah, State of Oregon... (Acknowledgment text)

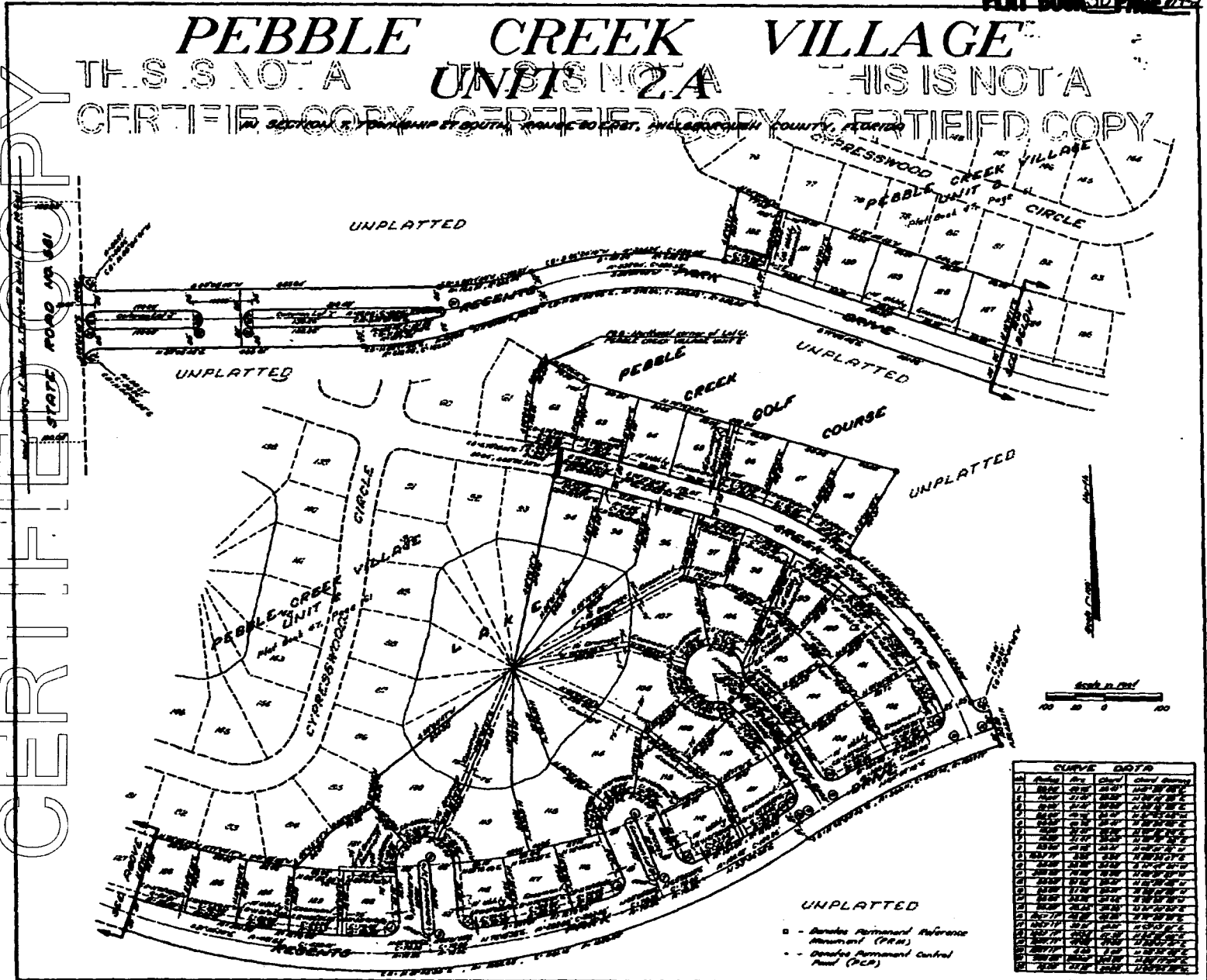
ACKNOWLEDGMENT: County of Multnomah, State of Oregon... (Acknowledgment text)

ACKNOWLEDGMENT: County of Multnomah, State of Oregon... (Acknowledgment text)

PEBBLE CREEK VILLAGE

THIS IS NOT A CERTIFIED COPY UNITS NO. 2A THIS IS NOT A CERTIFIED COPY
IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 30 WEST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY



CURVE DATA				
Station	Angle	Dist	Chord	Chord Bearing
1+00	90° 00' 00"	100.00	100.00	N 0° 00' 00" E
1+20	90° 00' 00"	100.00	141.42	N 45° 00' 00" E
1+40	90° 00' 00"	100.00	173.21	N 90° 00' 00" E
1+60	90° 00' 00"	100.00	200.00	N 135° 00' 00" E
1+80	90° 00' 00"	100.00	220.62	N 180° 00' 00" E
2+00	90° 00' 00"	100.00	233.14	N 225° 00' 00" E
2+20	90° 00' 00"	100.00	236.12	N 270° 00' 00" E
2+40	90° 00' 00"	100.00	229.81	N 315° 00' 00" E
2+60	90° 00' 00"	100.00	214.71	N 0° 00' 00" E
2+80	90° 00' 00"	100.00	191.35	N 45° 00' 00" E
3+00	90° 00' 00"	100.00	160.39	N 90° 00' 00" E
3+20	90° 00' 00"	100.00	122.68	N 135° 00' 00" E
3+40	90° 00' 00"	100.00	80.00	N 180° 00' 00" E
3+60	90° 00' 00"	100.00	33.14	N 225° 00' 00" E
3+80	90° 00' 00"	100.00	-17.32	N 270° 00' 00" E
4+00	90° 00' 00"	100.00	-70.71	N 315° 00' 00" E
4+20	90° 00' 00"	100.00	-132.04	N 0° 00' 00" E
4+40	90° 00' 00"	100.00	-196.96	N 45° 00' 00" E
4+60	90° 00' 00"	100.00	-262.98	N 90° 00' 00" E
4+80	90° 00' 00"	100.00	-328.68	N 135° 00' 00" E
5+00	90° 00' 00"	100.00	-392.78	N 180° 00' 00" E
5+20	90° 00' 00"	100.00	-454.00	N 225° 00' 00" E
5+40	90° 00' 00"	100.00	-510.24	N 270° 00' 00" E
5+60	90° 00' 00"	100.00	-560.42	N 315° 00' 00" E
5+80	90° 00' 00"	100.00	-603.56	N 0° 00' 00" E
6+00	90° 00' 00"	100.00	-638.78	N 45° 00' 00" E
6+20	90° 00' 00"	100.00	-665.18	N 90° 00' 00" E
6+40	90° 00' 00"	100.00	-681.86	N 135° 00' 00" E
6+60	90° 00' 00"	100.00	-688.92	N 180° 00' 00" E
6+80	90° 00' 00"	100.00	-686.48	N 225° 00' 00" E
7+00	90° 00' 00"	100.00	-673.76	N 270° 00' 00" E
7+20	90° 00' 00"	100.00	-650.98	N 315° 00' 00" E
7+40	90° 00' 00"	100.00	-618.36	N 0° 00' 00" E
7+60	90° 00' 00"	100.00	-576.00	N 45° 00' 00" E
7+80	90° 00' 00"	100.00	-524.00	N 90° 00' 00" E
8+00	90° 00' 00"	100.00	-462.50	N 135° 00' 00" E
8+20	90° 00' 00"	100.00	-392.71	N 180° 00' 00" E
8+40	90° 00' 00"	100.00	-314.73	N 225° 00' 00" E
8+60	90° 00' 00"	100.00	-229.81	N 270° 00' 00" E
8+80	90° 00' 00"	100.00	-138.57	N 315° 00' 00" E
9+00	90° 00' 00"	100.00	-40.82	N 0° 00' 00" E

