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**AMENDED AND RESTATED COMMUNITY DECLARATION
FOR
CEDARBROOK**

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AMENDED AND RESTATED COMMUNITY DECLARATION
FOR
CEDARBROOK

THIS AMENDED AND RESTATED COMMUNITY DECLARATION FOR CEDARBROOK (this "**Declaration**") is made this 17th, of August, 2023, by BELMOND RESERVE DEVELOPMENT, LLC (the "**Declarant**"), joined by the CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**"), and BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**District**").

WHEREAS THE ORIGINAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CEDARBROOK WAS ACCEPTED BY HILLSBOROUGH COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AS PART OF A COMPREHENSIVE DEVELOPMENT PLAN FOR THE LAND DESCRIBED IN EXHIBIT I AND WAS DEVELOPED IN CONJUNCTION WITH THE FORMATION OF A COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WHEREAS, the original Community Declaration for CEDARBROOK found at Instrument Number 2020432132 as recorded in the Public Records of Hillsborough County, Florida (the "**Original Declaration**"), the Articles of Incorporation for CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., recorded as **Exhibit 2**, ("**Original Articles**") and the Bylaws of CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC. recorded as **Exhibit 3** of the Original Declaration (the "**Original Bylaws**") established the initial covenants of the Association;

WHEREAS, Section 4 allows the Declarant to unilaterally amend the Original Declaration, including but not limited to the Bylaws and Articles, and the Declarant wishes to restate the Original Declaration and Original Bylaws with this Amended and Restated Community Declaration for CEDARBROOK, having its covenants run with all of the land described within the legal description found in **Exhibit 1**, which shall not include the land in **Exhibit 1-A**, which has been withdrawn from the Original Declaration pursuant to the Third Amendment to Community Declaration for Cedarbrook (Instrument No. 20222211074 in the Public Records of Hillsborough County), along with any supplemental filings therein for this Declaration, binding each present and future owner, their heirs, successors, and assigns acquiring any portion of the aforementioned described lands.

NOW THEREFORE, in consideration of the premises and mutual covenants contained in this Declaration, the Association hereby declares that every portion of CEDARBROOK transferred, sold, conveyed, used and occupied is subject to the covenants, conditions, restrictions, easements, reservations, regulations, charges and liens hereinafter set forth.

1. **Recitals.** The foregoing recitals are true and correct and are incorporated into and form a part of this Declaration.

2. **Definitions.** In addition to the terms defined elsewhere in this Declaration, all initially capitalized terms herein shall have the following meanings:

"Abatement" – shall mean the act of the Association affirmatively fixing or remedying a condition, violation, or maintenance issue that was otherwise another person's or entity's responsibility to fix. Abatement costs, fees, services, charges, or expenses incurred by the Association in abating an issue may be charged back to the entity originally responsible to act or prevent the condition, violation, or maintenance issue from occurring in the first place.

"ACC" shall mean the Architectural Control Committee for CEDARBROOK established pursuant to Section 19.1 hereof.

“**Articles**” shall mean the Articles of Incorporation of the Association filed with the Florida Secretary of State in the form attached hereto as **Exhibit 2** and made a part hereof, as amended from time to time.

“**Assessments**” shall mean any assessments made in accordance with this Declaration and as further defined in Section 17.1 hereof.

“**Association**” shall mean CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns.

“**Board**” shall mean the Board of Directors of the Association.

“**Builder**” means any person or entity other than the Declarant who (i) holds title to a Lot prior to, during and until completion of construction of a Home thereon (as evidenced by issuance of a certificate of occupancy) and the sale of such Home to a third party, (ii) is duly licensed, either itself or through an affiliated entity, to perform construction services, and (iii) is approved by the Declarant in writing as a Builder. The term “Builders” shall collectively mean all persons or entities meeting the definition of “Builder” as provided herein company (“M/I Homes”), D.R. Horton, Inc., a Delaware corporation (“D.R. Horton”), and Pulte Home Company, LLC (“Pulte”), are each hereby approved by the Declarant as a “Builder”, together with, any the respective affiliates of such entities and/or any entity who holds property as a “landbanker” for any entity that otherwise qualifies as a Builder, so long as such “landbanker” is approved, in writing, as a Builder. The term Builder shall also include (i) affiliates of a Builder, and (ii) an entity that acquires title to any Lot(s) that has entered in to an option agreement to hold title to the Lots and convey same at a future date to a Builder for ultimate construction of a Home thereon (e.g., a land bank entity).

“**Bylaws**” shall mean the Bylaws of the Association in the form attached hereto as **Exhibit 3** and made a part hereof, as amended from time to time.

“**CEDARBROOK**” shall have the meaning set forth in the recitals hereof subject to additions and deletions thereto as permitted pursuant to the terms of this Declaration.

“**Common Areas**” shall mean all real property interests and personally within CEDARBROOK designated as Common Areas from time to time by the Declarant, or by a Plat or by a recorded amendment to this Declaration and provided for, owned, leased by, or dedicated to, the common use and enjoyment of the Owners within CEDARBROOK. The Common Areas may include, without limitation, open space areas, internal buffers, entrance features, perimeter buffers, landscaped areas, irrigation facilities, Mail Delivery Centers (as defined below) and project signage. The Common Areas do not include any portion of the Facilities. NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THE DEFINITION OF “COMMON AREAS” AS SET FORTH IN THIS DECLARATION IS FOR DESCRIPTIVE PURPOSES ONLY AND SHALL IN NO WAY BIND, OBLIGATE OR LIMIT THE DECLARANT TO CONSTRUCT OR SUPPLY ANY SUCH ITEM AS SET FORTH IN SUCH DESCRIPTION. THE CONSTRUCTION OR SUPPLYING OF ANY SUCH ITEM BEING IN THE DECLARANT'S SOLE DISCRETION. FURTHER, NO PARTY SHALL BE ENTITLED TO RELY UPON SUCH DESCRIPTION AS A REPRESENTATION OR WARRANTY AS TO THE EXTENT OF THE COMMON AREAS TO BE OWNED BY THE ASSOCIATION, EXCEPT AFTER CONSTRUCTION OF SUCH ITEM AND CONVEYANCE OF ANY SUCH ITEM TO THE ASSOCIATION. FURTHER, AND WITHOUT LIMITING THE FOREGOING, AND WITHOUT LIMITING THE FOREGOING, CERTAIN AREAS THAT WOULD OTHERWISE BE COMMON AREAS SHALL BE OR HAVE BEEN CONVEYED TO THE DISTRICT AND SHALL COMPRISE PART OF THE FACILITIES. DISTRICT FACILITIES SHALL NOT INCLUDE COMMON AREAS. MOST, IF NOT ALL, COMPONENTS THAT ARE TYPICALLY CONSIDERED “COMMON AREA” OF A DEVELOPMENT OF THIS NATURE HAVE INSTEAD BEEN DESIGNATED AS PART OF THE DISTRICT FACILITIES. AS SUCH, CEDARBROOK INCLUDES VERY LIMITED, IF ANY, COMMON AREAS.

“**Community Completion Date**” shall mean the date upon which all Homes in CEDARBROOK, as ultimately planned and as fully developed, have been conveyed by the Declarant and/or Builders to Owners.

“Community Standards” shall mean such architectural and design standards, if any, established by the Declarant or the ACC pursuant to Section 19.5 hereof.

“Contractors” shall have the meaning set forth in Section 19.12.2 hereof.

“County” shall mean Hillsborough County, Florida.

“Declarant” shall mean BELMOND RESERVE DEVELOPMENT, LLC, or any successor or assign who has or takes title to any portion of the property described in **Exhibit 1** for development and/or sale and who is designated as the Declarant in a written instrument which the immediately preceding Declarant executes. The Declarant shall have the right to assign all or a portion of any rights granted to the Declarant in this Declaration. The Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. In the event of a partial assignment of some, but not all, of the Declarant's rights and/or obligations, the assignee shall not be deemed the Declarant hereunder, but may exercise only those rights, or shall be responsible for only those obligations of the Declarant, assigned to such assignee. Additionally, any partial assignee that does not assume all of the obligations of the Declarant shall not be deemed the Declarant.

“Declaration” shall mean this COMMUNITY DECLARATION FOR CEDARBROOK, together with all amendments, supplements, and modifications thereof.

“District” or **“CDD”** shall mean the BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes, together with any additional community development districts (as defined in Chapter 190, Florida Statutes) or special districts (as defined in Chapter 189, Florida Statutes) that may service CEDARBROOK or any portion thereof.

“District Debt Service Assessments” shall have the meaning set forth in Section 16.2 hereof.

“District Maintenance Special Assessments” shall have the meaning set forth in Section 16.2 hereof.

“District Revenue Bonds” shall have the meaning set forth in Section 16.2 hereof.

“Electronic Transmission” shall mean any form of communication, not directly involving the physical transmission or transfer of paper, which creates a record that may be retained, retrieved, and reviewed by a recipient and which may be directly reproduced in a comprehensible and legible paper form by such recipient through an automated process. Examples of Electronic Transmission include, without limitation, telegrams, facsimile transmissions and text that is sent via electronic mail between computers. Electronic Transmission may be used to communicate with only those members of the Association who consent in writing to receiving notice by Electronic Transmission. Consent by a member to receive notice by Electronic Transmission shall be revocable by the member only by delivery of written notice to the Board.

“Facilities” shall have the meaning set forth in Section 16.1 hereof. Most or all components that are typically considered “Common Area” of a development of this nature have instead been designated herein as part of the Facilities. EACH PERSON BY ACCEPTANCE OF A DEED TO A LOT HEREBY ACKNOWLEDGES AND AGREES THE FACILITIES ARE NOT COMMON AREA OWNED AND CONTROLLED BY THE ASSOCIATION AND FURTHER WAIVES ANY CLAIM OR RIGHT TO HAVE ANY PORTION OF THE FACILITIES BE CONSIDERED AS COMMON AREA.

“Governing Documents” shall mean this Declaration, the Articles, the Bylaws, the Rules and Regulations, the Community Standards, and any applicable Supplemental Declaration all as amended from time to time.

“Home” shall mean a residential dwelling and appurtenances thereto constructed on a Lot within CEDARBROOK. The term Home may not reflect the same division of property as reflected on the Plat. A Home shall be deemed created and have perpetual existence upon the issuance of a final or temporary Certificate of Occupancy

for such residence; provided, however, the subsequent loss of such Certificate of Occupancy (e.g., by casualty or remodeling) shall not affect the status of a Home, or the obligation of an Owner to pay Assessments with respect to such Home. The term "Home" includes any interest in land, improvements, or other property appurtenant to the Home.

"Immediate Family Members" shall mean regardless of actual or perceived sexual orientation, gender identity or legal marital status, the individuals living as a family unit in the Home, including, without limitation, the Owner's child, spouse or domestic partner, parent, grandparent, or any other person living in the Home who qualifies as a "Family Member" as defined under FHA Single Family Housing Policy Handbook 4000.1. No person shall qualify as an Immediate Family Member unless such person is living with the Owner within the Home. All references to "family members" of Owners used in this Declaration shall mean "Immediate Family Members."

"Individual Assessments" shall have the meaning set forth in Section 17.2.5 hereof.

"Initial Contribution" shall have the meaning set forth in Section 17.11 hereof.

"Installment Assessments" shall have the meaning set forth in Section 17.2.1 hereof.

"Lender" shall mean (i) the institutional and licensed holder of a first mortgage encumbering a Lot or Home or (ii) the Declarant, Builders and their affiliates, to the extent the Declarant, Builders or their affiliates finances the purchase of a Home or Lot initially or by assignment of an existing mortgage.

"Lessee" shall mean the lessee named in any written lease respecting a Home who is legally entitled to possession of any Home within CEDARBROOK.

"Lot" shall mean any platted lot shown on the Plat. The term "Lot" includes any interest in land, improvements, or other property appurtenant to the Lot, including, without limitation, a Home.

"Master Plan" shall mean collectively any full or partial concept plan for the development of CEDARBROOK, as it exists as of the date of recording this Declaration, regardless of whether such plan is currently on file with one or more governmental agencies. The Master Plan is subject to change as set forth herein. The Master Plan is not a representation by the Declarant as to the development of CEDARBROOK, as the Declarant reserves the right to amend all or part of the Master Plan from time to time.

"Operating Expenses" shall mean all actual and estimated costs and expenses of operating the Association as provided herein. Operating Expenses may include, without limitation, the following: all costs of ownership, maintenance, operation, and administration of the Common Areas, (if any); all amounts payable by the Association under the terms of this Declaration; all costs of community lighting including up-lighting and entrance lighting (except for any costs of street or other lighting applicable to the CDD, if applicable); amounts payable to a Telecommunications Provider for Telecommunications Services furnished to Owners; costs of utilities, taxes, insurance, bonds, salaries and management fees; professional fees; service costs; costs of supplies; maintenance, repair, replacement, and refurbishment costs; all amounts payable in connection with Association sponsored social events; and any and all costs relating to the discharge of the Association's obligations hereunder, or as determined to be part of the Operating Expenses by the Board. By way of example, and not of limitation, Operating Expenses shall include all of the Association's legal expenses and costs relating to or arising from the enforcement and/or interpretation of this Declaration. Notwithstanding anything to the contrary herein, Operating Expenses shall not include Reserves. If any of the foregoing items identified as possible Operating Expenses are included as District Maintenance Special Assessments, the same shall not be included in Operating Expenses.

"Owner" shall mean the record title owner (whether one or more persons or entities) of fee simple title to any Lot. The term "Owner" shall not include the Declarant or Builders, even after the Turnover Date, subject to Section 3.4 below. As detailed in Section 3.4 below, in the event a Home is owned by a Builder and then rented for occupancy by a Lessee in exchange for the payment of rent, then such Builder shall no longer be deemed a "Builder" but shall

thereafter be deemed an "Owner" for purposes of this Declaration, commencing with the rental of the Home for occupancy by the Lessee.

"Parcel" shall mean a platted or unplatted lot, tract, unit or other subdivision of real property upon which a Home has been, or will be, constructed. Once improved, the term Parcel shall include all improvements thereon and appurtenances thereto. The term Parcel, as used herein, may include more than one Lot.

"Permit" shall mean Permit No. 43044463.0000 issued by SWFWMD, a copy of which was attached hereto as **"Exhibit 4"**, as amended or modified from time to time.

"Plat" shall mean any plat of any portion of CEDARBROOK filed in the Public Records, from time to time. This definition shall be automatically amended to include any replat or the plat of any additional phase of CEDARBROOK, as such phase is added to this Declaration.

"Public Records" shall mean the Public Records of Hillsborough County, Florida.

"Resale Contribution" shall have the meaning set forth in Section 17.12.

"Reserves" shall have the meaning set forth in Section 17.2.4 hereof.

"Rules and Regulations" shall mean the Rules and Regulations governing CEDARBROOK as adopted from time to time. Amendments to the Rules and Regulations may be adopted separately by the Declarant or the Board, as applicable, pursuant to the requirements for adopting amendments to the Declaration as provided in Section 4 below, and such amendment to the Rules and Regulations shall be recorded in the Public Records to the extent required by Section 720.306(1)(e), Florida Statutes (2019). Nothing herein shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of CEDARBROOK from containing additional restrictions or provisions that are more restrictive than the Rules and Regulations. The Board shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations. To the extent authorized by the CDD, the Association shall have the right to adopt and enforce Rules and Regulations applicable to the Facilities and shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations whether they apply to the Common Areas or to the Facilities.

"Special Assessments" shall mean those Assessments more particularly described as Special Assessments in Section 17.2.2 hereof.

"Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records pursuant to Section 5.1 which subjects additional property to this Declaration, designates neighborhoods or service areas, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges and obligations as may be specified in such Supplemental Declaration, in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

"Surface Water Management System" or "SWMS" shall mean the collection of devices, improvements, or natural systems whereby surface waters are controlled, impounded or obstructed. This term includes exfiltration trenches, mitigation areas, swales, retention and detention areas, water management areas, ditches, culverts, structures, dams, impoundments, reservoirs, drainage easements and those works defined in Section 373.403, Florida Statutes (2019). The SWMS includes those works authorized by SWFWMD pursuant to the Permit. The SWMS will be part of the Facilities and will be maintained by the CDD.

"SWFWMD" shall mean the Southwest Florida Water Management District.

“Telecommunications Provider” shall mean any party contracting with the Association to provide Owners with one or more Telecommunications Services. With respect to any particular Telecommunications Services, there may be one or more Telecommunications Providers.

“Telecommunications Services” shall mean delivered entertainment services, if provided, or none at all; all services that are typically and in the future identified as telecommunication services; cable television services; and data transmission services. Without limiting the foregoing, such Telecommunications Services may include the development, promotion, marketing, advertisement, provision, distribution, maintenance, transmission, and servicing of any of the foregoing services. The term Telecommunications Services is to be construed as broadly as possible.

“Title Documents” shall have the meaning set forth in Section 24.8 hereof.

“Turnover” shall mean the transfer of operation of the Association by the Declarant to Owners and Builders.

“Turnover Date” shall mean the date on which transition of control of the Association from the Declarant to Owners and Builders occurs.

“Use Fees” shall have the meaning set forth in Section 17.2.3 hereof.

“Voting Interest” shall mean and refer to the appurtenant vote(s) of each Lot and/or Parcel located within the CEDARBROOK, which shall include the voting interests of the Declarant and Builders.

“Wetland Conservation Areas” shall have the meaning set forth in Section 25.4 herein. The Wetland Conservation Areas will be part of the Facilities and will be owned and maintained by the CDD.

3. Plan of Development.

3.1 Plan. The planning process for CEDARBROOK is an ever-evolving one and must remain flexible in order to be responsible to and accommodate the needs of the community. Subject to the Title Documents, and other Agreements (as defined herein), the Declarant may and has the right to develop CEDARBROOK and adjacent property owned by the Declarant into residences, comprised of homes, villas, coach homes, townhomes, patio homes, single-family homes, estate homes, multi-family homes, condominiums, rental apartments, and other forms of residential dwellings. The existence at any point in time of walls, landscape screens, or berms is not a guaranty or promise that such items will remain or form part of CEDARBROOK as finally developed.

3.2 Governing Documents. The Governing Documents create a general plan of development for CEDARBROOK that may be supplemented by additional covenants, restrictions and easements applicable to any portion of CEDARBROOK. In the event of a conflict between or among the Governing Documents and the additional covenants or restrictions, and/or the provisions of any other articles of incorporation, bylaws, rules or policies, the Governing Documents shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of CEDARBROOK from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. Except as otherwise expressly set forth herein, all provisions of the Governing Documents shall apply to all Owners, Builders and to all occupants of Homes, as well as their respective Lessees, guests and invitees. Any Lease Agreement (as defined below) for a Home within CEDARBROOK shall provide that the Lessee and all occupants of the leased Home shall be bound by the terms of the Governing Documents. Specific requirements for Lessees are set forth in this Declaration. If there is any conflict between the Declaration, the Articles, the Bylaws and the provisions of Florida law as it exists as of the date of recording this Declaration, then the provisions of Florida law as it exists as of the date of recording this Declaration, the provisions of the Declaration, the Articles and the Bylaws, in that order, shall prevail.

3.3 Site Plans and Plats. Site plans, construction plans or the Plat may identify some of the Facilities or Common Areas within CEDARBROOK. The description of the Facilities or Common Areas on the Plat or site plans

is subject to change and the notes on a Plat are not a guarantee of what improvements will be constructed as Facilities or Common Areas. Site plans and renderings used by the Declarant or Builders in their marketing efforts may illustrate the types of improvements that may be constructed as Facilities or Common Areas but such site plans are not a guarantee of what improvements will actually be constructed as Facilities or Common Areas. Each Owner should not rely on the Plat or any site plans used for illustration purposes as this Declaration governs the rights and obligations of the Declarant and Owners with respect to the Common Areas or Facilities. The Declarant shall have the unrestricted right, without approval or joinder of any other person or entity, to replat all or any part of CEDARBROOK owned by the Declarant or reconfigure any Lot or other land owned by the Declarant, for purposes including, without limitation, extending or relocating any right-of-way shown on the Plat or converting any Lot or portion thereof to use as a right-of-way, provided the Declarant owns the lands affected by or subject to such change.

3.4 Rentals. From time to time, the Declarant and/or Builders may market and/or sell Homes in CEDARBROOK to investors or to buyers who may not occupy their Homes as their primary residence. In addition, the Declarant and/or Builders may own Homes within CEDARBROOK and may lease such Homes to occupants. Consequently, Homes in CEDARBROOK may be leased to or occupied by persons other than the record title owner of such Home. Notwithstanding anything contained herein to the contrary, there are no restrictions in this Declaration that (i) limit the total number of Homes in CEDARBROOK that can be leased; (ii) require the record title owner of a Home to reside in the Home as a primary or secondary residence; or (iii) require the record title owner of a Home to occupy the Home for a specified period of time before such record title owner can rent it to a third party. Notwithstanding anything contained herein to the contrary, to the extent a Builder owns any Home(s) within CEDARBROOK which are then leased to or occupied by persons other than such Builder, then in such event the Builder shall no longer be deemed a "Builder" but shall be deemed an "Owner" hereunder and the "Owner" of such Lot and Home for purposes of this Declaration, commencing with the rental of the Home for occupancy by a Lessee in exchange for the payment of rent. At such time as a Builder is no longer deemed a "Builder" as provided in the foregoing sentence, with respect to Homes owned and rented by it, all rights and exemptions granted to Builders hereunder shall cease with respect to such Lot and Home, the Lot shall not be deemed a "Spec Lot" for purposes of this Declaration, and such former "Builder" shall be treated as any other "Owner" for purposes of payment of Assessments.

3.5 Adjacent Commercial Uses; Disclosure. Each Owner, by acceptance of title to a Home, agrees, understands, acknowledges and accepts that property adjacent to CEDARBROOK may be used for commercial purposes, including, without limitation, potential office and retail development. The Declarant and/or the Association may enter into easement agreements or other use or cost-sharing agreements whereby the Owners, the Association, and/or members of the public outside of CEDARBROOK may obtain the use, possession of, or other rights regarding certain property within or adjacent to CEDARBROOK, on an exclusive or non-exclusive basis, for certain specified purposes. The Association may agree to maintain certain portions of the adjacent property and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Further, each Owner acknowledges and agrees that all property adjacent to or in the vicinity of CEDARBROOK, is subject to development and redevelopment that may change its use and character from time to time existing.

3.6 County Nature Preserve. CEDARBROOK is located near a Hillsborough County nature preserve that is managed with prescribed fire. The County has the right to conduct prescribed burns at the County's sole discretion. Each Owner, by acceptance of title to a Lot, hereby understands, acknowledges, and accepts that CEDARBROOK is located in close proximity to such nature preserve and the County may conduct prescribed burns from time to time at the County's sole discretion and without notice. Such burns may create unpleasant or obnoxious smells and noises that may be detectable from Homes, Lots, and Common Areas located within CEDARBROOK, including without limitation, the presence of smoke. EACH RECORD TITLE OWNER ACKNOWLEDGES, UNDERSTANDS, AND ACCEPTS SUCH OWNER IS PURCHASING A LOT IN A SUBDIVISION LOCATED IN CLOSE PROXIMITY TO SUCH NATURE PRESERVE AND ACCEPTS THAT ODORS, NOISE, SMOKE, AND OTHER CONDITIONS MAY BE ASSOCIATED WITH THE NATURE PRESERVE. BY ACQUIRING TITLE TO A LOT, EACH OWNER SHALL BE DEEMED (i) TO HAVE ASSUMED THE RISKS ASSOCIATED WITH SUCH PROXIMITY TO THE NATURE PRESERVE, INCLUDING WITHOUT LIMITATION, THE ODORS, NOISE, SMOKE, AND OTHER CONDITIONS THAT MAY RESULT THEREFROM, AND (ii) TO HAVE FULLY RELEASED THE DECLARANT, BUILDERS, AND THE ASSOCIATION FROM ANY AND ALL LIABILITY FROM SAME.

4. Amendment.

4.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to this Declaration or the other Governing Documents shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which consent may be withheld for any reason whatsoever. No amendment shall alter the provisions of this Declaration benefiting Lenders without the prior approval of the Lender(s) enjoying the benefit of such provisions. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to this Declaration, then the prior written consent of such entity or agency must also be obtained. All amendments must comply with Section 25.2 which benefits SWFWMD. No amendment to this Declaration shall be effective until it is recorded in the Public Records.

4.2 No Vested Rights. Each Owner by acceptance of a deed to a Home irrevocably waives any claim that such Owner has any vested rights pursuant to case law or statute with respect to this Declaration or any other Governing Documents. It is expressly intended that the Declarant and the Association have broad right to amend this Declaration and the other governing documents, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein.

4.3 Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the unilateral right to amend this Declaration and/or the Rules and Regulations as it deems appropriate, without notice to or the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists on the date this Declaration is recorded in the Public Records or except as expressly set forth herein. Such amendment needs only to be executed with the formalities of a deed, and upon recording in the public records of the county, shall become effective immediately. Such amendments may include, without limitation, (i) the creation of easements for telecommunications systems, utility, drainage, ingress and egress and roof overhangs over any portion of CEDARBROOK; (ii) additions or deletions from CEDARBROOK and/or the properties comprising the Common Areas; (iii) changes in the Rules and Regulations; (iv) changes in maintenance, repair and replacement obligations; (v) modifications of the use restrictions for Homes or Lots; and (vii) any other modification or change to any plan, right, rule, provision, obligation, or amenity that the Declarant deems necessary or favorable, including changes that may increase property values, the community plan, the sale of homes, the costs of construction, or any other change deemed necessary in Declarant's absolute discretion. The Declarant's right to amend under this provision is to be construed as broadly as possible. By way of example, and not as a limitation, the Declarant may create easements over, under and across Lots conveyed to Owners provided that such easements do not prohibit the use of Homes on such Lots as residential dwellings. Declarant's approval must be obtained on any and all amendments prior to Turnover. After Turnover but prior to the Community Completion Date, an amendment may be adopted by the Association pursuant to the requirements for adopting amendments after the Turnover, as provided in Section 4.4 below; however, as long as Declarant or Builder own lots in the community, the Declarant shall be required to join in such amendment so that its consent to the same will be reflected in the Public Records. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter, the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

4.4 Amendments after the Turnover. After the Turnover, this Declaration may be amended with the written, balloted, casted, statutorily electronic, or proxied approval, or a combination thereof, of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person, by casted ballot, in writing, by electronic submission, or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum. A quorum for any meeting of the members for the purpose of approving amendments after the Turnover shall be established by the presence, in person, by proxy, or by ballot, of the members entitled to cast ten percent (10%) of the total Voting Interests. Notwithstanding any other provision herein to the contrary, after the Turnover, no amendment to the Governing Documents shall affect the rights of Builders unless such amendment receives the prior written consent of the Declarant and Builders, which consent may be withheld for any reason whatsoever.

4.5 Compliance with HUD, FHA, VA, FNMA, GNMA and SWFWMD. Notwithstanding any provision of this Declaration to the contrary, prior to the Turnover, the Declarant shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD, or any other governmental agency or body as a condition

to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to Section 4.1 of this Declaration, the Board shall have the right to amend this Declaration, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners, or any other party, shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

5. Annexation and Withdrawal.

5.1 Annexation by Declarant. Prior to the Community Completion Date, additional lands may be made part of CEDARBROOK by the Declarant. Except for applicable governmental approvals (if any), no consent to such annexation shall be required from any other party (including, but not limited to, the Association, Owners or any Lenders). Such annexed lands shall be brought within the provisions and applicability of this Declaration by the recording of a Supplemental Declaration to this Declaration in the Public Records. The Supplemental Declaration shall subject the annexed lands to the covenants, conditions, and restrictions contained in this Declaration as fully as though the annexed lands were described herein as a portion of CEDARBROOK. Such Supplemental Declaration may contain additions to, modifications of, or omissions from the covenants, conditions, and restrictions contained in this Declaration as deemed appropriate by the Declarant and as may be necessary to reflect the different character, if any, of the annexed lands. Prior to the Community Completion Date, only the Declarant may add additional lands to CEDARBROOK.

5.2 Annexation by Association. After the Community Completion Date, and subject to applicable governmental approvals (if any), additional lands may be annexed with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum. A quorum for any meeting of the members for the purpose of approving annexations after the Turnover shall be established by the presence, in person or by proxy, of the members entitled to cast thirty percent (30%) of the total Voting Interests.

5.3 Withdrawal. Prior to the Community Completion Date, any portions of CEDARBROOK (or any additions thereto) may be withdrawn by the Declarant from the provisions and applicability of this Declaration by the recording of an amendment to this Declaration in the Public Records. The right of the Declarant to withdraw portions of CEDARBROOK shall not apply to any Lot that has been conveyed to an Owner or Builder unless that right is specifically reserved in the instrument of conveyance or the prior written consent of the Owner or Builder is obtained. Except as expressly provided in this paragraph, the withdrawal of any portion of CEDARBROOK shall not require the consent or joinder of any other party (including, without limitation, the Association, Owners, or any Lenders). The Association shall have no right to withdraw land from CEDARBROOK.

5.4 Effect of Filing Supplemental Declaration. Any Supplemental Declaration filed pursuant to this Section 5 shall be effective upon recording in the Public Records, unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and Assessment liability in accordance with the provisions of the Supplemental Declaration and this Declaration.

6. Dissolution.

6.1 Generally. In the event of the dissolution of the Association without reinstatement within thirty (30) days thereafter, other than incident to a merger or consolidation, any Owner may petition the Circuit Court of the appropriate Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association. In the event

the Association is dissolved, other than incident to a merger or consolidation, and to the extent they are not owned and operated by the District, the SWMS shall be conveyed to SWFWMD or an appropriate agency of local government and, if not accepted by such agency, the SWMS must be transferred to and accepted by an entity which complies with Rule 62-330.310, Florida Administrative Code (2019), and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SWFWMD prior to such termination, dissolution, or liquidation.

6.2 Applicability of Declaration after Dissolution. In the event of dissolution of the Association, CEDARBROOK and each Lot therein shall continue to be subject to the provisions of this Declaration, including, without limitation, the provisions respecting Assessments specified in this Declaration. Each Owner shall continue to be personally obligated to the successors or assigns of the Association for Assessments to the extent that Assessments are required to enable the successors or assigns of the Association to properly maintain, operate and preserve the Common Areas. The provisions of this Section 6.2 only shall apply with regard to the maintenance, operation, and preservation of those portions of CEDARBROOK that had been Common Areas and continue to be so used for the common use and enjoyment of the Owners and Builders.

7. Binding Effect and Membership.

7.1 Term. Subject to the Declarant's right to amend this Declaration prior to Turnover and the Association's right to amend this Declaration after Turnover, the covenants, conditions and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association, or the owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded in the Public Records, with said covenants, otherwise preserved, revitalized for successive terms and/or otherwise applicable in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. Alternatively, following Turnover, the members may terminate this Declaration by a vote of not less than eighty percent (80%) of the total Voting Interests agreeing to terminate this Declaration, which shall be evidenced by an instrument signed by an officer of the Association on behalf of eighty percent (80%) or more of the Voting Interests and recorded in the Public Records. Provided, however, that no such agreement to terminate the covenants, conditions and restrictions shall be effective unless made and recorded at least ninety (90) days in advance of the effective date of such change.

7.2 Transfer. The transfer of the fee simple title to a Home or Lot, whether voluntary or by operation of law, terminating an Owner's or Builder's title to that Home or Lot, shall terminate the rights to use and enjoy the Common Areas and shall terminate such Owner's or Builder's membership in the Association with respect to such Home or Lot. An Owner's or Builder's rights and privileges under this Declaration are not assignable separately from a Lot. The record title owner of a Lot is entitled to the benefits of, and is burdened with the duties and responsibilities set forth in the provisions of this Declaration. All parties acquiring any right, title and interest in and to any Lot shall be fully bound by the provisions of this Declaration. In no event shall any Owner acquire any rights that are greater than the rights granted to, and limitations placed upon its predecessor in title pursuant to the provisions of this Declaration. The transferor of any Lot, whether a Builder or an Owner, shall remain jointly and severally liable with the transferee for all obligations pursuant to this Declaration with respect to such Lot that accrue prior to the date of such transfer, including, without limitation, payment of all Assessments accruing with respect to such Lot prior to the date of transfer.

7.3 Membership and Voting Rights. In addition to the Declarant, upon acceptance of title to a Lot, and as more fully provided in the Articles and Bylaws, each Owner and Builder shall be a member of the Association. Membership rights are governed by the provisions of this Declaration, the Articles and Bylaws. Membership shall be an appurtenance to, and may not be separated from, the ownership of a Lot. The Declarant rights with respect to membership in the Association are set forth in this Declaration, the Articles and Bylaws. The Association shall have the following two (2) classes of voting membership:

7.3.1. Class A Members. Class A Members shall be all Owners and Builders. Each Class A Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot as an "Owner," all such persons shall be members. The vote for such Lot shall be exercised as such persons determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

7.3.2. Class B Member. The Declarant shall be the Class B Member and shall be entitled to nine (9) votes for each Lot owned; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant shall be entitled to nine (9) votes per Lot in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date, the Declarant shall be entitled to one (1) vote for each Lot owned. "Turnover" shall mean the transfer of operation of the Association by the Declarant to Owners and Builders. The Turnover of the Association by the Declarant shall occur on the Turnover Date at the Turnover meeting. The purpose of the turnover meeting is to elect a majority of the Board. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Class A Members of the date, location, and purpose of the Turnover meeting. The Turnover shall take place within three (3) months of the occurrence of the following events, whichever occurs earliest:

7.3.3. When ninety percent (90%) of the total Lots ultimately planned for CEDARBROOK are conveyed to Owners;

7.3.4. When the Declarant makes the election, in its sole and absolute discretion, to give written notice to the Association of its decision to cause the Turnover to occur; or

7.3.5. As otherwise required by Section 720.307, Florida Statutes (2019).

7.4 Ownership by Entity. In the event that an Owner is other than a natural person, that Owner shall, prior to occupancy of the Home, designate one or more persons who are to be the occupants of the Home and register such persons with the Association. All provisions of this Declaration and other Governing Documents shall apply to both such Owner and the designated occupants.

7.5 Voting Interests. Voting Interests in the Association are governed by this Declaration, the Articles and Bylaws.

7.6 Document Recordation Prohibited. Neither the Association nor any Owner, Builder, nor group of Owners or Builders, may record any documents that, in any way, affect or restrict the rights of the Declarant or conflict with the provisions of this Declaration or the other Governing Documents.

7.7 Conflicts. In the event of any conflict among this Declaration, the Articles, the Bylaws or any of the other Governing Documents, this Declaration shall control.

8. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to the Community Completion Date, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of CEDARBROOK for various public purposes or for the provision of telecommunications systems, or to make any portions of CEDARBROOK part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of CEDARBROOK. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS OR FACILITIES, AS APPLICABLE. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION, AND DESIGN OF ANY AND ALL COMMON AREAS OR FACILITIES, AS APPLICABLE, AT ANY TIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION.

9. Common Areas and Facilities.

9.1 General. The Common Areas, if any, shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. The Declarant shall have the right to

use and access the Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the Community Completion Date, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice. The Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements. MOST, IF NOT ALL, COMPONENTS THAT ARE TYPICALLY CONSIDERED "COMMON AREA" OF A DEVELOPMENT OF THIS NATURE HAVE INSTEAD BEEN DESIGNATED AS PART OF THE FACILITIES OWNED BY THE DISTRICT. AS SUCH, COMMON AREAS ARE LIMITED TO THOSE COMMONLY SHARED IMPROVEMENTS THAT ARE NOT FACILITIES OWNED BY THE DISTRICT.

9.2 Construction of Common Areas and Facilities Improvements. Since most of the commonly shared improvements within CEDARBROOK will be owned by the District, the Declarant anticipates it will construct very limited, if any, improvements as part of the Common Areas and/or Facilities. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. Prior to the Community Completion Date, the Declarant reserves the absolute right to construct additional Common Area improvements within CEDARBROOK, from time to time, in its sole discretion, and to remove, add to, modify and change the boundaries, facilities and improvements now or then part of the Common Areas. The Declarant is not obligated to, nor has it represented that it will, construct any Common Area improvements. The Declarant is the sole judge of the Common Area improvements constructed by the Declarant or its agents, assigns or designees, including the plans, specifications, design, location, completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

9.3 Use of Common Areas by Declarant. Until the Community Completion Date, the Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant.

9.4 Conveyance.

9.4.1. Generally. The Common Areas may be designated by the Plat, created by this Declaration or in the form of easements or conveyed to the Association by Quitclaim Deed, or other instrument of conveyance, as determined by the Declarant in its sole and absolute discretion. The Association shall pay all costs of the conveyance at the Declarant's request. The designation of Common Areas, creation by easement, or conveyance shall be subject to easements, restrictions, reservations, conditions, limitations, and declarations of record, real estate taxes for the year of conveyance, zoning, land use regulations and survey matters. The Association shall be deemed to have assumed and agreed to pay all continuing obligations and service and similar contracts relating to the ownership operation, maintenance, and administration of the conveyed portions of Common Areas and other obligations relating to the Common Areas imposed herein. The Association shall, and does hereby, indemnify and hold the Declarant harmless on account thereof. The Association, by its joinder to this Declaration, hereby accepts such dedication(s) or conveyance(s) without setoff, condition, or qualification of any nature. The Association shall accept any and all transfer of permits from the Declarant, Builders or any other permittee, of any permit required by a governmental agency in connection with the development of CEDARBROOK, as modified and/or amended. The Association shall cooperate with the Declarant, Builders or any other permittee of such permits, as modified and/or amended, with any applications, certifications, documents or consents required to effectuate any such transfer of permits to the Association. THE COMMON AREAS, PERSONAL PROPERTY AND EQUIPMENT THEREON AND APPURTENANCES THERETO SHALL BE CONVEYED TO THE ASSOCIATION IN "AS IS, WHERE IS" CONDITION WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IN FACT OR BY LAW, AS TO THE CONDITION, FITNESS OR MERCHANTABILITY OF THE COMMON AREAS BEING CONVEYED., OR WITH RESPECT TO THE IMPROVEMENTS AND REPAIRS TO BE COMPLETED AFTER THE CONVEYANCE, INCLUDING WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSES, AND WITHOUT ANY REPRESENTATION OR WARRANTIES REGARDING FUTURE REPAIR OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN,

ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS OF, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH PROPERTY OR REPAIRS EXCEPT AS SET FORTH HEREIN. Notwithstanding the foregoing, any such conveyance or encumbrance of such Common Areas is subject to an irrevocable ingress and egress easement in favor of each Owner and Builder granting access to their respective Lots.

9.4.2. Common Area Reservations. The Common Areas shall be subject to the following provisions:

9.4.2.1. a perpetual nonexclusive easement in favor of governmental agencies for the maintenance and repair of existing road, speed and directional signs, if any;

9.4.2.2. matters reflected on the Plat;

9.4.2.3. perpetual non-exclusive easements in favor of the Declarant, Builders and their successors, and assigns in, to, upon and over all of the Common Areas for the purposes of vehicular and pedestrian ingress and egress, installation of improvements, utilities, landscaping and/or drainage, without charge, including, without limitation, the right to use such roadways for construction vehicles and equipment. These easements shall run in favor of the Declarant, Builders and their employees, representatives, agents, licensees, guests, invitees, successors and/or assigns;

9.4.2.4. all restrictions, easements, covenants and other matters of record;

9.4.2.5. in the event the Association believes that the Declarant shall have failed in any respect to meet the Declarant's obligations under this Declaration or has failed to comply with any of the Declarant's obligations under law, or the Common Areas conveyed herein are defective in any respect, the Association shall give written notice to the Declarant detailing the alleged failure or defect. Once the Association has given written notice to the Declarant pursuant to this Section, the Association shall be obligated to permit the Declarant and their agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant to repair or address, in the Declarant's sole option and expense, any aspect of the Common Areas deemed defective by the Declarant during its inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant; and

9.4.2.6. a reservation of right in favor of the Declarant (so long as the Declarant owns any portion of CEDARBROOK) to require the Association re-convey all or a portion of the Common Areas by Quitclaim Deed in favor of the Declarant in the event that such property is required to be owned by the Declarant for any purpose, including, without limitation, the reconfiguration of any adjacent property by replatting or otherwise. To the extent legally required, each Owner shall be deemed to have granted to the Declarant, and thereafter the Association, an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

9.5 Operation after Conveyance. Subject to the Association's right to grant easements and other interests as provided herein, the Association may not convey, abandon, alienate, encumber, or transfer all or a portion of the Common Areas to a third party without (i) if prior to the Turnover, the approval of (a) a majority of the Board; and (b) the consent of the Declarant and Builders (so long as such Builder owns a Lot within the CEDARBROOK) or (ii)

from and after the Turnover, approval of (x) a majority of the Board; and (y) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

9.6 Paved and Concrete Common Areas. Other than the roadways, most paved areas and concrete surfaces within CEDARBROOK are anticipated to be part of the Facilities under the jurisdiction of the District. Without limiting any other provision of this Declaration, and subject to the Owner's maintenance obligations as provided in Section 11 below, the District is responsible for the maintenance, repair and/or resurfacing of all paved and concrete surfaces forming a part of the Facilities. Although pavement appears to be a durable material, it requires maintenance. The District shall have the right, but not the obligation, to arrange for periodic inspections of all paved and concrete surfaces forming a part of the Facilities by a licensed contractor and/or engineer. The cost of such inspection shall be a part of the District Maintenance Special Assessments. The District shall determine periodically the parameters of the inspection to be performed, if any. Any patching, grading, or other maintenance work should be performed by a company licensed to perform the work. Except for the roadways, which are intended to be owned and maintained by the County, most paved or concrete areas within CEDARBROOK are anticipated to be part of the Facilities under the jurisdiction of the District.