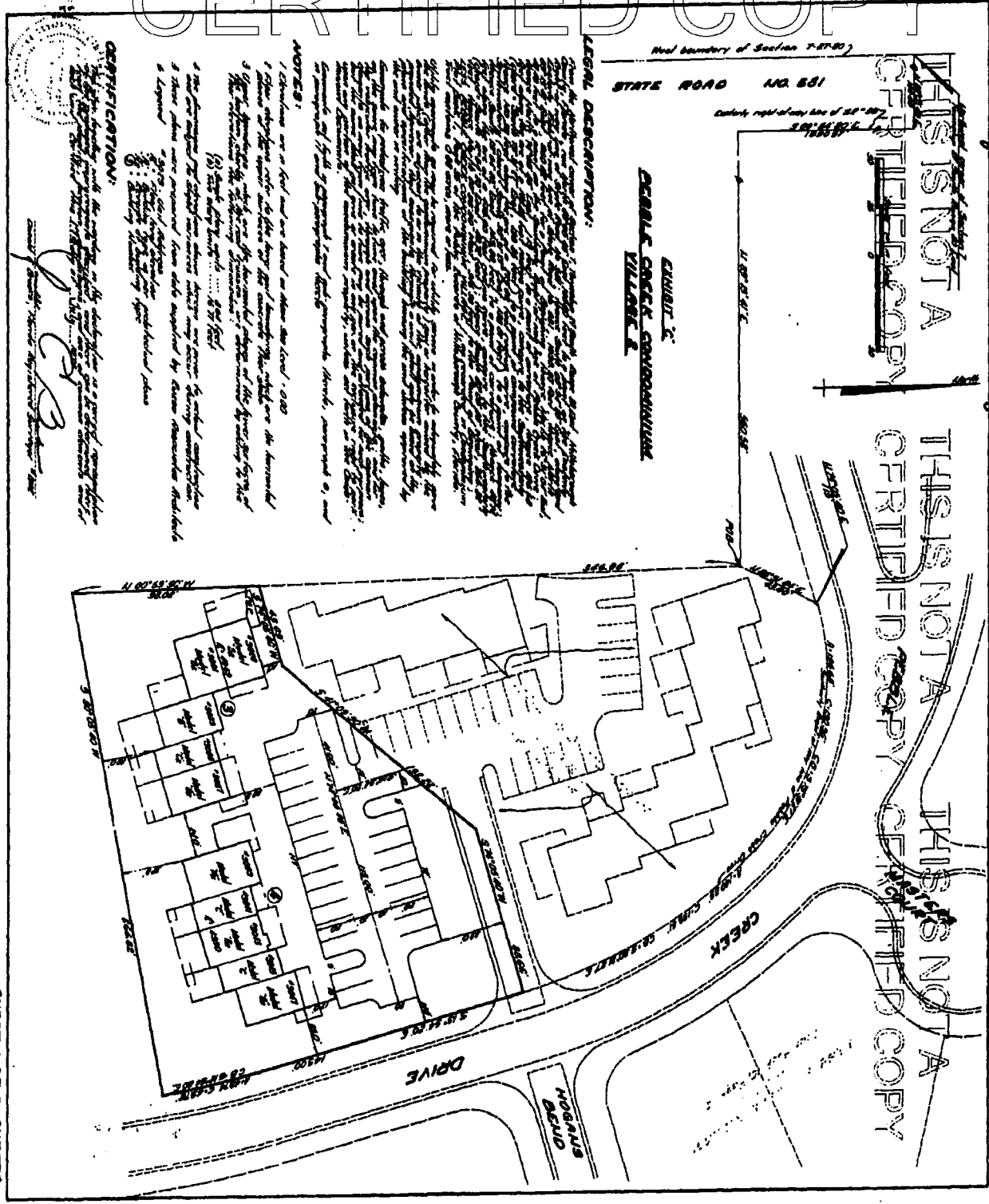
UNPLATTED

- - - Double Permanent Reference Monument (DPR)
- - - Double Permanent Control Point (DCP)

THIS IS NOT A
CERTIFIED COPY

Assessment of Conditions DE 295E Aug. 1677

Conservation Plat Book 1 Page 6c



~~THIS IS NOT A
CERTIFIED COPY~~

~~THIS IS NOT A
CERTIFIED COPY~~

~~THIS IS NOT A
CERTIFIED COPY~~

West boundary of Section 7-87-80
STATE ROAD NO. 681

EXHIBIT C:
ACRES OF CREEK CONSERVATION
VILLAGE 2

LEGAL DESCRIPTION:

THE SEVERAL TRACTS OF LAND IN THE COUNTY OF ...

NOTES:

1. Conditions are as found and are shown on above plat.
2. All other rights, claims, interests, etc., are shown on the plat.
3. The plat is subject to the provisions of the Conservation Plat Act.
4. The plat is subject to the provisions of the Conservation Plat Act.
5. The plat is subject to the provisions of the Conservation Plat Act.

CERTIFICATION:

I, the undersigned, being duly sworn, certify that the above is a true and correct copy of the original plat on file in the office of the County Clerk of the County of ...