9.7 Delegation. Once conveyed or dedicated to the Association or the District, the Common Areas and improvements located thereon, or the Facilities, as applicable, shall at all times be under the complete supervision, operation, control, and management of the Association or the District, as applicable. Notwithstanding the foregoing, the Association may delegate all or a portion of its obligations hereunder to a licensed manager or professional management company. The Association specifically shall have the right to pay for management services on any basis approved by the Board (including bonuses or special fee arrangements for meeting financial or other goals). Further, in the event that Common Area is created by easement, the Association's obligations and rights with respect to such Common Area may be limited by the terms of the document creating such easement. Likewise, the District may delegate all or a portion of its obligations hereunder to the Association or a licensed manager or professional management company.

9.8 Use.

9.8.1. Nonexclusive Use. The Common Areas shall be used and enjoyed by the Owners and Builders on a non-exclusive basis in common with other persons, entities and corporations (who may, but are not required to be, members of the Association) entitled to use those portions of the Common Areas. Prior to the Community Completion Date, the Declarant, and thereafter, the Association has the right, at any and all times, and from time to time, to further additionally provide and make the Common Areas available to other individuals, persons, firms, or corporations, as it deems appropriate. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's obligations pursuant to this Declaration, or give any Owner the right to avoid any of the covenants, agreements or obligations to be performed hereunder.

9.8.2. Right to Allow Use. The Declarant and/or the Association may enter into easement agreements or other use or possession agreements whereby the Owners, Telecommunications Providers, the Association and/or others may obtain the use, possession of, or other rights regarding certain property, on an exclusive or non-exclusive basis, for certain specified purposes. The Association may agree to maintain and pay the taxes, insurance, administration, upkeep, repair, and replacement of such property, the expenses of which shall be Operating Expenses. Any such agreement by the Association prior to the Community Completion Date shall require the prior written consent of the Declarant. Thereafter, any such agreement shall require the approval of the majority of the Board, which consent shall not be unreasonably withheld or delayed.

9.8.3. Obstruction of Common Areas/Facilities. No portion of the Common Areas or Facilities, as applicable, may be obstructed, encumbered, or used by Owners for any purpose other than as permitted by the Association or the District.

9.8.4. Assumption of Risk. Without limiting any other provision herein, each Owner accepts and assumes all risk and responsibility for noise, liability, injury, or damage connected with use or occupancy of

any portion of such Common Areas or Facilities, as applicable, including, without limitation: (i) noise from maintenance equipment; (ii) use of pesticides, herbicides and fertilizers; (iii) view restrictions and impairment caused by the construction of any structures and/or the maturation of trees and shrubbery; (iv) reduction in privacy caused by the removal or pruning of shrubbery or trees within CEDARBROOK; and (v) design of any portion of CEDARBROOK. Each Owner expressly indemnifies and agrees to hold harmless the Declarant, Builders and the Association, and all employees, directors, representatives, officers, agents and partners of the foregoing, from any and all damages, whether direct or consequential, arising from or related to the person's use of the Common Areas and/or Facilities, including attorneys' fees, paraprofessional fees and costs at trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas and/or Facilities, including, without limitation, any retention/detention areas, or areas adjacent to any water body, do so at their own risk. BY ACCEPTANCE OF A DEED TO THEIR LOT, EACH OWNER ACKNOWLEDGES THE COMMON AREAS AND/OR FACILITIES, AND AREAS IN THE VICINITY OF THE COMMON AREAS AND FACILITIES, MAY CONTAIN WILDLIFE SUCH AS, BUT NOT LIMITED TO, INSECTS, ALLIGATORS, COYOTES, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, AND FOXES. THE DECLARANT, THE BUILDERS, THE DISTRICT AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER LESSEES, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

9.8.5. Owners' Obligation to Indemnify. Each Owner agrees to indemnify and hold harmless the Declarant, the District, the Builders, the Association, and their respective officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "Indemnified Parties") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "Losses") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Common Areas or the Facilities, including, without limitation, use of the Common Areas within CEDARBROOK by Owners, their Lessees, guests, family members, invitees, or agents. Should any Owner bring suit against the Declarant, the District, the Builders, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

9.8.6. Retention/Detention Areas. NEITHER THE BUILDERS, THE DECLARANT, THE DISTRICT NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN CEDARBROOK; PROVIDED, FURTHER, NEITHER THE BUILDERS, THE DECLARANT, THE DISTRICT NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE BUILDERS, THE DECLARANT, THE DISTRICT AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT, BUILDERS, THE DISTRICT OR THE ASSOCIATION THAT WATER LEVELS OR RETENTION/DETENTION AREAS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. BUILDERS, THE DECLARANT, THE DISTRICT AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERRECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN CEDARBROOK.

9.9 Rules and Regulations.

9.9.1. Generally. Prior to the Turnover, the Declarant, and thereafter the Board, shall have the right to adopt Rules and Regulations governing the use of the Common Areas. Amendments to the Rules and Regulations shall be recorded in the Public Records to the extent required by Section 720.306(1)(e), Florida

Statutes (2019). The Common Areas and Facilities shall be used in accordance with this Declaration and Rules and Regulations promulgated hereunder, if any. To the extent authorized by the CDD, the Association shall have the right to adopt and enforce Rules and Regulations applicable to the Facilities and shall have the right to take enforcement action against any Owner to compel compliance with the Rules and Regulations whether they apply to the Common Areas or to the Facilities.

9.9.2. Declarant and Builders Not Subject to Rules and Regulations. The Rules and Regulations shall not apply to the Declarant and/or Builders, or to any property owned by the Declarant and/or Builders, and shall not be applied in a manner that would prohibit or restrict the development or operation of CEDARBROOK or adversely affect the interests of the Declarant and/or Builders. Without limiting the foregoing, the Declarant, Builders, and/or their agents, contractors and assigns, shall have the right to: (i) develop and construct Lots, Homes, Common Areas and related improvements within CEDARBROOK, and make any additions, alterations, improvements, or changes thereto; (ii) maintain sales offices (for the sale and re-sale of (a) Lots and Homes and (b) residences and properties located outside of CEDARBROOK), general office and construction operations within CEDARBROOK; (iii) place, erect or construct portable, temporary or accessory buildings or structures within CEDARBROOK for sales, construction storage or other purposes; (iv) temporarily deposit, dump or accumulate materials, trash, refuse and rubbish in connection with the development or construction of any portion of CEDARBROOK; (v) post, display, inscribe or affix to the exterior of any portion of the Common Areas or portions of CEDARBROOK, signs and other materials used in developing, constructing, selling or promoting the sale of any portion of CEDARBROOK including, without limitation, Lots, Parcels and Homes; (vi) excavate fill from any retention/detention areas or water bodies within and/or contiguous to CEDARBROOK by dredge or dragline, store fill within CEDARBROOK and remove and/or sell excess fill; and grow or store plants and trees within, or contiguous to, CEDARBROOK and use and/or sell excess plants and trees; and (vii) undertake all activities which, in the sole opinion of the Declarant are necessary or convenient for the development and sale of any lands and improvements comprising CEDARBROOK. Notwithstanding any other provision of this Declaration to the contrary, the exercise of any rights reserved in favor of Builders pursuant to this Section 9.9.2 shall be subject to the Declarant's prior written authorization provided in a written instrument executed by the Declarant and, at the Declarant's option, recorded in the Public Records.

9.10 Public Facilities. CEDARBROOK may include one or more public facilities that may be dedicated to the District or the County. All roadways within CEDARBROOK shall be public roadways maintained by the County and shall not be maintained by the Association or the District. Also, a lift station dedicated to the County as part of the waste water treatment system may be located within the boundaries of CEDARBROOK. THE ROADWAYS WITHIN, ADJACENT OR IN PROXIMITY TO CEDARBROOK ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION, BUILDERS, THE CDD, AND THE DECLARANT HAVE NO CONTROL, LIABILITY, OR RESPONSIBILITY WITH REGARD TO ACCESS, DAMAGE, AND USAGE OF SUCH ROADWAYS, ADJACENT RIGHT OF WAYS, SIDEWALKS, ANY SAFETY SYSTEMS, WARNING SYSTEMS, OR TRAFFIC INSTRUMENTS USED BY, ON, OR FOR THE GENERAL PUBLIC. EACH OWNER COVENANTS AND AGREES, JOINTLY AND SEVERALLY, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DECLARANT, ITS OFFICERS, DIRECTORS, SHAREHOLDERS, ATTORNEYS, AGENTS, AND EMPLOYEES, AND ANY RELATED PERSONS, CONTRACTORS, OR CORPORATIONS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, CAUSES OF ACTION, OR DAMAGES, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM ANY PERSONAL INJURY, LOSS OF LIFE, OR DAMAGE TO PROPERTY, OR THE LIKE, SUSTAINED ON OR ABOUT THE PUBLIC FACILITIES OR THE ROADWAYS, OR WITH REGARD TO ANY OTHER IMPROVEMENT OR LAND DEDICATED TO THE CDD, ASSOCIATION, OR COUNTY THAT SERVES THE PUBLIC, THE ASSOCIATION, OR ITS MEMBERS.

9.11 Default by Owners. No default by any Owner in the performance of the covenants and promises contained in this Declaration shall be construed or considered (i) a breach by the Declarant or the Association of any of their promises or covenants in this Declaration; (ii) an actual, implied or constructive dispossession of another Owner from the Common Areas or Facilities; or (iii) an excuse, justification, waiver or indulgence of the covenants and promises contained in this Declaration.

9.12 Special Taxing Districts. For as long as the Declarant controls the Association, the Declarant shall have the right, but not the obligation, to dedicate or transfer or cause the dedication or transfer of all or portions of the Common Areas of CEDARBROOK to a special taxing district, or a public agency or authority under such terms as the Declarant deems appropriate in order to create or contract with special taxing districts and community development districts (or others) for lighting, perimeter walls, fences, entrance features, roads, sidewalks, paths, landscaping, irrigation areas, ponds, surface water management systems, wetlands mitigation areas, parks, recreational or other services, security or communications, or other similar purposes deemed appropriate by the Declarant, including, without limitation, the maintenance and/or operation of any of the foregoing. As hereinafter provided, the Declarant may sign any taxing district petition as attorney-in-fact for each Owner. Each Owner's obligation to pay taxes associated with such district shall be in addition to such Owner's obligation to pay Assessments. Any special taxing district shall be created pursuant to all applicable ordinances of the County and all other applicable governing entities having jurisdiction with respect to the same.

9.13 Association's Obligation to Indemnify. The Association and each Owner covenant and agree jointly and severally to indemnify, defend and hold harmless the Declarant, Builders, their officers, directors, shareholders, and any related persons or corporations and their employees from and against any and all claims, suits, actions, causes of action or damages arising from any personal injury, loss of life, or damage to property, sustained on or about the Common Areas and/or Facilities, or other property serving the Association, and improvements thereon, or resulting from or arising out of activities or operations of the Association or Owners, and from and against all costs, expenses, court costs, attorneys' fees and paraprofessional fees (including, but not limited to, all trial and appellate levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claim, the investigation thereof, or the defense of any action or proceedings brought thereon, and from and against any orders, judgments or decrees which may be entered relating thereto. The costs and expense of fulfilling this covenant of indemnification shall be Operating Expenses to the extent such matters are not covered by insurance maintained by the Association.

10. Maintenance by Association.

10.1 Common Areas. Except as otherwise specifically provided in this Declaration to the contrary, the Association shall at all times maintain, repair, replace and insure the Common Areas, including all improvements placed thereon, if any.

10.2 Landscape Maintenance. Notwithstanding any other provision of his Declaration to the contrary, the Association and the CDD shall have no responsibility for the maintenance of landscaped areas within any Lot, including, without limitation, sod, irrigation facilities, yards, grass, shrubs, trees, mulch, or any other landscaped areas. The record title owner of each such Lot shall be responsible for the repair, replacement and maintenance of the irrigation facilities and all landscaped areas and other improvements within any portion of such Lot. Any such repair, replacement and maintenance shall be consistent with the Landscape Maintenance Standards set forth in this Declaration.

10.3 Roadways. ALL ROADWAYS WITHIN CEDARBROOK SHALL BE PUBLIC ROADWAYS MAINTAINED BY THE COUNTY AND SHALL NOT BE MAINTAINED BY THE ASSOCIATION OR THE CDD. THE ROADWAYS WITHIN, ADJACENT OR IN PROXIMITY TO CEDARBROOK ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE BUILDERS, THE CDD, THE ASSOCIATION AND THE DECLARANT HAVE NO CONTROL, LIABILITY, OR RESPONSIBILITY WITH REGARD TO ACCESS AND USAGE OF SUCH ROADWAYS BY THE GENERAL PUBLIC.

10.4 Adjoining Areas. Except as otherwise provided herein or otherwise maintained by the District, the Association shall only maintain those drainage areas, swales, parking areas, retention/detention area slopes and banks, and landscape areas (if any) that are within the Common Areas, if any, only to the extent specifically provided herein and provided, that, such areas are readily accessible to the Association. The Association shall have no responsibility for the Facilities except and to the extent provided in any agreement between the Association and the District. Under no circumstances shall the Association be responsible for maintaining any inaccessible areas within fences or walls that form a part of a Lot.

10.5 Negligence. The expense of any maintenance, repair or construction of any portion of the Common Areas, Facilities or any Lot necessitated by the negligent or willful acts of an Owner or its Lessees, guests, invitees or other persons utilizing the Common Areas or Facilities through or under an Owner, shall be borne solely by such Owner and the Lot owned by such Owner shall be subject to an Individual Assessment for that expense. By way of example, and not of limitation, an Owner shall be responsible for the removal of all landscaping and structures placed within easements or Common Areas or Facilities without the prior written approval of the Association or District, as applicable. Further, an Owner shall be responsible for all costs of maintenance, repair or construction of any portion of the drainage facilities located on such Owner's Lot if such repair maintenance, repair or construction is necessitated by the negligent or willful acts of an Owner or such Owner's Lessees, guests, or invitees.

10.6 Right of Entry. The Declarant, the Association, the District and Builders, as applicable, are granted a perpetual and irrevocable easement over, under and across all of CEDARBROOK for the purposes herein expressed, including, without limitation, for inspections to ascertain compliance with the provisions of this Declaration, and for the performance of any maintenance, alteration or repair which they are entitled to perform. Without limiting the foregoing, the Declarant, for itself and on behalf of Builders, specifically reserves easements for all purposes necessary to comply with any governmental requirement or to satisfy any condition that is a prerequisite for a governmental approval. By way of example, and not of limitation, the Declarant or a Builder, as applicable, may construct, maintain, repair, alter, replace and/or remove improvements, install landscaping, install utilities, and/or remove structures on any portion of CEDARBROOK if the Declarant or such Builder, as applicable, is required to do so in order to obtain the release of any bond posted with any governmental agency.

10.7 Maintenance of Property Owned by Others. The Association shall, if designated by the Declarant (or by the Board after the Turnover Date) by amendment to this Declaration or any document of record, maintain vegetation, landscaping, irrigation systems, community identification/features, infrastructure, and/or other areas or elements designated by the Declarant (or by the Board after the Turnover Date) upon areas that are within or outside of CEDARBROOK. Such areas may abut, or be proximate to, CEDARBROOK, and may be owned by, or be dedicated to, others including, but not limited to, a utility, governmental or quasi-governmental entity or a property owners association. These areas may include (for example and not limitation) parks, swale areas, landscape buffer areas, berm areas or median areas within the right-of-way of public streets, roads, sidewalks, paths, drainage areas, community identification or entrance features, community signage or other identification. The Association shall have the right to enter into new agreements or arrangements from time to time for improvements and facilities serving the members of the Association or to amend the foregoing if the Board deems the same reasonable and appropriate for the continued use and benefit of any part of the Common Areas.

10.8 Common Area Right-of-Ways. As to the public right-of-ways adjacent to any Common Areas, except as otherwise maintained by the County or the CDD, the Association shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas. The cost associated with any such maintenance of the trees and landscaping located in the public right-of-way adjacent to any Common Areas shall be part of the Operating Expenses. However, the Association shall not be responsible for replacement of any such trees or landscaping. By virtue of owning a Lot in the community, each Owner agrees to reimburse the Association for any expense incurred in repairing or replacing any damage to trees or landscaping caused by the acts or omissions of an Owner, an Owner's lessee, or the guests, invitees, contractors, or any other persons associated with either, and such costs, expenses, and fees for compliance shall be charged as an Individual Assessment placed on the Owner's account. The Association and CDD may come to an agreement on the routine maintenance, repair, replacement of landscaping and trees where it may be prudent or economical to do so in bulk, or in the case where it may be necessary to do so for the enforcement of remedies against an Owner. Notwithstanding anything contained in this Section to the contrary, each Owner shall be responsible for maintenance of all landscaping and trees in public right-of-ways adjacent to such Owner's Lot, as more specifically described in Section 11 of the Declaration.

10.9 District Facilities. The District may contract with the Association for the maintenance, repair, replacement, management, and operation of the Facilities in the District's sole and absolute discretion and subject to any written agreement accepted by the Association.

11. Maintenance by Owners. All Lots and Homes, including, without limitation, all lawns, landscaping, irrigation facilities, driveways, walkways and any property, all structural components comprising the Lot or Home, improvements and appurtenances not maintained by the Association, shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of CEDARBROOK by the record title owner of the applicable Lot. Without limitation of the foregoing, each record title owner of a Lot is specifically responsible for maintaining all grass, landscaping, improvements and paved surfaces within any portion of a Lot. No tree installed by the Declarant or a Builder on any Lot shall be felled, removed, or cut down unless such tree represents a hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing CEDARBROOK. If any such tree located on an Owner's Lot dies or is otherwise removed in accordance with the foregoing sentence, such tree shall be replaced by the Owner of the Lot upon which the tree was located, at the Owner's expense, by a similar tree of similar size in diameter, unless otherwise approved by the ACC. No other objects or landscaping may be installed in place of any such trees. In the event Lots and Homes are not maintained by the record title owner of the Lot in accordance with the requirements of this Section 11, the Association or the District may, but shall not be obligated to, perform the maintenance obligations on behalf of the record title owner.

11.1 Right of Association to Enforce Owner Maintenance. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Section. In the event an Owner does not comply with a provision in the Owners Maintenance Section, the Association may use any enforcement remedy at law, including but not limited to fines, abatement, individual assessments, pre-suit mediation, or litigation, or any other right or claim in law or equity as provided by this declaration, including but not limited to those remedies listed in the Enforcement Section, or any other remedy at Florida Law. Any requirement or provision in this Section applies equally to the acts or omissions of not only an Owner, but also an Owner's occupants of the Owner's Home, an Owner's lessee, or the guests, invitees, contractors, or any other persons in connection with or associated with any of the previously listed parties, for any reason. Regarding Owner maintenance, the Association may pursue as many claims and remedies without waiving its right to simultaneously pursue any or all other remedies. All remedies may be sought simultaneously against the Owner and/or any of the above listed parties; by virtue of holding a deed to the Lot, an Owner is jointly and severally liable for compliance with this Section. By way of example as to conclusive remedies, and not by limitation, payment of an imposed fine does not cure a maintenance violation, the maintenance violation must also be cured, or it may be abated by the Association and charged back to the Owner. In the same vein, paying an individual assessment charged against an account does not satisfy the Owner's obligation to also pay a levied fine that has been imposed. The Declarant and Association shall have the right to enforce this Section by all necessary legal action.

11.2 Landscape Maintenance Standards. The following maintenance standards (the "Landscape Maintenance Standards") apply to landscaping within all Lots:

11.2.1. Trees. Trees are to be pruned as needed and maintained in a safe and appropriate manner, in accordance with all applicable laws, regulations or local ordinances.

11.2.2. Shrubs. All shrubs are to be trimmed as needed and maintained in a neat and appropriate manner.

11.2.3. Grass.

11.2.3.1. Cutting Schedule. Grass shall be maintained in a neat and appropriate manner. In no event shall lawns within any Lot be in excess of five inches (5") in height.

11.2.3.2. Edging. Edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.

11.2.3.3. Grass. Each yard shall be improved with the type of grass approved by the local municipality or other applicable governmental authority at the time of installation, which may

include St. Augustine grass (i.e. Floratam or a similar variety) in some areas with code required drought tolerant grass in other areas. Any modification to or replacement of sod and/or landscape by an Owner or a Builder is subject to the Community Standards. The Association may enforce violations or penalties, with any and all means of enforcement remedies against an Owner, including against Florida friendly landscaping, including but not limited to the situation in which an Owner or a Builder plant any high water use grass or prohibited invasive species, that conflicts with any provisions of the Governing Documents or Community Standards, unless otherwise prohibited by Florida law.

11.2.4. Mulch. Mulch shall be replenished as needed on a yearly basis.

11.2.5. Insect Control and Disease. Insect control and disease shall be performed on an as needed basis. Failure to do so could result in additional liability if the disease and insect spread to neighboring Lots and Common Areas. Dead grass shall be removed and replaced within thirty (30) days of dying. If the County code or SWFWMD regulations require Bahia grass in the rear yards, it shall remain as Bahia and if it dies, may only be replaced with Bahia.

11.2.6. Fertilization. Fertilization of all turf, trees, shrubs, and palms shall be performed according to Best Management Practices as provided by the County Extension Service (if any) or The University of Florida IFAS Extension.

11.2.7. Irrigation. Every Owner shall be required to irrigate the grass and landscaping located on their Lot in a routine and ordinary manner, as may be permitted by SWFWMD and/or County regulations, and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Lot. Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components will be the sole responsibility of the record title owner of the respective Lot and must be done in accordance with any irrigation schedule and access and usage policies set forth in the Community Standards. Sprinkler heads shall be maintained on a monthly basis. Water spray from sprinklers shall not extend beyond any property line of the respective Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Automatic sprinkler systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation. BY VIRTUE OF ACCEPTING A DEED TO A HOME, YOU UNDERSTAND THAT THE COUNTY SIGNIFICANTLY REGULATES WATER USE, IRRIGATION, AND WATER RESTRICTIONS ON YOUR LOT. DECLARANT HAS NO CONTROL OVER COUNTY WATER RESTRICTIONS AND DECLARANT HAS NO ABILITY TO ENSURE THE HEALTH OF YOUR YARD OR LAWN AS A RESULT OF COUNTY RESTRICTIONS. BY ACQUIRING TITLE TO A HOME AND/OR LOT, YOU ACKNOWLEDGE THAT IT IS YOUR RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE WATERING RESTRICTIONS IMPOSED BY THE COUNTY WHILE ALSO ACKNOWLEDGING THAT YOU ARE ALSO RESPONSIBLE TO ENSURE THAT YOUR LAWN AND YARD ARE MAINTAINED TO THE PROPER HEALTHY STANDARD REQUIRED BY THE GOVERNING DOCUMENTS.

11.2.8. Weeding. All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.

11.2.9. Trash Removal. Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

11.3 Modification of Landscaped Areas. Without the prior written consent of the ACC, no sod, topsoil, tree, shrubbery or other landscaping shall be removed from CEDARBROOK and there shall be no change in the plant landscaping, elevation, condition of the soil or the level of the land of such areas which results in any change in the flow and drainage of surface water which the ACC, in its sole discretion, considers detrimental or potentially detrimental to person or property. Notwithstanding the foregoing, Owners who install improvements to the Lot

(including, without limitation, concrete or brick pavers) that result in any change in the flow and/or drainage of surface water shall be responsible for all of the costs of drainage problems resulting from such improvement. Further, in the event that such Owner fails to pay for such required repairs, each Owner agrees to reimburse the Association or CDD, as applicable, for all expenses incurred in fixing such drainage problems including, without limitation, removing excess water and/or repairing the SWMS. No landscape lighting shall be installed by an Owner without the prior written approval of the ACC.

11.4 Weeds and Refuse. No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Lot. Except for normal construction debris on a Lot during the course of construction of a Home, no refuse or unsightly objects shall be placed or allowed to remain upon any Lot. Within thirty (30) days after the issuance of a final or temporary Certificate of Occupancy for a Home, the Builder shall remove all construction materials, debris, refuse or other garbage from the Lot and property surrounding the Lot left by such Builder or its agents or Contractors.

11.5 Paved and Concrete Surfaces. Each Owner shall be responsible to timely repair, maintain and/or replace the driveways, walkways, sidewalks, including, without limitation brick pavers, and other paved and concrete surfaces comprising part of a Lot. In the event the County, the District or any of their respective subdivisions, agencies, and/or divisions must remove any portion of the paved or concrete surfaces located within an Owner's Lot for the installation, repair, replacement or maintenance of utilities or water mains, then the Owner of the applicable Lot will be responsible to replace or repair the paved or concrete surfaces at such Owner's expense. In the event an Owner does not comply with this paragraph, the Association may, but shall not be obligated to, perform the necessary maintenance or repair and charge the costs thereof, together with interest at the highest rate allowed by law, to the non-complying Owner as an Individual Assessment. Each Owner grants the Association and CDD an easement over its Lot for the purpose of ensuring compliance with the requirements of this paragraph.

11.6 Water Intrusion. Florida experiences heavy rainfall and humidity on a regular basis. Each Owner is responsible for making sure his or her Home remains watertight including, without limitation, checking caulking around windows and seals on doors. Each Owner acknowledges that running air conditioning machinery with windows and/or doors open in humid conditions can result in condensation, mold and/or water intrusion. The Declarant, Builders, the District and the Association shall not have liability under such circumstances for any damage or loss that an Owner may incur in the event an Owner fails to maintain their Home in accordance with this provision. FURTHER, GIVEN THE CLIMATE AND HUMID CONDITIONS IN FLORIDA, MOLDS, MILDEW, TOXINS AND FUNGI MAY EXIST AND/OR DEVELOP WITHIN HOMES. EACH OWNER IS HEREBY ADVISED THAT CERTAIN MOLDS, MILDEW, TOXINS AND/OR FUNGI MAY BE, OR IF ALLOWED TO REMAIN FOR A SUFFICIENT PERIOD MAY BECOME TOXIC AND POTENTIALLY POSE A HEALTH RISK. BY ACQUIRING TITLE TO A HOME AND/OR LOT, EACH OWNER, SHALL BE DEEMED TO HAVE ASSUMED THE RISKS ASSOCIATED WITH MOLDS, MILDEW, TOXINS AND/OR FUNGI AND TO HAVE RELEASED THE DECLARANT, THE BUILDERS, THE DISTRICT, AND THE ASSOCIATION FROM ANY AND ALL LIABILITY RESULTING FROM SAME.

11.7 Exterior Home Maintenance. Each Owner is solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls are improved with a finish material composed of stucco or cementitious coating (collectively, "Exterior Finish"). While Exterior Finish is high in compressive or impact strength, it is not of sufficient tensile strength to resist building movement. It is the nature of Exterior Finish to experience some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the stucco application. THIS IS NORMAL BEHAVIOR AND CONSIDERED A ROUTINE MAINTENANCE ITEM FOR THE OWNER. EACH OWNER IS RESPONSIBLE TO INSPECT THE EXTERIOR FINISH TO THE EXTERIOR WALLS FOR CRACKING AND ENGAGE A QUALIFIED PROFESSIONAL TO SEAL THOSE CRACKS AND REPAIR THE AFFECTED AREA. In addition, each Owner is responsible for inspecting the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separating. If the inspection reveals any such items, the Owner is responsible for engaging a qualified professional to clean, repair, re-caulk and repaint those areas of the Home. Each Owner is responsible for all maintenance and repairs described in this paragraph, and they should be completed in a timely fashion to prevent any damage to the Home.

11.8 Right of Way. Each Owner of a Lot shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the irrigation facilities, driveways, sidewalks, other paved and concrete surfaces, trees and landscaping located in the right-of-way immediately adjacent to such Owner's Lot. Every Owner shall be required to irrigate the grass and landscaping located in the public right-of-way immediately adjacent to such Owner's Lot in a routine and ordinary manner and shall ensure that sufficient irrigation continues during all periods when the Owner is absent from the Lot. No tree installed by the Declarant or a Builder in such right-of-ways shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing CEDARBROOK. If any such tree dies, or is removed in accordance with this Section, then such tree shall be replaced at the expense of and by the Owner of the Lot immediately adjacent to the felled tree with a similar tree approved by the ACC.

11.9 Lot Walls/Fences. Each wall or fence, any part of which is placed on a dividing line between separate Lots shall constitute a "Lot Wall/Fence." Each adjoining Owner's obligation with respect to Lot Walls/Fences shall be determined by this Declaration, except as otherwise required by Florida law.

11.9.1. Sharing Repair and Maintenance. Each Owner shall maintain the exterior surface of a Lot Wall/Fence facing their Lot. Except as provided in this Section 11.9, the cost of reasonable repair and replacement shall be shared equally by adjoining Lot Owners.

11.9.2. Damage by One Owner. If a Lot Wall/Fence is damaged or destroyed by the act of one adjoining Owner, or its guests, Lessees, licensees, agents or family members (whether or not such act is negligent or otherwise culpable), then that Owner shall immediately rebuild or repair the Lot Wall/Fence to its prior condition without cost to the adjoining Owner and shall indemnify the adjoining Owner from any consequential damages, loss or liabilities. Notwithstanding anything to the contrary in this Section 11, the Declarant, the District and the Association have the right to enforce the provisions of this Section 11, however neither the Declarant, the District nor the Association shall have any obligation whatsoever to enforce the provisions of this Section 11 or become involved in any dispute between Owners in connection with this Section 11. No Owner shall violate any of the following restrictions and any damage (whether cosmetic or structural) resulting from violation of any of the following restrictions shall be considered caused by the Owner causing such action or allowing such action to occur on such Owner's Lot:

11.9.2.1. No Owner shall allow sprinklers to spray or other water sources to deliver water within one foot (1') of any Lot Wall/Fence, excluding rainfall that falls directly on such area (i.e. an Owner shall not collect rainfall from other portions of the Lot and deliver it within one foot (1') of any Lot Wall/Fence);

11.9.2.2. No Owner shall allow any tree to grow within six feet (6') of any Lot Wall/Fence (with such distance measured from the above-ground part of the tree that is nearest to the Lot Wall/Fence within five feet (5') of the ground level of the tree, including any portion of the root system that is not completely covered by soil);

11.9.2.3. No Owner shall allow attachment of anything, including, but not limited to, any climbing plant or vine, to any Lot Wall/Fence; and

11.9.2.4. No Owner shall allow water to be provided by sprinkler, hose, hand delivery or otherwise to any plant located within five feet (5') of any Lot Wall/Fence; provided, however, Owners are permitted to allow water delivery to any plant located within one foot (1') of any Lot Wall/Fence if the method of such delivery is either by drip line or by spray facing in a direction away from the Lot Wall/Fence.

11.9.3. Other Damage. If a Lot Wall/Fence is damaged or destroyed by any cause other than the act of one of the adjoining Owners, its agents, Lessees, licensees, guests or family members (including ordinary wear and tear and deterioration from lapse of time), then the adjoining Owners shall rebuild or repair the Lot Wall/Fence to its prior condition, equally sharing the expense; provided, however, that if a Lot Wall/Fence is damaged or destroyed as a result of an accident or circumstances that originate or occur on a

particular Lot (whether or not such accident or circumstance is caused by the action or inaction of the Owner of that Lot, or its agents, Lessees, licensees, guests or family members) then in such event, the Owner of that particular Lot shall be solely responsible for the cost of rebuilding or repairing the Lot Wall/Fence and shall immediately repair the Lot Wall/Fence to its prior condition.

11.9.4. Right of Entry. Each Owner shall permit the Owners of adjoining Lots, or their representatives, to enter its Lot for the purpose of installations, alteration, or repairs to a Lot Wall/Fence on the Lot of such adjoining Owners, provided that other than for emergencies, requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner of the adjoining Lot. An adjoining Owner making entry pursuant to this Section shall not be deemed guilty of trespassing by reason of such entry. Such entering Owner shall indemnify the adjoining Owner from any consequential damages sustained by reason of such entry.

11.9.5. Right of Contribution. The right of any Owner to contribution from any other Owner under this Section 11 shall be appurtenant to the land and shall pass to such Owner's successors in title.

11.9.6. Consent of Adjoining Owner. In addition to meeting the requirements of this Declaration and of any applicable building code and similar regulations or ordinances, any Owner proposing to modify, alter, make additions to or rebuild (other than rebuilding in a manner materially consistent with the previously existing Lot Wall/Fence) the Lot Wall/Fence, shall first obtain the written consent of the adjoining Owner, which shall not be unreasonably withheld, delayed or conditioned.

11.10 Retaining Walls. The Declarant and/or Builders may construct retaining walls within CEDARBROOK (the "**Retaining Walls**"). Any reference to Retaining Walls herein shall include, but may not be limited to, the wall, stem, base slab, tie backs, dead man anchors, counterforts and any other associated supporting structures for such retaining walls. Retaining Walls located on Lots shall be maintained, cleaned, repaired, and replaced by the Owner of such Lot, at such Owner's sole cost and expense. In the event any Retaining Wall located on a Lot is not maintained, cleaned, repaired, and/or replaced by the record title owner of the Lot, the CDD shall have the right and easement to, but shall not be obligated to, enter the Lot and maintain, clean repair, and/or replace such Retaining walls on behalf of the Owner, and the record title Owner shall promptly pay the costs and expenses incurred by the CDD plus Twenty-Five and No/100 Dollars (\$25.00), and the CDD shall have the right to require such costs and expenses be assessed against the respective Lot as an Individual Assessment and remitted to the CDD. Retaining Walls located within Common Areas (if any) shall be maintained, cleaned, repaired and replaced by the Association and the costs thereof shall be Operating Expenses of the Association. Retaining Walls located within the Facilities (if any) shall be maintained, cleaned, repaired and replaced by the CDD and the costs thereof shall be District Maintenance Special Assessments. Failure of the CDD and/or Association to undertake any maintenance, replacement or repair of the Retaining Walls shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct any such Retaining Walls.

12. Use Restrictions. Except as otherwise provided herein, the following Use Restrictions shall apply to all Lots within CEDARBROOK, except for any Lots owned by the Declaration:

12.1 Alterations and Additions. Except as otherwise provided in Section 19 of this Declaration with respect to Builders, no material alteration, addition or modification to a Lot or Home, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration.

12.2 Animals. No animals of any kind shall be raised, bred or kept within CEDARBROOK for commercial purposes. Other than swine, poultry, livestock, or pets that become a nuisance, Owners may keep domestic pets as permitted by County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time, subject to the Americans with Disabilities Act and the Federal Fair Housing Act. The

maximum number of animals/domestic pets that may be kept on a Lot shall be four (4). For purposes of this Section "domestic pets" means insurable dogs, cats, rabbits, domestic birds, fish, gerbils, hamsters, and other types of pets that are contained inside the home within an aquarium, terrarium, small cage or similar type device as long as they are not poisonous or hazardous should they escape. Other dog breeds or mixed breeds which have the propensity for dangerous or vicious behavior as well as dangerous dogs defined by Fla. Stat. § 767.11 (2021) are not allowed within CEDARBROOK. No such permitted domestic pet shall exceed one-hundred and thirty (130) pounds at full maturity. Pets permitted by this Section shall be kept or harbored in a Home at all times, but only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the Lot. For the purposes of this provision, invisible or electric fences do not qualify as "enclosed". No pet, regardless of any invisible or electric fence, is allowed to be in or appear to be in the front yard unleashed. No pet or animal shall be "tied out" on the exterior of the Home on a Lot or in the Common Areas or Facilities, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Lot. No pet or animal shall be "tied out" on the exterior of the Home on a Lot or in the Common Areas or Facilities, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Lot. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the receipt of such notice. The Owner responsible for a pet shall be responsible for removing from the Common Areas or Facilities any matter created by the pet and disposing of the same in a sanitary manner. Each Owner shall be responsible for all activities of its pet.

12.2.1. Owners who have pets that will be out of a contained indoor environment, or pets that will be permitted to go outside (regardless of if the pet will be on a leash or in an enclosed portion of a Lot), shall have liability insurance coverage on their pets at all times ("Pets Requiring Insurance"). Pets Requiring Insurance that are uninsurable, or are otherwise uninsured, shall not be allowed within the community, on the Lot, or in the Home.

12.2.2. At the Board's option, Owners may be required to register all cats and dogs with the Association, and upon request or upon a transfer of property or transfer of possession, may be required to provide proof of liability insurance coverage. The Board may promulgate rules and regulations regarding registration. In the absence of any particular rule or regulation, registration may be required upon Association request to an Owner.

12.2.3. Failure to obtain insurance or properly register a pet with the Association shall be considered a violation of this Declaration and may result in the removal of the pet and the Association may make use of any other remedy available for enforcement of the Declaration's provisions.

12.2.4. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the receipt of such notice. The Owner responsible for a pet shall be responsible for removing from the Common Areas or Facilities any matter created by the pet and disposing of the same in a sanitary manner. Each Owner shall be responsible for all the activities of its pet.

12.2.5. Each Owner agrees to indemnify and hold harmless the Declarant, the Association, the CDD and their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "Indemnified Parties") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "Losses") incurred by or asserted against any property or any of the Indemnified Parties from and, after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to the Owner's pet, their guests' pet(s), including, without limitation, actions of Owner's pets or their guests' pet(s), damages as a result of Owner's pet or their guest(s) pets, including but not limited to use of the Common Areas by Owners, their pets, their guests' pets, their Lessees, guests, family members, invitees, or agents. Should any Owner bring suit against the Declarant, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal. An Owner whose pet causes damages to person or property in the community shall be

responsible for same, and same shall be charged as an Individual Assessment against the owner, when incurred.

12.3 Artificial Vegetation. Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

12.4 Automobiles and other Vehicles. Notwithstanding any other provision in this Declaration to the contrary, the following restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, Builders, or their subcontractors, suppliers, consultants or agents.

12.4.1. Parking. Owners' vehicles shall be parked in the garage or driveway of the respective Owner's Lot and shall not block the sidewalk. No vehicles of any nature shall be parked on any portion of CEDARBROOK or a Lot except on the surfaced parking area thereof. Vehicles shall not park on the paved or concrete surfaces comprising the Common Areas or Facilities, except in designated parking areas, (designated by the Declarant, the Association or the District, as applicable), if any. To the extent CEDARBROOK has any guest parking, Owners are prohibited from parking in such guest parking spaces. Furthermore, no tenant, visitor, guest, invitee, or any other person shall commandeer any guest parking spots, including but not limited to the following, parking more than 5 days in a month on property, staying in the guest spot for more than 24 hours, or parking in a guest spot more than 30 times per year. No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in CEDARBROOK, except during the period of delivery of goods or during the provision of services. THE ROADWAYS WITHIN, ADJACENT OR IN PROXIMITY TO CEDARBROOK ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. EACH OWNER BY THE ACCEPTANCE OF A DEED TO THEIR LOT ACKNOWLEDGES AND AGREES THAT THE ASSOCIATION, BUILDERS, THE CDD AND THE DECLARANT HAVE NO CONTROL, LIABILITY, OR RESPONSIBILITY WITH REGARD TO ACCESS, DAMAGE, AND USAGE OF SUCH ROADWAYS, ADJACENT RIGHT OF WAYS, SIDEWALKS, ANY SAFETY SYSTEMS, WARNING SYSTEMS, OR TRAFFIC INSTRUMENTS USED BY, ON, OR FOR THE GENERAL PUBLIC. EACH OWNER COVENANTS AND AGREES, JOINTLY AND SEVERALLY, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DECLARANT, ITS OFFICERS, DIRECTORS, SHAREHOLDERS, ATTORNEYS, AGENTS, AND EMPLOYEES, AND ANY RELATED PERSONS, CONTRACTORS, OR CORPORATIONS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, CAUSES OF ACTION, OR DAMAGES, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM ANY PERSONAL INJURY, LOSS OF LIFE, OR DAMAGE TO PROPERTY, OR THE LIKE, SUSTAINED ON OR ABOUT THE PUBLIC FACILITIES OR THE ROADWAYS, OR WITH REGARD TO ANY OTHER IMPROVEMENT OR LAND DEDICATED TO THE CDD, ASSOCIATION, OR COUNTY THAT SERVES THE PUBLIC, THE ASSOCIATION, OR ITS MEMBERS.

12.4.2. Repairs and Maintenance of Vehicles. No vehicle which cannot operate on its own power shall remain on CEDARBROOK for more than twelve (12) hours, except in the garage of a Home. No repair or maintenance, except emergency repair, of vehicles shall be made within CEDARBROOK, except in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view.