[Signature]

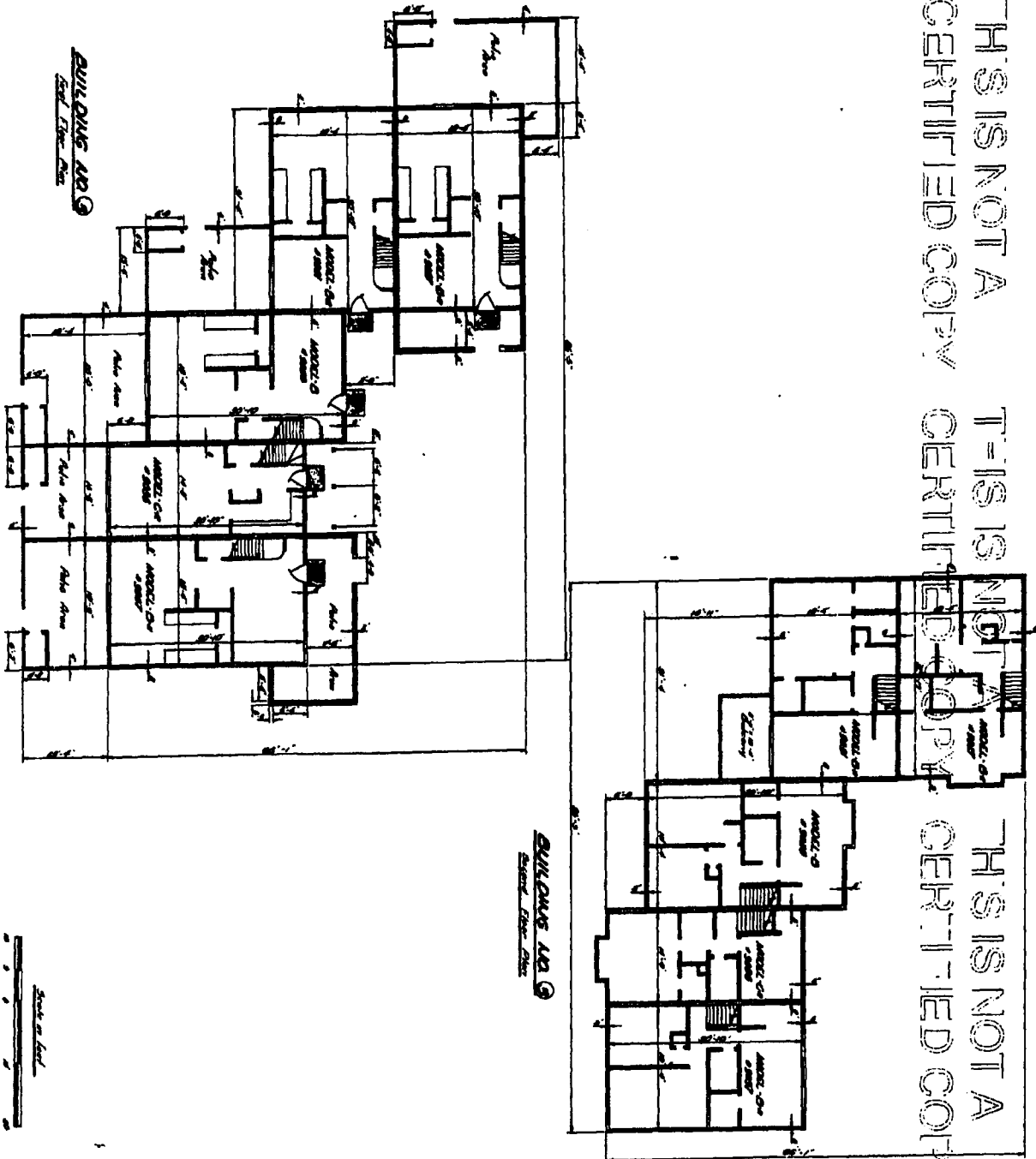
SHEET 1 OF 3 SHEETS

THIS IS NOT A
CERTIFIED COPY

Division of Buildings DE 2018 of 1677

Continuation of Book 1 Page 68

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY



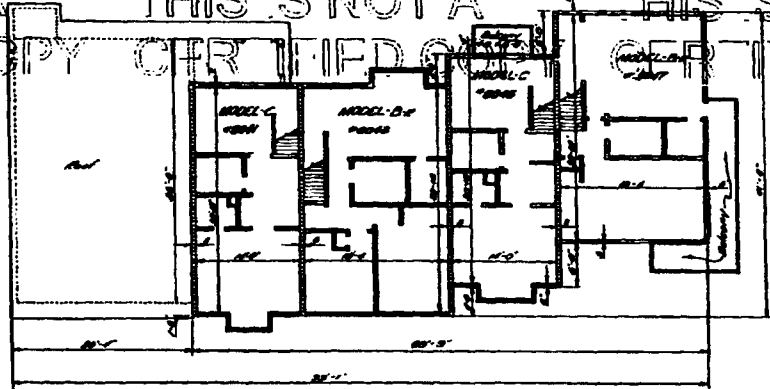
BUILDING A12
FIRST FLOOR PLAN

BUILDING A12
FIRST FLOOR PLAN

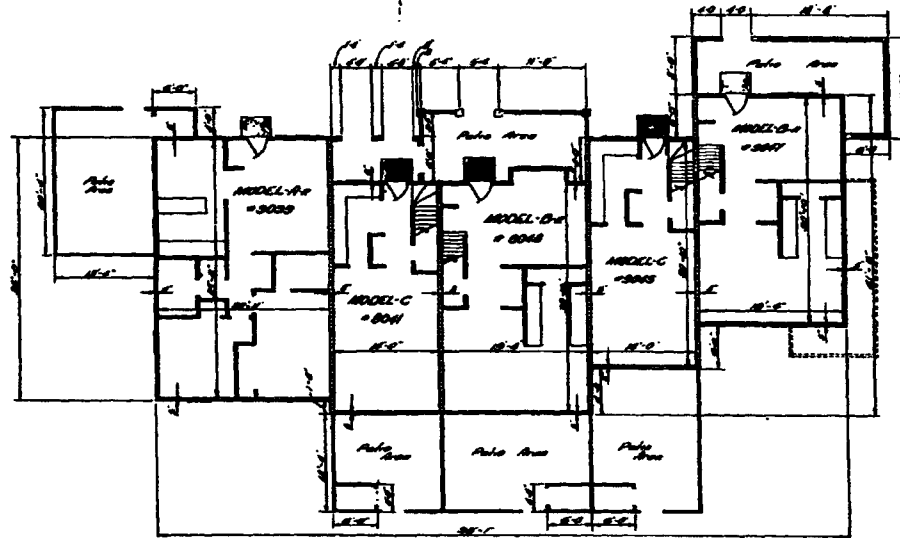


SHEET 2 OF 3 SHEETS

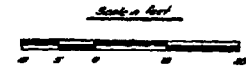
THIS IS NOT A CERTIFIED COPY THIS IS NOT A CERTIFIED COPY THIS IS NOT A CERTIFIED COPY