12.4.3. Prohibited Vehicles. No commercial vehicle, limousine, recreational vehicle, all-terrain vehicles (ATV), boats (or other watercraft), trailers, including, without limitation, boat trailers, house trailers, mobile homes, and trailers of every other type, kind or description, or camper, may be kept within CEDARBROOK except in the garage of a Home. The term "commercial vehicle" shall not be deemed to include law enforcement vehicles, utility vehicles (e.g. Broncos, Blazers, Explorers, Navigators, etc.), or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the Owner on a daily basis for normal transportation; provided, however, vehicles with ladders, racks, and hooks or such other equipment attached to such vehicles shall be "commercial vehicles" prohibited by this Section. No vehicles displaying commercial advertising shall be parked within the public view. No vehicles bearing a "for sale"

sign shall be parked within the public view anywhere within CEDARBROOK. For any Owner who drives an automobile issued by the County or other governmental entity (e.g. police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces within the community or any paved surfaces forming a part of the Common Areas or Public Facilities (if any). Additionally, no ATV or mini motorcycle may be parked or stored within CEDARBROOK, including on any Lot, except in the garage of a Home. The Board of Directors may promulgate reasonable rules and regulations relating to golf carts, including but not limited to use, prohibition, storage, and parking. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by the Declarant, Builders, or their subcontractors, suppliers, consultants or agents.

12.4.4. Towing. Any Owner, tenant, guest, invitee, resident, occupant, or contractor vehicle parked in violation of these or other restrictions contained in the governing documents or in the Rules and Regulations may be towed by the Association, at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding sixty (60) day period. Regardless of the owner of the vehicle, the Owner of the Lot shall have the charge placed on his account on behalf of the towed car of the associated person in privity with the Owner. Each Owner hereby indemnifies the Association for any costs or damages regarding towing of a such a vehicle, whether it was the Owner's vehicle, or the vehicle of the Owner or the Owner's lessee, resident, occupant, or invitee. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and/or tow vehicles in violation of this Declaration, with or without notice. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles in violation of the governing documents and the rules and regulations for parking in the community, including but not limited to parking on the Owner's Lot, Common Areas, or Facilities. BY ACCEPTING A DEED TO THE HOME, EACH OWNER ACKNOWLEDGES THAT NO POSTED OR STATUTORY NOTICE IS REQUIRED TO TOW THOSE IN PRIVACY WITH THIS DECLARATION AND ITS OWNERS AND MEMBERS; NO COUNTY NOTICES OR SIGNS IN ORDER TO INITIALLY TOW NEED TO BE POSTED. However, as to any notice the Board chooses to give, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief or an affirmative defense of any kind, and an affidavit of the person providing any said notice shall be conclusive evidence of notice given, if necessary. For purposes of this paragraph, "Vehicle" shall also mean campers, mobile homes, trailers, etc. THE ROADWAYS WITHIN CEDARBROOK ARE PART OF THE PUBLIC SYSTEM OF ROADWAYS. AS SUCH, IN NO EVENT SHALL THE ASSOCIATION BE RESPONSIBLE OR OBLIGATED TO TOW VEHICLES PARKED ON THE ROADWAYS WITHIN CEDARBROOK.

12.4.5. Remedies. By virtue of membership in the Association, all vehicles of a member or any vehicles of a member's guest shall be immediately subject to an Individual Assessment, up to one-hundred fifty dollars, unless otherwise determined by the Board, and in addition, may be fined for; a violation of the governing documents parking provisions, a violation of the Association's parking policy, not being completely parked on a driveway, violating any Association rule or regulation, or being parked on any street or other paved surface within the community other than a driveway. These remedies are in addition to any other enforcement remedy available to the Association in the governing documents or at law. At the Board's discretion, any person subject to multiple violations may be dealt with more severely.

12.5. Casualty Destruction to Improvements. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance with Section 14 of this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty

destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

12.6 Commercial Activity. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by the Declarant and/or Builders, and administrative offices of the Declarant and/or Builders, no commercial or business activity shall be conducted within CEDARBROOK, including, without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not be permitted to meet with Owners in Homes unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within CEDARBROOK. No solicitors of a commercial nature shall be allowed within CEDARBROOK, without the prior written consent of the Association. No day care center or facility, "half-way house," assisted living facility, nursing home or group home may be operated out of a Home. No garage sales are permitted, except as permitted by the Association. Prior to the Community Completion Date, the Association shall not permit any garage sales without the prior written consent of the Declarant.

12.7 Completion and Sale of Homes. No person or entity shall interfere with the completion and sale of Homes and/or Lots within CEDARBROOK by the Declarant and Builders. WITHOUT LIMITING THE FOREGOING, EACH OWNER, BY ACCEPTANCE OF A DEED, AGREES THAT ACTIONS OF OWNERS MAY IMPACT THE VALUE OF HOMES AND/OR LOTS; THEREFORE, EACH OWNER IS BENEFITED BY THE FOLLOWING RESTRICTIONS: PICKETING AND POSTING OF NEGATIVE SIGNS IS STRICTLY PROHIBITED IN ORDER TO PRESERVE THE VALUE OF THE HOMES AND/OR LOTS IN CEDARBROOK AND THE RESIDENTIAL ATMOSPHERE THEREOF.

12.8 Control of Contractors. Except for direct services which may be offered to Owners (and then only according to the Rules and Regulations relating thereto, as adopted and amended from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of the Association.

12.9 Cooking. No cooking shall be permitted nor shall any goods or beverages be consumed on the Common Areas or the Facilities, except in areas designated for those purposes by the Association or the District. The Board shall have the right to prohibit or restrict the use of grills or barbecue facilities throughout CEDARBROOK.

12.10 Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues, or weather vanes, or flagpoles shall be installed or placed within or upon any portion of CEDARBROOK without the prior written approval of the ACC. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in the manner permitted hereunder commencing the week before Thanksgiving and shall be removed not later than January 15th of the following year. The ACC may establish standards for holiday lights and decorations at its sole discretion, including, without limitation, additional time periods and holidays during which Owners may place lighting or decorations on exterior portions of the Home. The ACC may require the removal of any lighting or decoration that creates a nuisance (e.g., unacceptable spillover to adjacent Home or excessive travel through CEDARBROOK). Except as otherwise provided in Section 720.304(2)(b), Florida Statutes (2019), and subject to the requirements of such provision, no flag poles are permitted without the prior written approval of the ACC.

12.11 Disputes as to Use. If there is any dispute as to whether the use of any portion of CEDARBROOK complies with this Declaration, such dispute shall, prior to the Community Completion Date, be decided by the Declarant, and thereafter by the Board. A determination rendered by such party with respect to such dispute shall be final and binding on all persons concerned.

12.12 Drainage System. Drainage systems and drainage facilities may be part of the Facilities, Common Areas and/or Lots. Once drainage systems or drainage facilities are installed by the Declarant or a Builder, as applicable, the maintenance of such systems and/or facilities thereafter within the boundary of a Lot shall be the responsibility of the District; however, neither the District nor the Association shall have any responsibility for

landscaping maintenance and the Owner of any such Lot shall be required to maintain such Lot in accordance with the provisions of Section 11 of this Declaration. In the event that such system or facilities (whether comprised of swales, pipes, pumps, water body slopes, or other improvements) is adversely affected by landscaping, fences, structures (including, without limitation, pavers) or additions, the cost to correct, repair, or maintain such drainage system and/or facilities shall be the responsibility of the record title owner of such Lot containing all or a part of such drainage system. By way of example, and not of limitation, if the Owner of one Lot plants a tree (pursuant to ACC approval) and the roots of such tree subsequently affect pipes or other drainage facilities within another Lot, the Owner that plants the tree shall be solely responsible for the removal of the roots which adversely affects the adjacent Lot. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION, THE DECLARANT, AND BUILDERS SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

12.13 Extended Vacation and Absences. In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by: (i) removing all removable furniture, plants and other objects from outside the Home; and (ii) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. Neither the Association, the Declarant nor any Builder shall have any responsibility of any nature relating to any unoccupied Home.

12.14 Fences and Walls. Except for walls or fences erected or installed by the Declarant or Builders, no walls or fences shall be erected or installed without prior written consent of the ACC. No chain link fencing of any kind shall be allowed. Fences shall not be installed flush to the ground so that drainage will be blocked in any way. All fences must be in compliance with the Community Standards. Due to the District's maintenance requirements and responsibilities, the installation of fences within a drainage easement area is not expected to be approved by the ACC. However, in the event a fence is installed within a drainage easement area, with prior written ACC approval, the Owner is solely responsible for fence repair or replacement if the drainage easement area needs to be accessed for repairs or as otherwise provided in Section 15 hereof.

12.15 Fuel Storage. No fuel storage shall be permitted within CEDARBROOK, except as may be necessary or reasonably used for swimming pools, spas, barbecues, fireplaces, lawn maintenance equipment or similar devices.

12.16 Garages. No garage shall be converted into a general living area. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required.

12.17 Garbage Disposal. Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from the street. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pick-up by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash receptacles shall be maintained in a sanitary condition and shall be shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pick-up earlier than 7:00 p.m. on the day preceding the pick-up and shall be removed the day of pick-up. Except for normal construction debris on a Lot during the course of construction of a Home, no garbage, refuse or debris of any kind shall be placed or permitted to accumulate upon any portion of CEDARBROOK. Within thirty (30) days after the issuance of a final or temporary Certificate of Occupancy for a Home, the Builder shall remove all construction debris, refuse or other garbage from the Lot and property surrounding the Lot left by such Builder or its agents or Contractors.

12.18 Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ACC, shall match the color or trim of a Home and be of a neutral color. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval by the ACC shall not be deemed an

endorsement of the effectiveness of hurricane shutters. Notwithstanding the foregoing, in the event of an emergency and issued storm warning, Owners may install temporary emergency storm protective window coverings up to seventy-two (72) hours prior to the expected arrival of a storm, which must be removed within seventy-two (72) hours after the end of such storm.

12.19 Irrigation. Due to water quality, irrigation systems may cause staining on Homes, other structures or paved areas. It is each Owner's responsibility to treat and remove any such staining within an Owner's Lot. The Declarant may, at its sole discretion, utilize a computerized loop system to irrigate the Common Areas. Any computerized loop irrigation system that is not specifically the maintenance obligation of the Association or an Owner pursuant to the terms of this Declaration, shall be the maintenance obligation of the CDD and is deemed part of the Facilities.

12.20 Laundry; Renewable Energy Devices. Subject to the provisions of Section 163.04, Florida Statutes (2019), to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Home or Lot. Clotheslines may be installed in the rear of a Lot so long as not visible from the front of the Lot; provided that, any such clothesline shall be removed when it is not in use as a clothesline. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e.g., solar collector panels); provided, however, such devices shall be installed only as approved by the ACC and in accordance with the Community Standards.

12.21 Lawful Use. No immoral, improper, offensive, unlawful or obnoxious use shall be made in any portion of CEDARBROOK as determined by the Board in its sole discretion. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of CEDARBROOK shall be the same as the responsibility for maintenance and repair of the property concerned.

12.22 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "Lease Agreements") are subject to the provisions of this Section. All Lease Agreements shall be in writing. A copy of all Lease Agreements shall be provided by the Owner to the Association no later than five (5) days of the full execution of such Lease Agreement. No Lease Agreement may be for a term of less than one (1) year, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship; provided, however, that if a Lessee defaults under its Lease Agreement and the Owner terminates such Lease Agreement on account of such default, then such Owner may be entitled to replace the defaulted and terminated tenancy with a new Lessee under a new Lease Agreement (for a term of at least one (1) year), and such new tenancy shall not count as an additional lease for the specified period. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. Each Owner is responsible and liable for all violations and losses caused by such Lessees or occupants, notwithstanding the fact that such Lessees are also fully liable for any violation of the Declaration or Rules and Regulations. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessee should the Lessee refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligation under this Section, the Association shall have the right, but not the obligation, to evict such Lessee and the costs of the same shall be charged to the Owner as an Individual Assessment. The Owner will be jointly and severally liable with the Lessee to the Association for any amount (as determined in the sole discretion of the Association) which is required by the Association to repair any damage to any portion of CEDARBROOK or to pay any claim for personal injury, death or damage to property caused by the act or omission of such Lessee or its guests, family members or occupants: Individual Assessments may be levied against the Lot for any such amounts. All Lease Agreements shall require the Home to be used solely as a private single-family residence. Each leased Home shall be occupied by the Lessee, members of the Lessee's family, overnight guests and professional caregivers as a residence and for no other purpose. Sub-leasing is strictly prohibited, and the Lessee under any Lease Agreement must be the occupant of the Home. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home.

12.23 Mailboxes and Lampposts. Except as otherwise provided in Section 19 of this Declaration with respect to Builders, no mailboxes or lampposts shall be installed on any Lot without prior written consent of the ACC. The ACC shall have the right to require that all mailboxes lampposts shall be of one particular type or design specified by the ACC so long as such designated type or design, in the case of mailboxes, meets the rules and regulations of the United States Post Office Department.

12.24 Minor's and Guest's Use of Commonly Shared Facilities. Adults shall be responsible for all actions of their minor children or guests at all times in and about CEDARBROOK. Neither the Declarant, the District, the Builders nor the Association shall be responsible for any use of the Common Areas or Facilities by anyone, including minors.

12.25 Nuisances. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of CEDARBROOK, as determined by the Board in its sole discretion, is permitted. No firearms shall be discharged within CEDARBROOK. The foregoing restriction shall not apply to sales, marketing, construction and development activities by Builders. Nothing shall be done or kept by any Owner or Builder within the Common Areas or any other portion of CEDARBROOK, including a Home or Lot, which will increase the rate of insurance to be paid by the Association.

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

12.27 Paint. The exterior of Homes shall be repainted by the Owner of a Lot within forty-five (45) days of notice by the ACC to the Owner of the applicable Lot.

12.28 Personal Property. All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any Lot or Home, or any other portion of CEDARBROOK, which is unsightly, or which interferes with the comfort and convenience of others.

12.29 Removal of Soil and Additional Landscaping. Without the prior consent of the ACC, no Owner shall remove soil from any portion of CEDARBROOK, change the level of the land within CEDARBROOK, or plant landscaping which results in any permanent change in the flow and drainage of surface water within CEDARBROOK. Owners may place additional plants, shrubs, or trees within any portion of CEDARBROOK within their respective Lots with the prior written approval of the ACC.

12.30 Roofs, Driveways and Pressure Washing/Soft Washing. Roofs, exterior surfaces and/or pavement located within a Lot, including, but not limited to, walks and driveways, shall be pressure washed/soft washed by the Owner of such Lot within thirty (30) days of notice by the Board or the ACC to the Owner of the applicable Lot. No surface applications to driveways shall be permitted without the prior written approval of the ACC as to material, color and pattern. All roofs must be constructed in compliance with the Community Standards. PRIOR TO ANY PRESSURE WASHING/SOFT WASHING, EACH OWNER SHOULD OBTAIN FROM THE MANUFACTURER OF THE AREA TO BE CLEANED, THE PROPER CLEANING INSTRUCTIONS TO ENSURE NO DAMAGE IS CAUSED TO THE SURFACE AND TO ENSURE COMPLIANCE WITH THE MANUFACTURER'S MAINTENANCE REQUIREMENTS FOR WARRANTY PURPOSES, IF ANY.

12.31 Satellite Dishes and Antennae. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first obtained from the ACC as required by this Declaration. The ACC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. Each Owner agrees that the location of such items must be first approved by the ACC in order to address the safety and welfare of the residents of CEDARBROOK. No Owner shall operate any equipment or device which will interfere

with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with the Community Standards and shall be governed by the then current rules of the FCC.

12.32 Screened Enclosures and Decks/Patios/Lanais. All screening and screened enclosures shall have the prior written approval of the ACC and shall be in accordance with the Community Standards. All enclosures of balconies or patios, including addition of vinyl windows, shall be approved by the ACC, and shall comply with the Community Standards. All decks, patios, and lanais shall have the prior written approval of the ACC and shall be in compliance with the Community Standards.

12.33 Signs and Flags. No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of CEDARBROOK, including, without limitation, any Home, Lot or vehicle, that is visible from the outside; provided, however, any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable official flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any such permitted flags may not exceed four and one-half feet (4 ½') by six feet (6'). Each Owner may erect one (1) freestanding flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Any Owner may further display from the flagpole, one (1) official United States flag, not larger than four and one-half feet (4 ½') by six feet (6'), and may additionally display one (1) official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. Any flag pole installed in accordance with this Section is subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, without limitation noise and lighting ordinances in the County and all setback and location criteria contained in this Declaration and in the Community Standards.

The Declarant, the Builders, and the Association are exempt from this Section; provided, further, the Declarant specifically reserves the right, for itself and for Builders, and their respective agents, employees, nominees and assigns the right, privilege and easement to construct, place and maintain upon any property within CEDARBROOK such signs and flags as the Declarant deems appropriate in connection with the development, improvement, construction, marketing and sale of any of the Lots and Homes; provided, however, notwithstanding anything to the contrary herein, the exercise by a Builder of the rights and exemptions in this Section shall be subject to the Declarant's prior written approval as to the location, size, content and design of such Builder's signs and flags within CEDARBROOK, which approval shall not be unreasonably withheld, conditioned or delayed. Within thirty (30) days of the final sale of the last Home owned by a Builder within CEDARBROOK, the Builder shall remove from CEDARBROOK all marketing materials including, but not limited to, flags banners, placards and signage. The Declarant reserves the right to institute a signage plan for CEDARBROOK, which such signage plan must be complied with by all Builders. The prohibitions on signs displayed on or within vehicles contained above in this Section shall not apply to commercial vehicles such as for construction use or providing pick-up and delivery services and other commercial services.

12.34 Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of CEDARBROOK without the prior written consent of the ACC. No basketball backboards, skateboard ramps, or play structures will be permitted without the prior written approval by the ACC. Such approved equipment shall be located at the rear of the Lots or on the inside portion of corner Lots within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a Lot. Rules and Regulations governing basketball hoops may be adopted by the Association from time to time.

12.35 Storage. No temporary or permanent utility or storage shed, storage building, tent, or other structure or improvement shall be permitted and no other structure or improvement shall be constructed, erected, altered, modified or maintained without the prior written approval of the ACC, which approval shall conform to the requirements of this Declaration and the Community Standards. Water softeners, trash containers, propane tanks, and other similar devices shall be properly screened from all roadways in a manner approved by the ACC. This Section 12.35 shall not apply to temporary structures and storage facilities utilized by Builders in connection with the construction, marketing or sale of Homes within CEDARBROOK. Builders shall have the right to place, erect or

construct portable, temporary or accessory buildings or structures within CEDARBROOK for sales, construction storage or other purposes, subject to the prior written approval by the Declarant as to the location, design and quality of all portable, temporary or accessory buildings or structures within CEDARBROOK for sales, construction storage or other purposes, which approval shall not be unreasonably withheld, conditioned or delayed.

12.36 Subdivision and Regulation of Land. No portion of any Lot shall be divided or subdivided or its boundaries changed without the prior written approval of the Declarant prior to the Community Completion Date, and thereafter, by the Association. No Owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to CEDARBROOK, without the prior written approval of the Declarant, which may be granted or denied in its sole discretion.

12.37 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of CEDARBROOK or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ACC.

12.38 Swimming, Boating and Docks. Swimming and/or fishing is prohibited within any of the retention/detention areas or water bodies within the boundaries of CEDARBROOK. Boating and personal watercraft (e.g., water skis) are prohibited. No private docks may be erected within any water body.

12.39 Swimming Pools. No above-ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ACC as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ACC; (iii) pool enclosures must be of a design, color and material approved by the ACC; and (iv) pool enclosures shall in no event be higher than the roof line of the Home. Pool enclosures shall not extend beyond the sides of the Home without express approval by the ACC. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by the Declarant or a Builder, no diving boards, slides, or platforms shall be permitted without ACC approval. Under no circumstances may chlorinated water be discharged onto other Owners' lawns, the community roadways, or into any retention/detention areas within CEDARBROOK or adjoining properties.

12.40 Unmanned Aircraft Systems. Drones or similar unmanned aircraft, either with or without cameras, shall not be operated by an Owner, its Immediate Family Members, Lessees, guests or invitees on, over or from any Lot, Common Area, or the Facilities within CEDARBROOK, except for the purpose of an Owner or their authorized agent periodically inspecting the Owner's respective Lot or Home, or as otherwise permitted by the Board from time to time. The Board is specifically vested with the exclusive authority to adopt reasonable conditions and regulations concerning or related to the operation of drones or similar unmanned aircraft on, over or from Lots, Common Areas, or the Facilities. All drones or similar unmanned aircraft systems shall only be operated in accordance with Federal, State and Local regulations, all as amended from time to time. In no event shall an operator of a drone or similar unmanned aircraft system invade the privacy of another person on any Lot, the Common Area, or the facilities. No person shall operate a drone or similar unmanned aircraft system in any manner that constitutes a nuisance or harasses, annoys, or disturbs the quiet enjoyment of another person, including, without limitation, to another Owner, its Immediate Family Members, Lessees, guests or invitees.