BUILDING NO. 2
SECOND FLOOR PLAN



BUILDING NO. 2
FIRST FLOOR PLAN



THIS IS NOT A CERTIFIED COPY

THIS IS NOT A
CERTIFIED COPY

REPLACEMENT FLOOR PLAN

GENERAL NOTE 3 P. 41-2

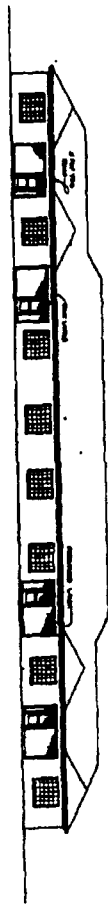
THIS IS NOT A **FARRWAY VILLAS** IS NOT A
COPY OF THE ORIGINAL ARCHITECTURAL DRAWING
OF THE ORIGINAL ARCHITECTURAL DRAWING



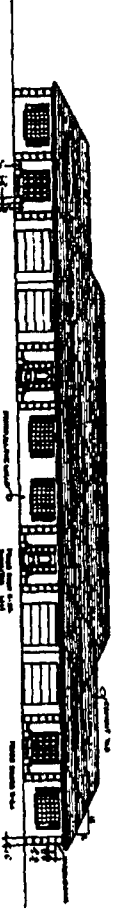
LEFT SIDE ELEVATION



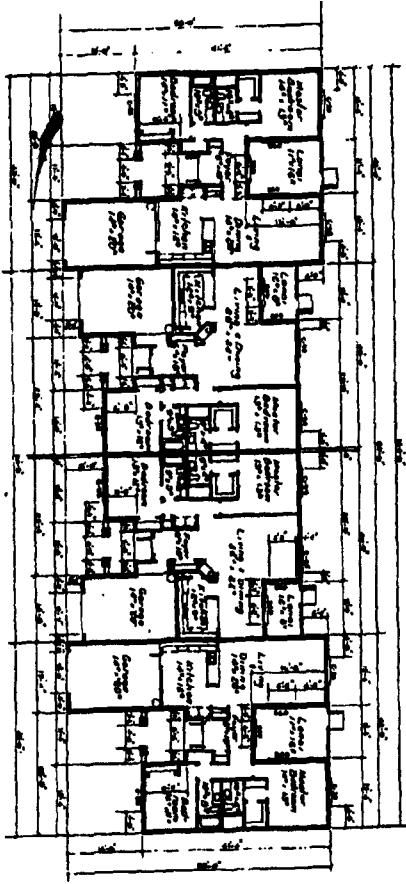
RIGHT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



PLAN 1

PLAN 2

PLAN 3

PLAN 4

SUBJECT NO. 21752
CLUSTER FLOOR PLANS

APPROVED BY
ARCHITECT
DATE



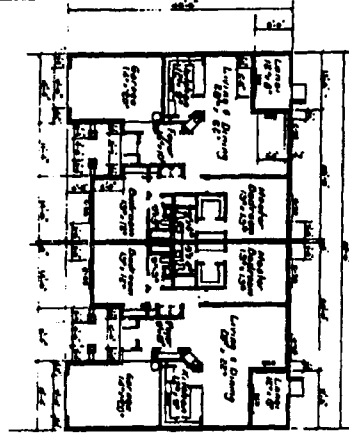
SHEET 2 OF 4

THIS IS NOT A
CERTIFIED COPY

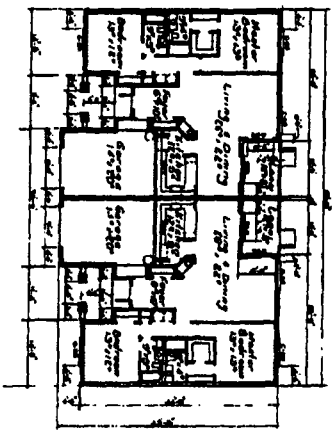
THIS IS NOT A
CERTIFIED COPY
FARMWAY VILLAS
THIS IS NOT A
CERTIFIED COPY
CALLE ALCOPOVA

PLAN NO. 1007

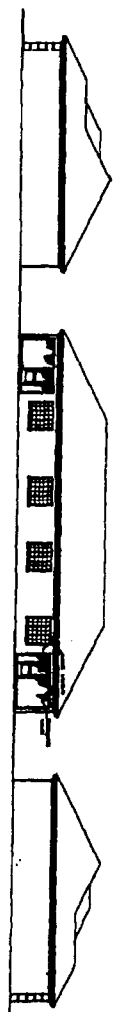
CONDO. BOOK 2 PG. 41-5



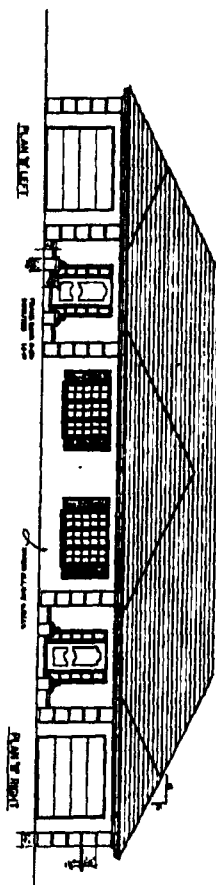
PLAN UNIT BUILDING NO. 218 PLAN UNIT



PLAN UNIT BUILDING NO. 1, 2 & 3 PLAN UNIT CLUSTER FLOOR PLANS



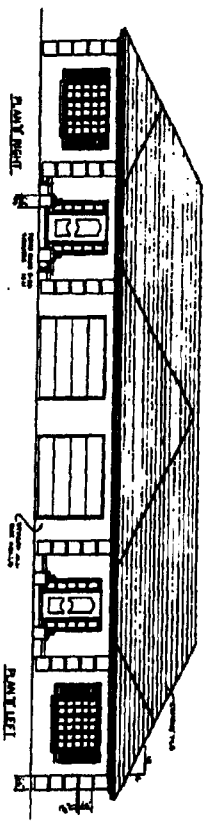
REAR SIDE ELEVATION SCALE: 1/8" = 1'-0"



FRONT ELEVATION PLAN UNIT



REAR SIDE ELEVATION SCALE: 1/8" = 1'-0"



FRONT ELEVATION PLAN UNIT

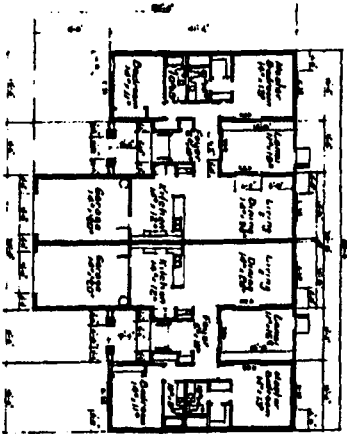
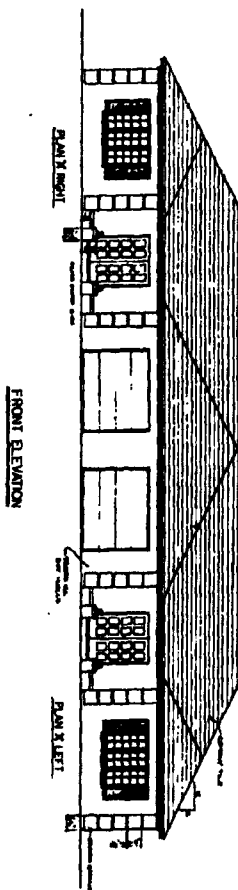
SHEET 2 OF 4