12.41 Use of Homes. Each Home is restricted to residential use as a residence by the Owner or permitted occupant thereof, its Immediate Family Members, guests, Lessees and invitees. This Section 12.41 shall not apply to Builders.

12.42 Visibility on Corners. Notwithstanding anything to the contrary in this Declaration, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by

the Board and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner Lot where such obstruction would create a traffic problem.

12.43 Wells and Septic Tanks. No individual wells or septic tanks will be permitted on any Lot.

12.44 Wetlands and Mitigation Areas. If the Facilities or Common Areas include one or more preserves, wetlands, and/or mitigation areas, no Owner or other person shall take any action or enter onto such areas so as to adversely affect the same without ACC approval and approval from any governmental agencies having jurisdiction. Such areas are to be maintained by the District in their natural state.

12.45 Window Treatments. Window treatments shall consist of drapery, blinds, decorative panels, or other window coverings, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ACC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ACC. Owners are responsible for caulking or re-caulking all windows to insure water tightness.

12.46 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window or wall of a Home.

12.47 Right of Association to Enforce Use Restrictions. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Section. In the event an Owner does not comply with a provision in the use restriction Section, either by act or omission, the Association may use any enforcement remedy at law, including but not limited to fines, abatement, individual assessments, pre-suit mediation, or litigation, or any other right or claim in law, including by use of a schedule of fines or a schedule of individual assessments, or in equity, or as provided by this Declaration, including but not limited to those remedies listed in Section 20 of this Declaration, or any other remedy at Florida Law. Any requirement or provision in this Section applies equally to the acts or omissions of not only an Owner, but also an Owner's occupants of the Owner's Home, an Owner's lessee, or the guests, invitees, contractors, or any other persons in connection with or associated with any of the previously listed parties, for any reason. Regarding use restrictions, the Association may pursue as many claims and remedies without waiving its right to simultaneously pursue any or all other remedies. All remedies may be sought simultaneously against the Owner and/or any of the above listed parties; by virtue of holding a deed to the Lot, an Owner is jointly and severally liable for compliance with this Section. By way of example as to conclusive remedies, and not by limitation, payment of an imposed fine does not cure a use restriction violation, the use restriction violation must also be cured or it may be abated by the Association and charged back to the Owner. In the same vein, paying an individual assessment charged against an account does not satisfy the Owner's obligation to also pay a levied fine that has been imposed. The Declarant and Association shall have the right to enforce this Section by all necessary legal action.

12.48 Surveillance Equipment and Security Systems. Except for video monitoring doorbells, no Owner shall install any security and/or surveillance systems or related equipment on the exterior portion of a Home or Lot without first obtaining prior written approval of the ACC. Except for video monitoring doorbells, all exterior components of any security system or surveillance equipment require prior written approval from the ACC. Notwithstanding the foregoing, Owners may install compact video-equipped doorbells on the exterior of the Home in accordance with the Community Standards. No security and/or surveillance systems shall be installed in a manner that is unsightly or which interferes with the comfort and convenience of other Owners. All conduits and wiring on the exterior portion of a Home shall be encased and painted to match the adjacent exterior surface of the Home. Security cameras and other surveillance equipment shall not be directed onto a neighboring Home or installed directly across from the window of an adjacent Home. Security alarms audible outside of the Home must be connected to a monitoring service that is able to remotely turn off the alarm, or the security alarm must automatically turn off after no more than fifteen (15) minutes of noise production audible outside of the Home.

13. Easement for Unintentional and Non-Negligent Encroachments. If any building or improvement upon a Lot shall encroach upon another Lot or upon the Common Areas or Facilities by reason of original construction by the

Declarant or any Builder, then an easement for such encroachment shall exist so long as the encroachment exists, with no further action required by the Declarant, the Builder or any Owner to establish such easement. Lots may contain improvements such as balconies, HVAC systems or other improvements that may pass over or underneath an adjacent Lot or over or underneath the Common Areas or Facilities. A perpetual nonexclusive easement is herein granted to allow such improvement and to permit any natural water runoff from roof overhangs, eaves and other protrusions onto an adjacent Lot.

14. Requirement to Maintain Insurance. The Association shall maintain the following insurance coverage, to the extent applicable:

14.1 Insurance.

14.1.1. Flood Insurance. If the Common Areas are located within an area which has special flood hazards and for which flood insurance has been made available under National Flood Insurance Program (NFIP), the Association shall maintain insurance coverage in appropriate amounts, available under NFIP for all buildings and other insurable property within any portion of the Common Areas located within a designated flood hazard area.

14.1.2. Liability Insurance. The Association shall procure for the Common Areas only commercial general liability insurance coverage providing coverage and limits deemed appropriate by the Board. Such policies must provide that they may not be cancelled or substantially modified by any party, without at least thirty (30) days' prior written notice to the Declarant (until the Community Completion Date) and the Association.

14.1.3. Directors and Officers Liability Insurance. Each member of the Board shall be covered by directors and officers liability insurance in such amounts and with such provisions as approved by the Board.

14.1.4. Other Insurance. The Association shall maintain such other insurance coverage as appropriate from time to time. All coverage obtained by the Association shall cover all activities of the Association and all properties maintained by the Association, whether or not the Association owns title thereto.

14.1.5. Declarant. Prior to the Turnover, the Declarant shall have the right, at the Association's expense, to provide insurance coverage under its master insurance policy in lieu of any of the foregoing.

14.2 Homes.

14.2.1. Requirement to Maintain Insurance. Each Owner shall be required to obtain and maintain adequate insurance on his or her Home. Such insurance shall be sufficient for necessary repair or reconstruction work, and/or shall cover the costs to demolish a damaged Home as applicable, remove the debris, and to re-sod and landscape land comprising the Lot. Upon the request of the Association, each Owner shall be required to supply the Board with evidence of insurance coverage on its Home which complies with the provisions of this Section. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall specifically have the right to bring an action to require an Owner to comply with his or her obligations hereunder.

14.2.2. Requirement to Reconstruct or Demolish. In the event that any Home on a Lot is destroyed by fire or other casualty, the Owner of such Home shall do one of the following: (i) the Owner shall commence reconstruction and/or repair of the Home ("**Required Repair**"), or (ii) the Owner shall tear the Home down, remove all the debris, and re-sod and landscape the property comprising the Home as required by the ACC ("**Required Demolition**") to the extent permitted under law. If an Owner elects to perform the Required Repair, such work must be commenced within thirty (30) days of the Owner's receipt of the insurance proceeds respecting such Home and the Required Repair must be completed within six (6) months

from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. If an Owner elects to perform the Required Demolition, the Required Demolition must be completed within six (6) months from the date of the casualty or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. Notwithstanding anything contained herein to the contrary, in the event an Owner elects to perform the Required , Demolition, the Association shall have the right to require such Owner to thereafter commence to rebuild the Home, and such reconstruction/rebuilding of the Home must be completed within one (1) year from the date such Required Demolition is completed, or such longer period of time established by the Board in its sole and absolute discretion subject to extension if required by law. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ACC. and timely manner. The Association shall have the right to inspect the progress of all reconstruction and/or repair work. Without limiting any other provision of this Declaration or the powers of the Association, the Association shall have a right to bring an action against an Owner who fails to comply with the foregoing requirements. By way of example, the Association may bring an action against an Owner who fails to either perform the Required Repair or Required Demolition on his or her Home within the time periods and in the manner provided herein. Each Owner acknowledges that the issuance of a building permit or a demolition permit in no way shall be deemed to satisfy the requirements set forth herein, which are independent of, and in addition to, any requirements for completion of work or progress requirements set forth in applicable statutes, zoning codes and/or building codes.

14.2.3. Standard of Work. The standard for all demolition, reconstruction, and other work performed as required by this Section 14.2 shall be in accordance with the Community Standards and any other standards established by the Association with respect to any casualty that affects all or a portion of CEDARBROOK.

14.2.4. Additional Rights of Association. If an Owner refuses or fails, for any reason, to perform the Required Repair or Required Demolition as herein provided, then the Association, in its sole and absolute discretion, by and through its Board is hereby irrevocably authorized by such Owner to perform the Required Repair or Required Demolition. All Required Repair performed by the Association pursuant to this Section shall be in conformance with the original plans and specifications for the Home. The Association shall have the absolute right to perform the Required Demolition to a Home pursuant to this Section if any contractor certifies in writing to the Association that such Home cannot be rebuilt or repaired. The Board may levy an Individual Assessment against the affected Owner in whatever amount sufficient to adequately pay for Required Repair or Required Demolition performed by the Association, including any costs incurred with the management and oversight of any such Required Repair or Required Demolition performed by the Association.

14.2.5. Association Has No Liability. Notwithstanding anything to the contrary in this Section, the Association, its directors and officers, shall not be liable to any Owner should an Owner fail for any reason whatsoever to obtain insurance coverage on a Home. Moreover, the Association, its directors and officers, shall not be liable to any person if the Association does not enforce the rights given to the Association in this Section 14.

14.2.6. Compliance Monitoring. Notwithstanding any provision to the contrary contained herein or in any other Governing Document, neither the Association nor the Declarant shall be responsible for ensuring or confirming compliance with the insurance provisions contained herein, it being acknowledged by all Owners that such monitoring would be unnecessarily expensive and difficult. Moreover, neither the Association nor the Declarant shall be liable in any manner whatsoever for failure of an Owner to comply with this Section.

14.3 Fidelity Bonds. If available, the Association shall procure a blanket fidelity bond for all officers, directors, trustees and employees of the Association, and all other persons handling or responsible for funds of, or administered by, the Association. In the event the Association delegates some or all of the responsibility for the handling of the funds to a professional management company or licensed manager, such bonds shall be required for

its officers, employees and agents, handling or responsible for funds of, or administered on behalf of the Association. The amount of the fidelity bond shall be based upon the Board's reasonable business judgment.

14.4 Association and District as Agent. The Association is irrevocably appointed agent for each Owner of any interest relating to the Common Areas to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims. The District is irrevocably appointed agent for each Owner of any interest relating to the Facilities to adjust all claims arising under insurance policies purchased by District and to execute and deliver releases upon the payment of claims.

14.5 Casualty to Common Areas. In the event of damage to the Common Areas, or any portion thereof, the Association shall be responsible for reconstruction after casualty.

14.6 Nature of Reconstruction. Any reconstruction of improvements hereunder shall be substantially in accordance with the plans and specifications of the original improvement, or as the improvement was last constructed, subject to modification to conform to the then current governmental regulation(s).

14.7 Cost of Payment of Premiums. The costs of all insurance maintained by the Association hereunder, and any other fees or expenses incurred that may be necessary or incidental to carry out the provisions hereof are Operating Expenses.

14.8 Declarant and Builders have No Liability. Notwithstanding anything to the contrary in this Section 14, the Declarant, Builders, their respective officers, directors, shareholders, and any related persons or corporations and their employees, attorneys, agents, officers and directors shall not be liable to any Owner or any other person should the Association fail for any reason whatsoever to obtain insurance coverage for the Common Areas or should the Owner fail for any reason whatsoever to obtain insurance coverage for their Home.

14.9 Additional Insured. Prior to the Community Completion Date, the Declarant shall be named as additional insured on all policies obtained by the Association, as their interests may appear.

15. Property Rights.

15.1 Owners' Easement of Employment. Every Owner, Builder, its Immediate Family Members, permitted occupants, Lessees, guests and invitees, and every owner of an interest in CEDARBROOK shall have a non-exclusive right and easement of enjoyment in and to those portions of the Common Areas and Facilities that it is entitled to use for their intended purpose, subject to the following provisions:

15.1.1. Easements, restrictions, reservations, conditions, limitations and declarations of record, now or hereafter existing, and the provisions of this Declaration, as amended or supplemented from time to time;

15.1.2. Rules and Regulations governing use and enjoyment of the Common Areas and Facilities;

15.1.3. The right of the Association to suspend rights hereunder, including, without limitation, voting rights, or to impose fines in accordance with Section 720.305, Florida Statutes (2019);

15.1.4. The right of the Association to suspend an Owner's or Lessee's right to use (except vehicular and pedestrian ingress and egress and necessary utilities) all or a portion of the Common Areas or, to the extent authorized by the CDD, the Facilities, for any period during which any Assessments or District Maintenance Special Assessments levied against that Owner remains unpaid;

15.1.5. The right of the Declarant and/or the Association to dedicate or transfer all or any part of the Common Areas. No such dedication or transfer by the Association shall be effective prior to the Community Completion Date without prior written consent of the Declarant;

15.1.6. The right of the Declarant and/or the Association to modify the Common Areas as set forth in this Declaration;

15.1.7. The perpetual right of the Declarant or Builders, as applicable, to access and enter the Common Areas and Facilities constructed by the Declarant or such Builder, as applicable, at any time, even after the Community Completion Date, for the purposes of inspection and testing of the Common Areas and Facilities. The Association and each Owner shall give the Declarant and applicable Builders unfettered access, ingress and egress to such Common Areas and Facilities so that the Declarant and such Builders, as applicable, and/or their agents Fran perform all tests and inspections deemed necessary by the Declarant and applicable Builders. The Declarant and applicable Builders shall have the right to make all repairs and replacements deemed necessary by the Declarant and such Builders, as applicable. At no time shall the Association and/or an Owner prevent, prohibit and/or interfere with any testing, repair or replacement deemed necessary by the Declarant and applicable Builders relative to any portion of the Common Areas and Facilities constructed by same;

15.1.8. The rights of the Declarant, Builders, the District and/or the Association regarding CEDARBROOK as reserved in this Declaration, including the right to utilize the same and to grant use rights to others; and

15.1.9. An Owner relinquishes his or her right to use of the Common Areas and Facilities during the time that a Home is leased to a Lessee.

15.2 Ingress and Egress. An ingress and egress easement is hereby created and reserved by the Declarant for the Owners, their Lessees, guests and invitees, for pedestrian traffic over, through and across sidewalks, paths, walks, driveways, passageways, and lanes as the same, from time to time, may exist upon, or be designed as part of, the Common Areas or Facilities, and for vehicular traffic over, through and across such portions of the Common Areas or Facilities, as may be paved and intended for such purposes.

15.3 Development Easement. In addition to the rights reserved elsewhere herein, the Declarant reserves an easement for itself and for Builders (subject to the terms and conditions of this Declaration with respect to Builders), and their nominees, over, upon, across, and under CEDARBROOK as may be required in connection with the development of CEDARBROOK, and other lands designated by the Declarant, and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, Homes, any portion of CEDARBROOK, and other lands designated by the Declarant. Without limiting the foregoing, the Declarant specifically reserves for itself and for Builders, and their subcontractors, suppliers and consultants, the right to use all paved roads and rights of way within CEDARBROOK for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges that construction vehicles and trucks may use portions of the Common Areas and Facilities. The Declarant and Builders shall have no liability or obligation to repave, restore, or repair any portion of the Common Areas or Facilities as a result of the use of the same by construction traffic, and all maintenance and repair of such Common Areas or Facilities, shall be deemed ordinary maintenance of the Association payable by all Owners as part of the Operating Expenses or as part of the District Maintenance Special Assessments. Without limiting the foregoing, at no time shall the Declarant and/or Builders be obligated to pay any amount to the Association on account of the Declarant's and/or Builders use of the Common Areas or Facilities. The Declarant and Builders intend to use the Common Areas and Facilities for sales of Lots and Homes. Further, the Declarant may market other residences and commercial properties located outside of CEDARBROOK from the Declarant's sales facilities located within CEDARBROOK. The Declarant and Builders have the right to use all portions of the Common Areas and Facilities in connection with their marketing activities, including, without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties and outings, and using the Common Areas and Facilities for every other type of promotional or sales activity that may be employed in the marketing of residential homes, subject to the prior written approval of the Declarant. At no time shall the Declarant and/or Builders

incur any expense whatsoever in connection with its use and enjoyment of such rights and easements. The easements created by this Section 15.3, and the rights reserved herein in favor of the Declarant shall be construed as broadly as possible and supplement the rights of the Declarant set forth in this Declaration. Notwithstanding any other provision of this Declaration to the contrary, the exercise of such the easement rights reserved in favor of Builders pursuant to this Section 15.3 shall be subject to the Declarant's prior written authorization provided in and written instrument executed by the Declarant and, at the Declarant's option, recorded in the Public Records.

15.4 Public Easements. Fire, police, school transportation, health, sanitation and other public service and utility company personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas and Facilities.

15.5 Delectation of Use. Every Owner shall be deemed to have delegated its right of enjoyment to the Common Areas and Facilities to occupants or Lessees of that Owner's Home subject to the provisions of this Declaration and the Rules and Regulations, as may be promulgated, from time to time. Any such delegation or lease shall not relieve any Owner from its responsibilities and obligations provided herein.

15.6 Easement for Encroachments. In the event that any improvement upon Common Areas, as originally constructed, shall encroach upon any other property or improvements thereon, or for any reason, then an easement appurtenant to the encroachment shall exist for so long as the encroachment shall naturally exist.

15.7 Permits, Licenses and Easements. Prior to the Community Completion Date, the Declarant, and thereafter the Association, shall, in addition to the specific rights reserved to the Declarant herein, have the right to grant, modify, amend and terminate permits, licenses and easements over, upon, across, under and through CEDARBROOK (including Lots, Parcels and/or Homes) for utilities, telecommunications systems, roads and other purposes reasonably necessary or useful as it determines, in its sole discretion. To the extent legally required, each Owner shall be deemed to have granted to the Declarant and, thereafter, the Association an irrevocable power of attorney, coupled with an interest, for the purposes herein expressed.

15.8 Support Easement and Maintenance Easement. An easement is hereby created for the existence and maintenance of supporting structures (and the replacement thereof) in favor of the entity required to maintain the same. An easement is hereby created for maintenance purposes (including access to perform such maintenance) over and across CEDARBROOK (including Lots, Parcels, and Homes) for the reasonable and necessary maintenance of Common Areas, Facilities, utilities, cables, wires and other similar facilities.

15.9 Drainage. A non-exclusive easement shall exist in favor of the Declarant, the Association, the District, and their designees, SWFWMD, the County, and/or any governmental agency having jurisdiction over CEDARBROOK over, across and upon CEDARBROOK for drainage, irrigation and water management purposes. Any such drainage easement shall be deemed a part of the SWMS. Any such drainage easement shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges or landscaping plants other than grass, except for (i) improvements installed by the Declarant, the District or Builders, (ii) landscaping of the SWMS, (iii) as required by the District, County or the Permit, and/or (iv) improvements approved by the ACC. A nonexclusive easement for ingress and egress and access exists over, across and upon CEDARBROOK for such parties in order to construct, maintain, inspect, record data on, monitor, test, or repair, as necessary, any water management areas, conservation areas, mitigation areas, irrigation systems and facilities thereon and appurtenances thereto. No structure, landscaping, or other material shall be placed or be permitted to remain which may damage or interfere with the drainage or irrigation of CEDARBROOK and/or installation or maintenance of utilities or which may obstruct or retard the flow of water through CEDARBROOK and/or water management areas and facilities or otherwise interfere with any drainage, irrigation and/or easement provided for in this Section or the use rights set forth elsewhere in this Declaration.

15.10 Blanket Easement in favor of Association. The Association is hereby granted an easement over all of CEDARBROOK, including all Lots, for the purposes of (i) constructing, maintaining, replacing and operating all

Common Areas; (ii) performing any obligation the Association is obligated to perform under this Declaration; and (iii) performing any obligation of an Owner for which the Association intends to impose an Individual Assessment.

15.11 Blanket Easement in Favor of District. The District shall also have blanket easements necessary for District operations over, above, across, and under CEDARBROOK. The easement shall permit, without limitation, all construction, maintenance and replacement activities of the District.

15.12 Duration. All easements created herein or pursuant to the provisions hereof shall be perpetual unless stated to the contrary.

15.13 Utility Easements. Except as provided herein, no Owner may install any improvements within the utility easement(s) depicted on any Plat, Title Documents or other Agreements of CEDARBROOK (collectively, the "Utility Easements"). Further, and except as provided herein, no Owner may make any changes to the improvements installed by the Declarant within the Utility Easement(s). Unless otherwise approved by the Declarant in accordance with Section 19 of this Declaration, no fences shall be erected or installed within the Utility Easements without the prior written consent of the ACC, except for fences installed by the Declarant. All fences must be in compliance with the Community Standards. In the event a fence is installed within any Utility Easement, with prior written ACC approval, the Owner is solely responsible for fence repair and/or replacement if the utility easement area needs to be accessed for installation, service, and/or repairs. Prior to digging, each Owner is responsible for calling 811, so all utility companies may locate and mark their underground facilities within the area, as required by Section 556, Florida Statutes (2019).

16. Community Development District(s).

16.1 Generally. Portions of CEDARBROOK may be owned by the CDD, such as open space areas, drainage systems, the SWMS, the Recreational Facilities (as defined herein), the Perimeter Walls/Fences (as defined herein), the Mail Delivery Centers (as defined herein), open space areas, roadways, utilities and/or the Wetland Conservation Areas. In the event that any portions of CEDARBROOK are owned by the CDD, such facilities shall not be part of the Common Areas, but will be part of the infrastructure facilities owned by the CDD (the "Facilities"). EACH PERSON BY ACCEPTANCE OF A DEED TO A LOT HEREBY ACKNOWLEDGES AND AGREES THE FACILITIES ARE NOT COMMON AREA OWNED AND CONTROLLED BY THE ASSOCIATION AND FURTHER WAIVES ANY CLAIM OR RIGHT TO HAVE ANY PORTION OF THE FACILITIES BE CONSIDERED AS COMMON AREA.

16.2 Creation of the CDD. The CDD may issue, or has issued, Special Assessment Bonds (the "Bonds") to finance a portion of the cost of the Facilities. The CDD is an independent, multi-purpose, special district created pursuant to Chapter 190 of the Florida Statutes. The creation of the CDD puts Homes and other portions of CEDARBROOK under the jurisdiction of the CDD. The CDD may be authorized to finance, fund, install, equip, extend, construct or reconstruct, without limitation, the following: water and sewer facilities, environmental mitigation, landscape and hardscape features, roadways, the SWMS, utility plants and lines, land acquisition, Perimeter Walls/Fences (as defined below), miscellaneous utilities for the community and other infrastructure projects and services necessitated by the development of, and serving lands, within CEDARBROOK (the "Public Infrastructure"). The estimated design, development, construction and acquisition costs for these Facilities may be funded by the CDD in one or more series of governmental bond financings utilizing special assessment bonds or other revenue backed bonds. The CDD may issue both long term debt and short term debt to finance the Public Infrastructure. The principal and interest on the special assessments bonds may be repaid through non ad valorem special assessments (the "District Debt Service Assessments") levied on all benefiting properties in the CDD, which property has been found to be specially benefited by the Public Infrastructure. The principal and interest on the other revenue backed bonds (the "District Revenue Bonds") may be repaid through user fees, franchise fees or other use related revenues. In addition to the bonds issued to fund the Public Infrastructure costs, the CDD may also impose an annual non ad valorem special assessment to fund the operations of the CDD and the maintenance and repair of its Public Infrastructure and services (the "District Maintenance Special Assessments").

16.3 CDD Assessments. The District Debt Service Assessments and District Maintenance Special Assessments will not be taxes but, under Florida law, constitute a lien co-equal with the lien of state, County, municipal, and school board taxes and may be collected on the ad valorem tax bill sent each year by the Tax Collector of Hillsborough County and disbursed to the CDD. The homestead exemption is not applicable to the CDD assessments. Because a tax bill cannot be paid in part, failure to pay the District Debt Service Assessments, District Maintenance Special Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the property of the delinquent taxpayer through the issuance of a tax deed. The District Revenue Bonds are not taxes or liens on property. If the fees and user charges underlying the District Revenue Bonds are not paid, then such fees and user charges could become liens on the property which could ultimately result in the loss of title to the property through the issuance of a tax deed. The actual amount of District Debt Service Assessments will be set forth in the District Assessment Methodology Report. District Maintenance Special Assessments relating to Facilities will be determined by the CDD. Any future CDD assessments and/or other charges due with respect to the Facilities are direct obligations of Owner and are secured by a lien against Owner's Lot and Home. Failure to pay such sums may result in loss of an Owner's Lot and Home. The CDD may construct, in part or in whole, by the issuance of Bonds certain facilities that may consist of roads, Perimeter Walls/Fences, utilities and/or drainage system, as the CDD determines in its sole discretion.

16.4 Common Areas and Facilities Part of CDD. Portions of the Common Areas may become part of the CDD. In such event, Common Areas will become part of the Facilities, will be part of the CDD and the CDD shall govern the use and maintenance of the Facilities. Some of the provisions of this Declaration will not apply to such Facilities, as the Facilities will no longer be Common Areas once conveyed to the CDD. ANY CONVEYANCE OF COMMON AREAS TO THE CDD SHALL IN NO WAY INVALIDATE THIS DECLARATION. The Declarant may decide, in its sole and absolute discretion, to convey additional portions of the Common Areas to either the CDD or the Association. If conveyed to the CDD, such portions of the Common Areas shall thereafter be part of the CDD Facilities. The CDD or the Association may promulgate rules, regulations and/or covenants that may outline use restrictions for the Facilities, or the Association's responsibility to maintain the Facilities, if any. The establishment of the CDD and the inclusion of Facilities in the CDD will obligate each Owner to become responsible for the payment of District Debt Service Assessments and District Maintenance Special Assessments for the construction and operation of the Facilities as set forth in this Section.

16.5 Facilities Owned by CDD. The Facilities may be owned and operated by the CDD or owned by the CDD and maintained by the Association. The Facilities may be owned by a governmental entity other than the CDD. The Facilities shall be used and enjoyed by the Owners on a non-exclusive basis, in common with such other persons, entities, and corporations that may be entitled to use the Facilities.

16.6 Drainage Improvements. The District shall be solely responsible for drainage systems and facilities, which may be comprised of swales, pipes, pumps, retention/detention area slopes, easements, or other improvements (the "Drainage Improvements"), and which may be located within the Facilities, the Common Areas, or Lots; provided, however, each Owner shall be solely responsible for the landscaping and routine maintenance of any drainage easement located upon their Lot. The District shall be responsible for routine maintenance and shall ensure functionality of the approved designed drainage patterns inclusive of all easements, swales, buffers and vegetative areas at all times. Should any area of drainage pattern demonstrate a pooling or flooding effect, the District shall be responsible to rectify the drainage pattern to its original intended design.

16.7 Retention/Detention Areas. THE FACILITIES MAY INCLUDE RETENTION/DETENTION AREAS. NEITHER THE DECLARANT, THE BUILDERS, THE CDD NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE RETENTION/DETENTION AREAS IN CEDARBROOK; PROVIDED, FURTHER, NEITHER THE DECLARANT, THE BUILDERS, THE CDD NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT, THE BUILDERS, THE CDD AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL RETENTION/DETENTION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT, THE BUILDERS, THE CDD OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR

AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE DECLARANT, BUILDERS, THE CDD AND THE ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY RETENTION/DETENTION AREAS WITHIN CEDARBROOK. BY ACCEPTANCE OF A DEED TO A LOT, EACH OWNER ACKNOWLEDGES AND AGREES THE RETENTION/DETENTION AREAS WITHIN CEDARBROOK MAY BE EXPOSED TO, AMONG OTHER THINGS AND EVENTS, FLOODING, POTENTIALLY DANGEROUS WILDLIFE AND INSECTS AND ODOR FROM ALGAE BLOOMS.

16.8 Right-of-Way. Subject to Section 11 herein, the District shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the sidewalk, irrigation, trees and landscaping located in the right-of-way adjacent to any Facilities. The cost associated with any such maintenance of the right-of-way shall be charged to Owners as part of the District Maintenance Special Assessments. Each Owner agrees to reimburse the District any expense incurred in repairing any damage to trees or landscaping caused by such Owner's negligent or willful acts. Notwithstanding anything contained in this Section to the contrary, each Owner shall be responsible for the maintenance of all landscaping in public right-of-ways adjacent to such Owner's Lot.

16.9 Retention/Detention Area Slopes. The rear yard of some Lots may contain slopes adjacent to the retention/detention areas (the "Retention/Detention Area Slopes"). All Retention/Detention Area Slopes will be regulated and maintained by the District, except as otherwise provided in the Retention/Detention Area Slopes Maintenance Standards. The Declarant hereby grants the District an easement of ingress and egress across all Lots adjacent to retention/detention areas for the purpose of regulating and maintaining such Retention/Detention Area Slopes. The District may establish from time to time standards for the Retention/Detention Area Slopes maintenance by Owners who own Lots adjacent to such areas ("Retention/Detention Area Slopes Maintenance Standards"). Such Retention/Detention Area Slopes Maintenance standards may include requirements respecting compaction and strengthening of banks. The District shall have the right to inspect such Retention/Detention Area Slopes to ensure that each Owner has complied with its obligations hereunder and under the Retention/Detention Area Slopes Maintenance Standards. Each Owner hereby grants the District and the Association an easement of ingress and egress across his or her Lot to all retention/detention areas for the purpose of ensuring compliance with the requirements of this provision and the Retention/Detention Area Slopes Maintenance Standards. For the purposes of this Declaration, each day that an Owner fails to comply with the requirements of this paragraph or any Retention/Detention Area Slopes Maintenance Standards shall be deemed a separate and independent violation of this Declaration.

16.10 Recreational Facilities.

16.10.1. General Restrictions. The Facilities may include certain recreational facilities as determined by the District (the "Recreational Facilities"), which such Recreational Facilities shall be owned and maintained by the CDD. Each Owner, Immediate Family Member and other person entitled to use the Recreational Facilities shall comply with following general restrictions:

16.10.1.1. Minors. Minors are permitted to use the Recreational Facilities; provided, however, parents and legal guardians are responsible for the actions and safety of such minors and any damages caused by such minors. Parents and legal guardians are responsible for the actions and safety of such minors and any damages to the Recreational Facilities caused by such minors. The CDD or the Association may adopt Rules and Regulations from time to time governing minors' use of the Recreational Facilities, including, without limitation, requirements that minors under a reasonable age be accompanied by adults while using the Recreational Facilities.

16.10.1.2. Responsibility for Personal Property and Persons. Each Owner assumes sole responsibility for the health, safety and welfare of such Owner, its Immediate Family Members and guests, and the personal property of all of the foregoing, and each Owner shall not allow any damage the Recreational Facilities or interfere with the rights of other Owners hereunder. The Declarant, the District, Builders, and the Association shall not be responsible for any loss or damage to any private property used, placed or stored on the Recreational Facilities. Further, any person entering the Recreational Facilities assumes all risk of loss with respect to his

or her equipment, jewelry or other possessions, including, without limitation, wallets, books and clothing left in the Recreational Facilities.

16.10.1.3. Activities. Any Owner, Lessee, Immediate Family Member, guest or other person who, in any manner, makes use of the Recreational Facilities, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored either on or off the Recreational Facilities, shall do so at their own risk. Every Owner shall be liable for any property damage and/or personal injury at the Recreational Facilities, caused by any Owner, Lessee, Immediate Family Member or guest. No Owner may use the Recreational Facilities for any society, party, religious, political, charitable, fraternal, civil, fund-raising or other purposes without the prior written consent of District (or the Association if the District delegates its rights to manage the Recreational Facilities to the Association), which consent may be withheld for any reason.

16.10.2. Recreational Facilities Personal Property. Property or furniture used in connection with the Recreational Facilities shall not be removed from the location in which it is placed or from the Recreational Facilities.

16.10.3. Indemnification. By the use of the Recreational Facilities, each Owner, Lessee, Immediate Family Member and guest agrees to indemnify and hold harmless the Declarant, District, Builders and the Association, and their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "Indemnified Parties") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "Losses") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to use of the Recreational Facilities by Owners, Lessees, Immediate Family Members and their guests and/or from any act or omission of the any of the Indemnified Parties. Losses shall include the deductible payable under any insurance policies covering the Recreational Facilities.

16.10.4. Attorney's Fees. Should any Owner, Lessee or Immediate Family Member bring suit against the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, the Owner, Lessee, and/or Immediate Family Member shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

16.10.5. Basis for Suspension. The rights of an Owner or Lessee to use the Recreational Facilities may be suspended by the District (or the Association if the District delegates its rights to manage the Recreational Facilities to the Association) if, in the sole judgment of the Association or District:

16.10.5.1. the Owner, Lessee, an Immediate Family Member, a guest or other person for whom an Owner is responsible violates one or more of the Rules and Regulations;

16.10.5.2. an Owner, Lessee, Immediate Family Member, and/or guest has injured, harmed or threatened to injure or harm any person within the Recreational Facilities, or harmed, destroyed or stolen any personal property within the Recreational Facilities; or

16.10.5.3. an Owner fails to pay Assessments or District Maintenance Special Assessments due.

16.10.5.4. Types of Suspension. The District (or the Association if the District delegates its rights to manage the Recreational Facilities to the Association) may restrict or suspend, for cause or causes described herein, any Owner's or Lessee's privileges to use any or all of the Recreational Facilities. By way of example, and not as a limitation, the District may suspend a Lessee's privileges to use any or all of the Recreational Facilities if such Lessee's Owner fails to pay Assessments or District Maintenance Special Assessments due in connection with a leased

Home. In addition, the District may suspend the rights of a particular Owner (and/or Immediate Family Member) or prohibit an Owner (and/or Immediate Family Member) from using a portion of the Recreational Facilities. No Owner whose privileges have been fully or partially suspended shall, on account of any such restriction or suspension, be entitled to any refund or abatement of Assessments or District Maintenance Special Assessments or any other fees. During the restriction or suspension, Assessments and District Maintenance Special Assessments shall continue to accrue and be payable each month.

16.11 Perimeter Walls and Fences. The Declarant and/or Builders may install perimeter walls or fences within CEDARBROOK (the "Perimeter Walls/Fences"). Except as otherwise required by the County, the CDD at all times shall have the exclusive right to maintain, repair, replace any portion of the Perimeter Walls/Fences within CEDARBROOK, including portions of the Perimeter Walls/Fences located on Lots; however, each Owner shall clean and maintain the interior of any Perimeter Walls/Fences or portion thereof located on Owner's Lot. The CDD may perform any such maintenance, repairs or replacement of the Perimeter Walls/Fences at the CDD's discretion and the costs of such maintenance, repairs or replacement shall be paid by District Maintenance Special Assessments. Failure of the CDD to undertake any such maintenance, replacement or repair of the Perimeter Walls/Fences shall in no event be deemed a waiver of the right to do so thereafter. Notwithstanding anything contained in this Section to the contrary, the Declarant neither commits to, nor shall hereby be obligated to, construct such Perimeter Walls/Fences.

16.12 District Facilities. The District may contract with the Association for the maintenance, repair, and replacement, management and operation of the Facilities, subject to any written agreement accepted by the Association.

16.13 Mail Delivery Centers. Individual Lots shall not have mailboxes. Rather, mailboxes shall be grouped together for all or a portion of the Homes as required by the local postmaster (the "Mail Delivery Centers"). The Declarant, in its sole discretion, may install one or more Mail Delivery Centers within CEDARBROOK and may consist of freestanding, pedestal-mounted mailboxes commonly referred to by the United States Postal Service as "Cluster Box Units" or a "Neighborhood Delivery Center" which is a freestanding and/or enclosed installation containing a large number of individually locked mailboxes. No mailboxes are permitted except the Mail Delivery Centers originally installed by the Declarant or the CDD or Mail Delivery Centers substantially similar to the Mail Delivery Centers originally installed by the Declarant or the COD. Mail Delivery Centers, if any, shall be maintained by the District in accordance with the requirements of the United States Postal Service or any controlling governmental authority. All costs associated with the maintenance, repair and replacement of the Mail Delivery Centers shall be part of the District Maintenance Special Assessments allocated among the Owners, except for the costs of keys or replacement keys which shall be borne solely by the individual Owners. To the extent any Mail Delivery Centers are located on a Lot, the Declarant hereby grants the District and the Association an easement of ingress and egress across such Lot for the purpose of regulating and maintaining such Mail Delivery Centers and the Declarant hereby grants the Owners an easement for access across such Lot for the purpose of accessing and utilizing such Mail Delivery Centers.

17. Assessments.

17.1 General. Each Owner and Builder (to the extent required herein), by acceptance of a deed or instrument of conveyance for the acquisition of title in any manner (whether or not so expressed in the deed), including any purchaser at a judicial sale, shall be deemed to have covenanted and agreed to pay to the Association at the time and in the manner required by the Board, assessments or charges as are fixed, established and collected from time to time by the Association (collectively, the "Assessments"). As Vacant Lots and Spec Lots (as defined herein) may not receive certain services, all Lots will not be assessed uniformly.

17.2 Purpose of Assessments. The Assessments levied by the Association shall be used for, among other things, the purpose of operating and maintaining the Association and CEDARBROOK. Assessments shall include the following categories of charges as and when levied and deemed payable by the Board:

17.2.1. Any periodic assessment (on such frequency as determined by the Board) or charge for the purpose of operating the Association and accomplishing any and all of its purposes, as determined in accordance herewith, including, without limitation, payment of Operating Expenses and collection of amounts necessary to pay any deficits from prior years' operation ("Installment Assessments");

17.2.2. Any special assessments for capital improvements, major repairs, emergencies, or nonrecurring expenses ("Special Assessments");

17.2.3. Any specific fees, dues or charges to be paid for any special services, for any special or personal use of the Common Areas, or to reimburse the Association for the expenses incurred in connection with such service or use ("Use Fees");

17.2.4. Assessments of any kind for the creation of reasonable reserves for any of the aforesaid purposes. The Board may, but shall have no obligation to, include a "Reserve for Replacement" in the Installment Assessments in order to establish and maintain an adequate reserve fund for the periodic maintenance, repair, and replacement of improvements comprising a portion of the Common Areas (the "Reserves"). Reserves shall be payable in such manner and at such times as determined by the Association, and may be payable in installments extending beyond the fiscal year in which the Reserves are established; and

17.2.5. Any specific assessment, charge, fee, service, amount, or cost incurred by the Association, or any other amounts or charges, fees or fines levied against a specific Lot or Lots or the record title owner(s) thereof, shall become an Individual Assessment against the Owner's account, to be collected in the same means as an assessment. Individual Assessments, including but not limited to those amounts incurred by the Association in enforcement of the governing documents, in collection of amounts due, and those attorneys fees incurred in bankruptcy or incurred when the Association is named in a mortgage foreclosure principally brought against an Owner, or incurred when an Owner brings affirmative filings, administrative, legal, or document claims against the Association. Individual Assessments by their nature are often only applicable to one, or a select few Lots, but usually significantly less than all Lots ("Individual Assessments"). By way of example and not limitation, in the event an Owner fails to maintain their Lot or the exterior of their Home in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association, including any notices or legal fees, and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents shall be an Individual Assessment. The lien for an Individual Assessment may be foreclosed in the same manner as any other assessment. Pursuant to Florida Law, the Association will provide each delinquent Owner a courtesy notice giving the Owner the amounts due and allowing thirty days (30) days from mailing for the Owner to make payment in full prior to proceeding with statutory collection letters or proceedings. No further notice shall be required.

17.3 Designation. The designation of Assessment type and amount shall be made by the Association. Prior to the Community Completion Date, any such designation must be approved by the Declarant. Such designation may be made on the budget prepared by the Association. The designation shall be binding upon all Owners.

17.4 Allocation of Operating Expenses.

17.4.1. Commencing on the first day of the period covered by the annual budget, and until the adoption of the next annual budget, the Assessments for Operating Expenses and Reserves (if any) shall be allocated so that each Owner shall pay Operating Expenses, Special Assessments and Reserves based upon a fraction, the numerator of which is one (1) and the denominator of which is the total number of all Lots in CEDARBROOK conveyed to Owners or any greater number determined by the Declarant from time to time. The Declarant, in its sole and absolute discretion may change such denominator from time to time; provided, however, under no circumstances will the denominator be less than the number of Lots owned by Owners.

In addition, any Lot that does not have a Home constructed thereon as evidenced by a Certificate of Occupancy (a "**Vacant Lot**") and any Lot that has a Home constructed thereon but is owned by the Declarant or a Builder (a "**Spec Lot**") shall be assessed at twenty percent (20%) of the Installment Assessment or Special Assessments assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Assessment amount reflects that Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. The Assessment for Vacant Lots and Spec Lots shall be additional income to the Association and shall be used at the discretion of the Board for any purpose, including, without limitation, future and existing capital improvements, Operating Expenses, support costs and startup costs. At such time as a Vacant Lot improved with a Home or a Spec Lot is conveyed by the Declarant or a Builder to an Owner, then the Vacant Lot and/or Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one-hundred percent (100%) of Assessments. Vacant Lots and Spec Lots shall not be included in the denominator used to determine each Owner's pro rata share of the Operating Expenses and Reserves (if any), unless otherwise determined by the Declarant in its sole and absolute discretion. Notwithstanding any other provision of this Declaration to the contrary, commencing with the rental of any Home owned by a Builder for occupancy by a Lessee in exchange for the payment of rent, such Lot owned by the Builder shall not be deemed a "Spec Lot" for purposes of this Declaration, and such Builder shall be treated as any other "Owner" for purposes of payment of Assessments.