THIS IS NOT A
CERTIFIED COPY

FAIRWAY VILLAS

GENERAL CONTRACTOR'S PLAN

THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY
THIS IS NOT A
CERTIFIED COPY



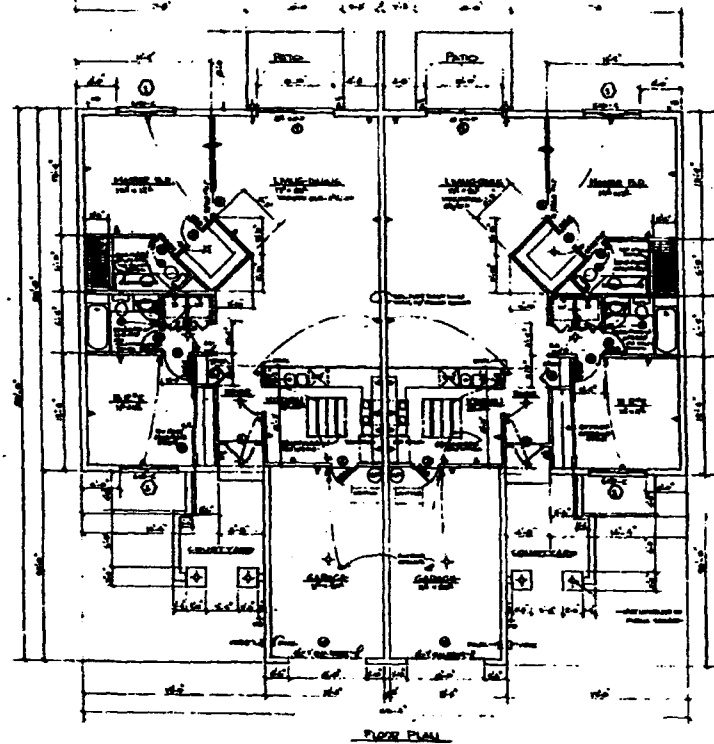
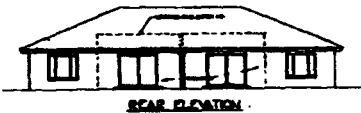
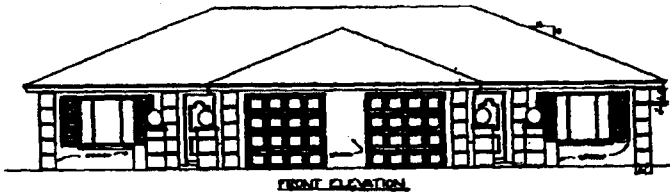
PLAN X WEST
BUILDING 44.7 & 8
CLUSTER FLOOR PLAN
PLAN X EAST

DESIGNED BY
THE ARCHITECTURAL
FIRM OF
JAMES H. HARRIS, JR.
ARCHITECTS
1000 N. W. 10th St.
MIAMI, FLORIDA 33136
www.jhharris.com

LAKEVIEW VILLAS

THIS IS NOT A CERTIFIED COPY
 AT NOT PEBBLES IS NOT CREEK THIS IS NOT A
 CERTIFIED COPY CERTIFIED COPY CERTIFIED COPY CONDO BOOK PG. 35-2

THIS IS NOT A CERTIFIED COPY

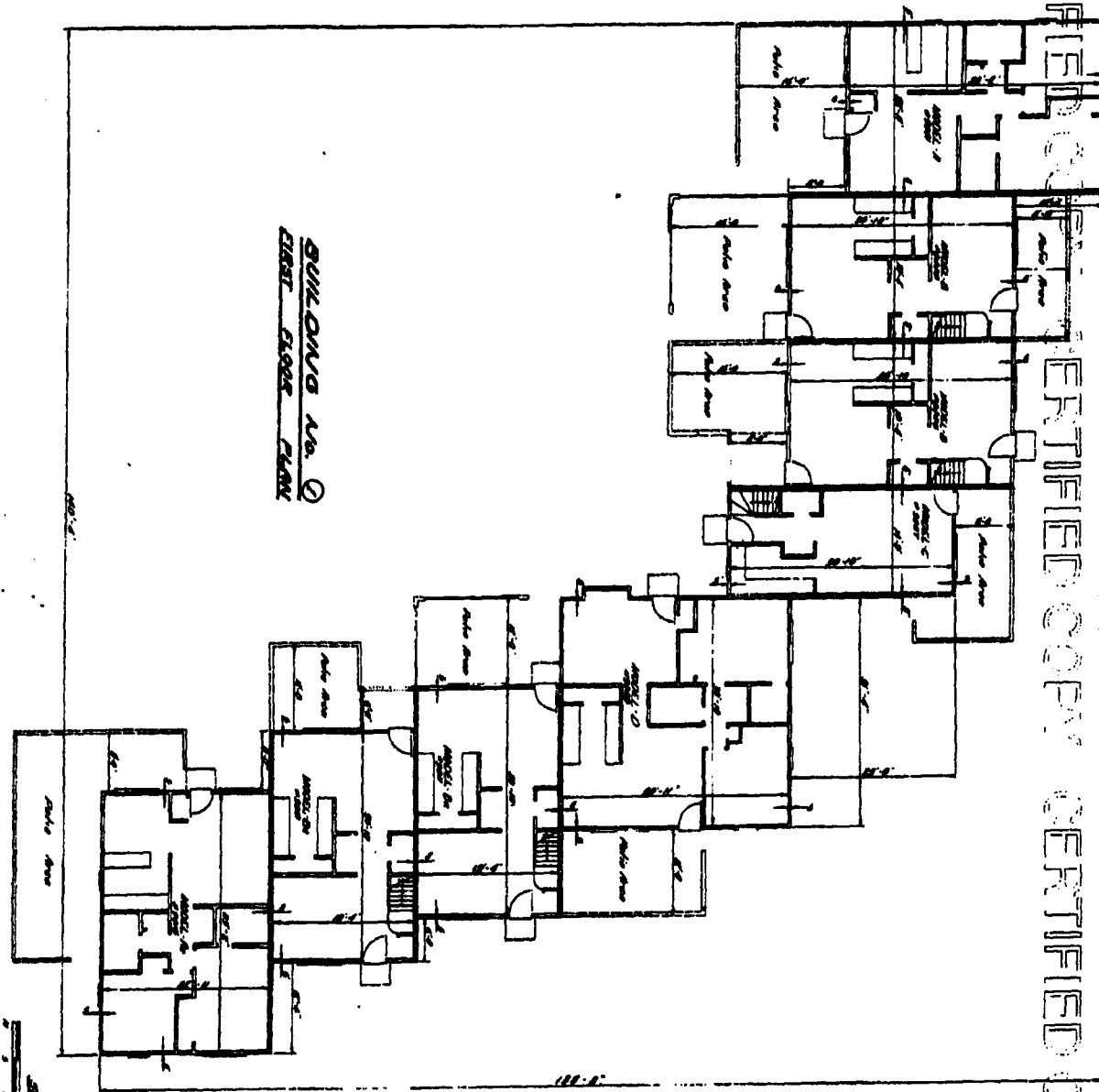


CONDO BOOK 6 PG. 25
 UNIT 1238 UNIT 1238/3
 SUBDIVISION 4172
 JAMES F. WILSON, JR.
 Clerk of Court
 in *Yancy J. Balow*

Areas For Each Unit of Double Villa

Living Area	1181 sq. ft.
Garage Area	262 sq. ft.
Entry	14 sq. ft.
Patio	80 sq. ft.
Courtyard	102 sq. ft.
Total	1642 sq. ft.

THIS IS NOT A
CERTIFIED COPY



BUILDING No. 1
CIRCUIT FLOOR PLAN

Sheet No. 1
SHEET 8 OF 8 SHEETS

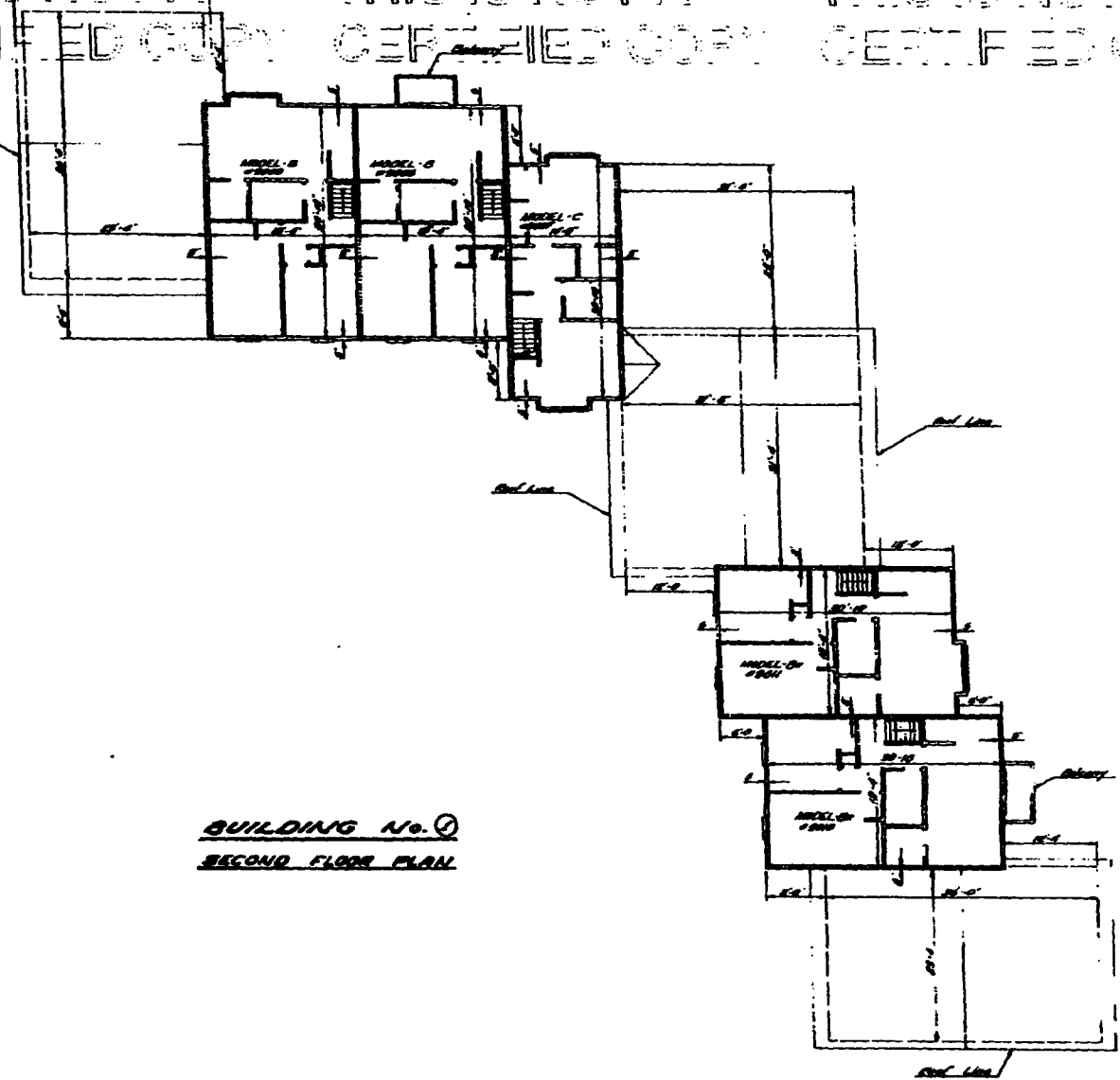
Commission of Construction Resources OR 2787 Page 112

Commission Part 02 1 Page 25

THIS IS NOT A
CERTIFIED COPY
CERTIFIED COPY
CERTIFIED COPY
CERTIFIED COPY

THIS IS NOT A
CERTIFIED COPY

THIS IS NOT A
CERTIFIED COPY



BUILDING No. 1
SECOND FLOOR PLAN

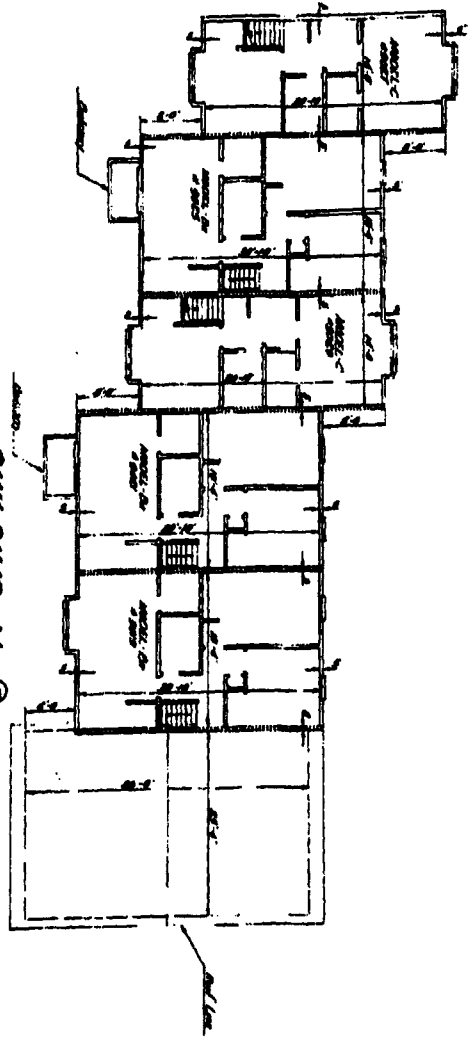
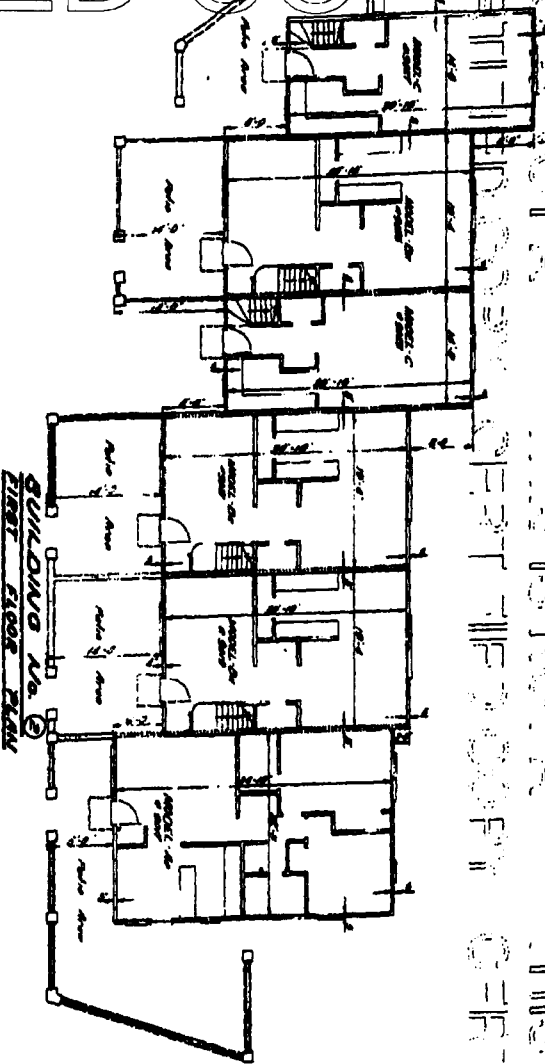
Scale as laid
SHEET 3 OF 6 SHEETS

THIS IS NOT A
CERTIFIED COPY

UNRECORDED OF CANCELLATION RECORDED OR 2787 PAGE

CANCELLATION PLAN SHEET 1 PAGE 25

THIS IS NOT A CERTIFIED COPY OF THE ORIGINAL RECORD

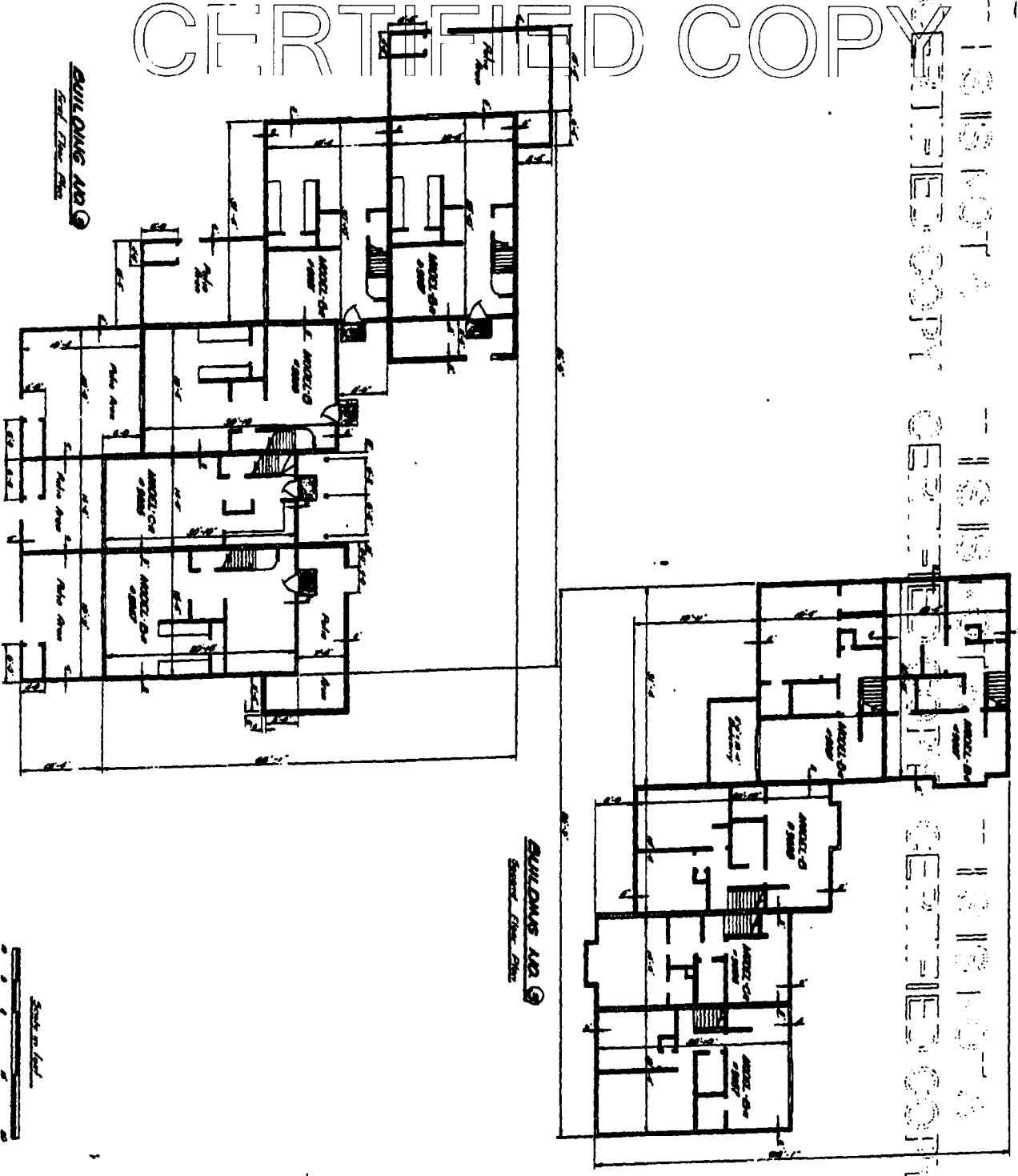


Scale: 1/4" = 1'-0"
SHEET 1 OF 4 SHEETS

THIS IS NOT A
CERTIFIED COPY

As per 9/20/2008 DC 2008 15 1677

Continuation of Sub 1 Page 18



BUILDING 102
Sheet 18 of 20

BUILDING 102
Sheet 18 of 20



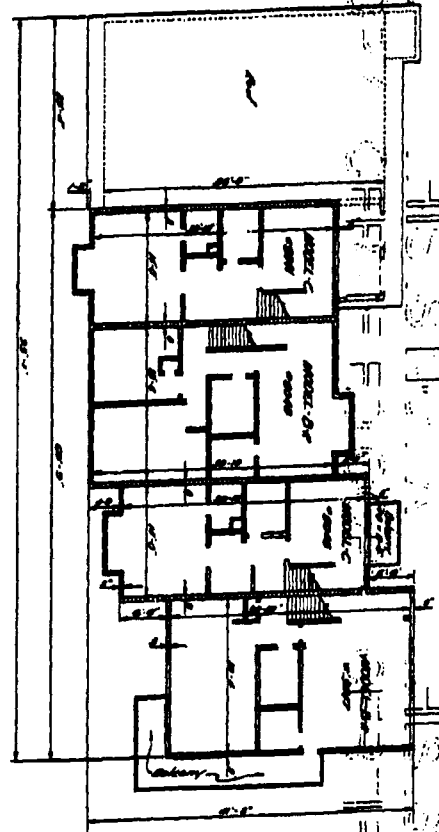
SHEET 2 OF 3 SHEETS

THIS IS NOT A
CERTIFIED COPY

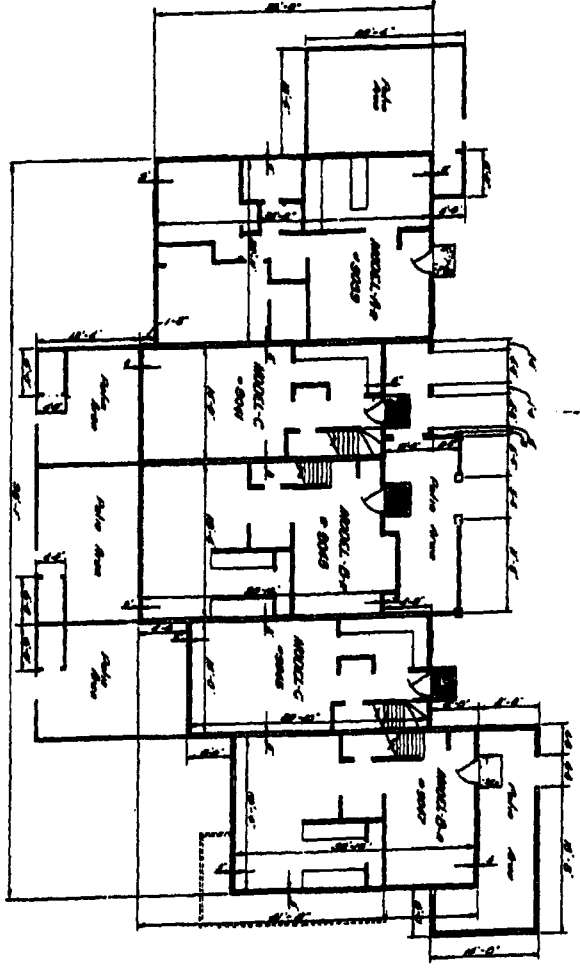
DR 2018 P 1677

Page 62

153 NO. 1
SHEET 3 OF 3
153 NO. 1
SHEET 3 OF 3
153 NO. 1
SHEET 3 OF 3



BUILDING NO. 153
SECOND FLOOR PLAN



BUILDING NO. 153
FIRST FLOOR PLAN



SHEET 3 OF 3 SHEETS



FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

FINAL ORDER NO. DEO-13-022

March 1, 2013

Francis E. Friscia, Esquire
 Meirose & Friscia, P.A.
 5550 W. Executive Dr., Suite 250
 Tampa, Florida 33609

Re: Pebble Creek Village

Dear Mr. Friscia:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the Pebble Creek Village community and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the homeowners documents and covenants is approved.

Section 720.407(1), Florida Statutes, requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the Pebble Creek Village Homeowners Association, Inc. with the Division of Corporations of the Department of State if the articles have not been previously filed with the Division. Also, Section 720.407(2), Florida Statutes, requires that the president and secretary of the Association execute the revived declaration and other governing documents in the name of the Association. The approved declaration of covenants, the articles of incorporation, this letter approval, and the legal description of each affected parcel must be recorded with the clerk of the circuit court in the county in which the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

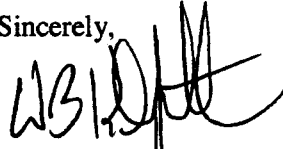
Section 720.407(4), Florida Statutes, requires that a complete copy of all of the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.



THIS IS NOT A
Francis E. Friscia, Esquire
Page 2 of 3
FINAL ORDER NO. DEO-13-022
CERTIFIED COPY

If you have any questions concerning this matter, please contact T. Christopher Long, Assistant General Counsel, at (850) 717-8530, or Paul Piller, Community Program Administrator, at (850) 717-8501.

Sincerely,



William Killingsworth
Director, Division of Community Development

NOTICE OF RIGHTS

THIS DETERMINATION CONSTITUTES FINAL AGENCY ACTION UNDER CHAPTER 120, FLORIDA STATUTES. ANY INTERESTED PARTIES ARE HEREBY NOTIFIED OF THEIR RIGHT TO SEEK JUDICIAL REVIEW OF THIS FINAL AGENCY ACTION IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(B)(1)(c) AND 9.110.

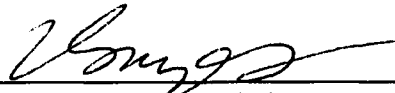
TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK, 107 EAST MADISON STREET, CALDWELL BUILDING, MSC 110, TALLAHASSEE, FLORIDA 32399-4128, WITHIN THIRTY (30) DAYS AFTER THE DATE THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK, WHOSE NAME AND INDICATED APPEAR BELOW. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST ALSO BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

AN INTERESTED PARTY WAIVES ITS RIGHT TO JUDICIAL REVIEW IF THE NOTICE OF APPEAL IS NOT TIMELY FILED WITH THE AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

THIS IS NOT A
Francis E. Friscia, Esquire
Page 3 of 3
CERTIFIED COPY
FINAL ORDER NO. DEO-13-022

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 16th day of March, 2013.



Miriam Snipes, Agency Clerk
Department of Economic Opportunity
107 East Madison Street, MSC 110
Tallahassee, FL 32399-4128

By U. S. Mail:

Francis E. Friscia, Esq.
Meirose & Friscia, P.A.
5550 W. Executive Dr., Suite 250
Tampa, FL 33609

By interoffice delivery:

T. Christopher Long, Assistant General Counsel
Paul Piller, Community Program Manager, Division of Community Planning