17.4.2. In the event the Operating Expenses as estimated in the budget for a particular fiscal year are, after the actual Operating Expenses for that period is known, less than the actual costs, then the difference shall, at the election of the Association: (i) be added to the calculation of Installment Assessments, as applicable, for the next ensuing fiscal year; or (ii) be immediately collected from the Owners as a Special Assessment. The Association shall have the unequivocal right to specially assess Owners retroactively on January 1st of any year for any shortfall in Installment Assessments, which Special Assessment shall relate back to the date that the Installment Assessments could have been made. After the Turnover Date, no vote of the Owners shall be required for such Special Assessment (or for any other Assessment) except to the extent specifically provided herein. Prior to the Turnover, a Special Assessment may be levied by the Association with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Owners' Voting Interests present (in person or by proxy) at a duly noticed meeting of the members. In no event shall the Declarant pay Special Assessments. Notwithstanding any other provision of this Declaration to the contrary, as to Vacant Lots or Spec Lots for which Builders hold record title, Builders shall not be required to pay any amount for a Special Assessment levied against Owners under this Paragraph 17.4.2.

17.4.3. Each Owner and Builder agrees that so long as it does not pay more than the required amount it shall have no grounds upon which to object to either the method of payment or nonpayment by other Owners, Builders, or the Declarant of any sums due.

17.5. General Assessments Allocation. Installment Assessments and Reserves (if any) shall be uniform for all Lots improved with a Home, except as provided herein. Special Assessments and Reserves shall be allocated equally to each Owner. Notwithstanding anything to the contrary contained in the Governing Documents, but subject to the rights of the Declarant pursuant to Section 17 of this Declaration, Vacant Lots and Spec Lots shall be assessed at twenty percent (20%) of the Installment Assessments and Special Assessments assessed to Lots with Homes constructed thereon and owned by Owners. This lesser Assessment amount reflects that Vacant Lots and Spec Lots will not benefit from maintenance and other services provided by the Association. At such time as a Home is conveyed by the Declarant or a Builder to an Owner, then the Spec Lot shall be deemed a fully assessed Lot and shall be responsible for one-hundred percent (100%) of Installment Assessments and Special Assessments, except as otherwise provided herein. Notwithstanding any other provision to the contrary, Vacant Lots and Spec Lots shall not be responsible for Reserves.

17.6. Use Fees and Individual Assessment. Except as hereinafter specified to the contrary, Use Fees and Individual Assessments shall be made against the record title owner of a Lot benefiting from, or subject to, the special service or cost as specified by the Association. The Declarant and Builders shall not be required to pay Use Fees or Individual Assessments.

17.7 Commencement of First Assessment. Assessments shall commence as to each Owner on the day of the conveyance of title of a Home to such Owner. Assessments shall commence as to a Builder on the day of the conveyance of title of such Lot from the Declarant to Builder. The record title owner of a Lot is jointly and severally liable with the previous record title owner of the Lot for all unpaid Assessments and any other amounts owed to the Association that came due up to the time of transfer of title. A record title owner of a Lot, regardless of how title to the Lot has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all amounts that come due while such person or entity was the record title owner of the Lot. An Owner's liability for Assessments may not be avoided by waiver or suspension of the use or enjoyment of any Common Areas or Facilities or by abandonment of the Lot upon which the Assessments are made. Any Owner shall have the right of contribution against any previous Owner for amounts paid on behalf of that previous Owner that came due while the previous Owner was the title holder to the Lot. For purposes of this section, the Association is never considered a "previous owner" of a Lot and any joint and several liability passes from the Owner previous to the Association's title ownership to the Owner just after the Association's title ownership.

17.8 Shortfalls and Surpluses. Each Owner acknowledges that because Installment Assessments, Special Assessments, and Reserves are allocated based on the formula provided herein, or upon the number of Lots conveyed to Owners in the prior fiscal year, it is possible the Association may collect more or less than the amount budgeted for Operating Expenses. Prior to the Turnover, the Declarant shall have the option to (i) pay any Operating Expenses incurred by the Association that exceed the Assessments receivable from Owners and Builders and other income of the Association, including, without limitation, the Initial Contributions and Resale Contributions, late fees and interest (the "**Deficit**"), or (ii) pay Installment Assessments on Homes or Lots owned by the Declarant at the applicable rate of Installment Assessments established for Lots and Homes, including Vacant Lots and Spec Lots. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall never be required to (i) pay Assessments if the Declarant has elected to fund the Deficit instead of paying Assessments on Homes or Lots owned by the Declarant, (ii) pay Special Assessments, Individual Assessments or Reserves, or (iii) fund deficits due to delinquent Owners. Any surplus Assessments collected by the Association may be allocated towards the next year's Operating Expenses or, in the Board's sole and absolute discretion, to the creation of Reserves, whether or not budgeted. Under no circumstances shall the Association be required to pay surplus Assessments to Owners or Builders. The Declarant may at any time give thirty (30) days prior written notice to the Association terminating its responsibility for funding the Deficit, and waiving its right to exclusion from Assessments. Upon giving such notice, or upon Turnover, whichever is sooner, each Lot owned by the Declarant shall thereafter be assessed at the applicable rate of Installment Assessments established for Lots and Homes, including Vacant Lots and Spec Lots, as applicable. The Declarant shall not be responsible for any Reserves, Individual Assessments or Special Assessments, even after the Turnover. Upon transfer of title of a Lot owned by the Declarant, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Declarant or at the amount established for Vacant Lots or Spec Lots, as applicable, prorated as of and commencing with, the month following the date of transfer of title.

THE DECLARANT DOES NOT PROVIDE A GUARANTEE OF THE LEVEL OF ASSESSMENTS. AS SUCH, THERE IS NO MAXIMUM GUARANTEED LEVEL OF ASSESSMENTS DUE FROM OWNERS OR BUILDERS. IN THE EVENT THE DECLARANT ELECTS TO DEFICIT FUND IN LIEU OF PAYING ASSESSMENTS ON THE SAME BASIS AS OTHER OWNERS AND BUILDERS, THE DECLARANT SHALL SPECIFICALLY ELECT TO FUND THE DEFICIT AS PROVIDED IN SECTION 720.308(1)(B), FLORIDA STATUTES (2019). AS SUCH, THE PROVISIONS OF SECTIONS 720.308(2) THROUGH 720.308(6), FLORIDA STATUTES (2019), ARE NOT APPLICABLE TO THE DECLARANT OR THE CALCULATION OF THE DEFICIT OR OTHER AMOUNTS DUE FROM THE DECLARANT.

17.9 Annual Assessment. Annual budgets shall be prepared and adopted by the Board. Assessments shall be payable by each Owner and Builder as provided in this Declaration. Should next year's projected Installment Assessments not exceed the previous year's Annual Assessments by more than 115%, then no meeting shall be necessary and the budget shall be made available to all Owners, evinced by a resolution in the official records, and such proposed budget and Annual Assessment amount shall go into effect on the specified date. Should the proposed budget exceed last year's budget by more than 115% and a Board meeting shall be called in which the Board is required to post 48 hour notice in a conspicuous place to notice the meeting.

17.10 Establishment of Assessments. Assessments shall be established in accordance with the following procedures:

17.10.1. Installment Assessments shall be established by the adoption of a twelve (12) month operating budget by the Board. The budget shall be in the form required by Section 720.303(6), Florida Statutes (2019). The Board may from time to time determine when the Installment Assessments will be collected by the Association (i.e. monthly, quarterly, or annually). Unless otherwise established by the Board, Installment Assessments shall be collected in advance on a quarterly basis;

17.10.2. Special Assessments may be established by the Association, from time to time, and shall be payable at such time or time(s) as determined by the Board. Until the Community Completion Date, no Special Assessment shall be imposed without the consent of the Declarant; and

17.10.3. The Association may establish, from time to time, by policy, resolution, rule, or regulation, or by delegation to an officer or agent, including, a professional management company, or by operation of law based upon an enumerated condition precedent, Use Fees or Individual Assessments, or a schedule outlining same. Such Use Fees or Individual Assessments shall be payable by the Owner to the Association in the amount incurred, negotiated, invoiced, or set by the Association in the fee/assessment schedule, by the service or facility utilized as determined by the Association, or by any other writing, letter, notice, or governing document of the Association. This Declaration is notice enough, and by virtue of accepting a deed to the home, each Owner acknowledges that there is no affirmative requirement of meeting, vote, or notice required to be held or given to any Owner prior to an Owner incurring Individual Assessments or Use Fees based upon the Association's governing documents, including but not limited to its policies, rules, resolutions, regulations, delegated authority, officers, contracts, or services.

17.11 Initial Contribution. The first purchaser of each Lot or Home from the Declarant or a Builder, at the time of closing of the conveyance from the Declarant or a Builder to a purchaser who is not the Declarant or a Builder, shall pay to the Association an initial contribution in the amount of ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) (the "**Initial Contribution**"). Notwithstanding any other provision of this Declaration to the contrary, a Builder purchasing a Lot from the Declarant shall not be obligated to pay the Initial Contribution to the Association. The funds derived from the Initial Contributions are working contribution income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to CEDARBROOK, including, without limitation, future and existing improvements, Operating Expenses, support costs and start-up costs. Prior to Turnover, Initial Contributions are not earmarked, and the Declarant Board may use the Initial Contributions for any and all purposes, including but not limited to those purposes articulated in the Association's governing documents, unless otherwise prohibited by Florida Law.

17.12 Resale Contribution. After the Home has been conveyed to the first purchaser by the Declarant or a Builder to a purchaser who is not the Declarant or a Builder, there shall be collected from each purchaser upon every subsequent conveyance of an ownership interest in a Home by an Owner a resale contribution in the amount equal to ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) (the "**Resale Contribution**"). Notwithstanding any other provision of this Declaration to the contrary, a Builder purchasing a Lot from the Declarant shall not be obligated to pay the Resale Contribution to the Association. The Resale Contribution shall not be applicable to conveyances from the Declarant or any Builder, The funds derived from the Resale Contributions are working contribution income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit (as defined in 77 Fed. Reg. 15574 (Mar. 16, 2012)) to CEDARBROOK, including, without limitation, future and existing improvements, Operating Expenses, support costs and start-up costs. Prior to Turnover, Resale Contributions are not earmarked, and the Declarant Board may use Resale Contributions for any and all purposes, including but not limited to those purposes articulated in the Association's governing documents, unless otherwise prohibited by Florida Law.

17.13 Assessment Estoppel Certificates. No Owner shall sell or convey its interest in a Lot or Home unless all sums due to the Association have been paid in full, all maintenance and violation issues have been corrected, and an estoppel certificate shall have been received from the Association by such Owner. The Association shall prepare and maintain a ledger noting amounts due from each Owner. The ledger shall be kept in the office of the Association,

or its designees, and shall be open to inspection by any Owner. Within fourteen (14) days of receipt of a written request therefor from an Owner, any mortgage on the property making an interest claim on the Lot, or a realtor or title company representing a representation of Owner, there shall be furnished to an Owner an estoppel certificate with any outstanding violation or maintenance issues and a total amounts owed in writing setting forth whether the amounts owed on the Lot have been paid and/or the amount that is due as of any date. The requestor of the payoff or estoppel certificate shall be required to ensure payment to the Association, or its Manager (as defined below) or general counsel or attorney, as applicable, a reasonable sum to cover the costs of examining records and preparing such estoppel certificate. For an estoppel or payoff with no violations or amounts due, such reasonable fee may be \$250.00 or any other higher amount as prescribed by statutory or administrative law as amended from time to time. Should an Association use any electronic closing software to help new and previous owners facilitate title transactions, such software usage fees or closing document compilation fees shall not be in any way related to the payoff/estoppel and are on top of the payoff/estoppel fee and/or estoppel certificate, to be paid by the requestor. Any legal work required to help resolve a delinquent account or an account with an uncorrected maintenance or use violation shall also be charged to the requestor on any payoff or estoppel, over and above the work provided in the estoppel certificate. Should a rush be requested, the Association and or its contractors or agents may charge an additional rush fee, which may be \$100 or any other higher amount as prescribed by statutory or administrative law as amended from time to time for the payoff or estoppel certificate. Any amounts on the payoff or estoppel provided to the Owner or requestor in this paragraph shall be placed on the current Owner's account, and should the payoff/estoppel not be satisfied by the due date or should the property not close and transfer title, the attorneys fees, software fees, payoff or estoppel charges, and any other amounts shall immediately become an Individual Assessment on the account and shall become due from the Owner.

17.14 Payment of Home Real Estate Taxes. Each Owner shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot that is superior to the lien for Assessments created by this Declaration.

17.15 Personal Obligation for Amounts, The Lien and Amounts Secured. Notwithstanding anything to the contrary contained in the governing documents, each new Owner shall be joint and severally liable with the previous owner for all enforcement non-compliance and all amounts owed to the Association, including fines, attorneys fees, abatements, assessments, interest, late fees, and any other amounts owed, except for a first mortgagee that acquires title, whose liability shall be for 12 months of assessments or 1% of the mortgage debt, whichever is lesser. A first mortgagee acquiring title is not exempt from unjust enrichment expenses at common law expended by the Association to preserve the collateral, and is not exempt from remedying any non-compliance on the property that existed prior to obtaining title. By virtue of recording in the public records, the Claim of Lien shall also include but not be limited to any paraprofessional or management fees, appeals, collections, fair debt actions, bank mortgage foreclosure defense, owner bankruptcy, any future or additional amounts which thereafter accrue until all charges and amounts on the account, including but not limited to those that may or will come due after the lien, all amounts and fees, pre- and post-judgment, amended amounts, the lien release upon satisfaction of all amounts, and any and all ongoing assessments, late fees, interest and other amounts as they come due, including known and necessary attorneys fees for tasks and items that necessarily occur, including post-judgment tasks. AS A MATTER OF LAW, AT ALL TIMES DURING COLLECTION, DECLARANT AND/OR THE ASSOCIATION, THEIR OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, GENERAL COUNSEL, ATTORNEYS, AND SUBSIDIARIES SHALL BE CONSIDERED THE ORIGINAL CREDITOR FOR THE COLLECTION OF ANY AMOUNTS OWED. AS A MATTER OF LAW, THE LITIGATION PRIVILEGE AS RECOGNIZED BY FLORIDA COURTS FOR PRE-SUIT NOTICES, LETTERS, AND STEPS TAKEN PRIOR TO FILING LITIGATION, THE LITIGATION ITSELF, AND ANY COLLECTION OR ENFORCEMENT ACTION AND/OR LITIGATION SHALL APPLY TO THE DECLARANT AND/OR ASSOCIATION ATTORNEYS AT ALL TIMES AND BY VIRTUE OF RECEIVING A DEED TO A HOME, EACH OWNER AGREES TO HOLD HARMLESS AND INDEMNIFY ALL PARTIES MENTIONED IN THIS PARAGRAPH FOR THE COLLECTION OF AMOUNTS OWED UNDER THESE GOVERNING DOCUMENTS; THIS CLAUSE SHALL SURVIVE EVEN BEYOND THE EXISTENCE OF THE ASSOCIATION.

17.16 Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to (i) the liens of all taxes, bonds, CDD assessments, and other governmental levies which by law would be superior, and (ii) the lien or charge of a bona fide first mortgage held by a Lender on any Lot, if the mortgage is recorded in the Public

Records prior to the Claim of Lien. The lien for Assessments shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) of a bona fide first mortgage held by a Lender, in which event, should the acquirer of title be the first mortgagee, than the first mortgagee shall be given the statutory protections provided in 720.3085(2)(c), Florida Statutes (2021); however, all other purchasers shall be jointly and severally liable with the previous owner for all amounts due. Any such unpaid amounts for a first mortgagee acquirer is not liable for may be written off as bad debt or reallocated and assessed to all Owners (including such acquirer of title) as a part of the Operating Expenses. Any sale or transfer pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise pursuant to a foreclosure) shall not relieve the record title owner from liability for, nor the Lot from the lien of, any Assessments made thereafter. After any potential application of 720.3085(2)(c) to a first mortgagee, the new owner shall still be held responsible to: (i) reimburse the Association for any unjust enrichment expenses for any services or improvements, if any, that the Association expended during the prior owners ownership of the property, and (ii) fix any violations or maintenance issues on that remain on the property or be subject to fines, enforcement penalties, abatement expenses, or individual assessments, among the expenses of other enforcement remedies. Nothing *herein* contained shall be construed as releasing the party liable for any delinquent amounts from the payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to the Association, upon request, or if the mortgage held by such Lender is in default. The Association shall have the right, but not the obligation, to cure such default within the time periods provided in the mortgage held by such Lender. In the event the Association makes such payment on behalf of a record title owner, the Association shall, in addition to all other rights reserved herein, be subrogated to all of the rights of the Lender. All amounts advanced on behalf of a record title owner pursuant to this Section shall be added to Assessments payable by such record title owner with appropriate interest.

17.17 Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments then due for up to the next ensuing twelve (12) month period.

17.18 Non-Payment of Assessments. Any Assessment or other amount not paid on or before the due date shall be delinquent and shall bear interest from the due date, at the rate at the maximum lawful rate, or a rate established by the Board of Directors from time to time, as legally permitted under the laws of the State of Florida (2021). Such delinquent amounts shall also incur a late fee and/or administrative collection or service fees. Any late fee each month, regardless of installment period, shall be the greater of twenty-five (\$25.00) or five percent (5%) of the past amount due. Pursuant to Florida Law, the Association will provide each delinquent Owner a courtesy notice giving the Owner the amounts due and allowing thirty days (30) days from mailing for the Owner to make payment in full prior to proceeding with statutory collection letters or proceedings. No collection attorneys fees may be added for the courtesy notice, however, any such notice may include any and all charges, services, or fees that have been incurred prior to the delinquency notice itself, including by way of example, but to not be limited to: Individual Assessments on the account, fines, enforcement expenses and/or attorneys fees regarding such fines or Individual Assessments, attorneys fees and service costs for an Abatement or prior notices to the owner, fees for bankruptcy proceedings, mortgage foreclosure proceedings, and the like. Furthermore, the Association need not provide a courtesy notice for every separate Assessment or amount the owner incurs that goes past due; once a single courtesy notice has been provided for Installment Assessments, Special Assessments, Assessments, or other amounts due as may be necessary, all additional charges, assessments, fines, fees, Abatements, and/or any other amounts due tack onto the delinquent account and the account remains delinquent until the entire amounts owed to the Association are satisfied in full. The Association may, at any time thereafter, bring an action at law against the record title owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. A suit to recover a money judgment for unpaid amounts may be maintained without foreclosing, waiving, or otherwise impairing the Association's lien or priority. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment any and all costs and amounts expended in preserving the priority of the lien and all additional costs, services, and expenses incurred or imposed, including but not limited to any and all amounts listed in this Assessment and Collection Section or anywhere else in the governing documents. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Lot or Home. All payments on accounts shall be first applied to fines imposed, then Individual Assessments, then Abatement amounts, then to Use Fees, then to interest accrued by the Association, then to any administrative or late fees, then to attorneys' fees or professional service fees, then to costs, and then to the delinquent Installment Assessment, Reserve Assessment, or Special Assessment, or any other remaining amounts, in time, first applied to the first or oldest payment due. The allocation

of payment described in the previous sentence shall apply notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.

17.19 Exemption. Notwithstanding anything to the contrary herein, neither the Declarant nor the District shall not be responsible for any Assessments of any nature or any portion of the Operating Expenses, except as the record title owner of a Home, if applicable. Further, and notwithstanding anything to the contrary herein, the Declarant and the District shall not be responsible for Special Assessments or Reserves. The Declarant, at the Declarant's sole option, may pay Assessments on Lots owned by it, or fund the Deficit, if any, as set forth in Section 17.8 herein. In addition, the Board shall have the right to exempt any portion of CEDARBROOK subject to this Declaration from the Assessments, provided that such part of CEDARBROOK exempted is used (and as long as it is used) for any of the following purposes:

17.19.1. Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; and

17.19.2. Any of CEDARBROOK exempted from ad valorem taxation by the laws of the State of Florida or exempted from Assessments by other provisions of this Declaration.

17.20 Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, the Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above. Should Declarant proceed with collection, this provision shall be self-executing and by operation of law, Declarant shall have standing to collect as its own debt (not a debt collector), and such rights and remedies shall be deemed assigned to the Declarant for such purposes. If the Declarant advances sums, it shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the Wall Street Journal Prime Rate plus two percent (2%), plus any additional amounts contained in this Section or in the governing documents, by way of example and not limitation, such costs of collection or any other services or charges incurred in exercising its remedies in this paragraph. AS A MATTER OF LAW, AT ALL TIMES DURING COLLECTION, DECLARANT AND/OR THE ASSOCIATION, THEIR OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, GENERAL COUNSEL, ATTORNEYS, AND SUBSIDIARIES SHALL BE CONSIDERED THE ORIGINAL CREDITOR FOR THE COLLECTION OF ANY AMOUNTS OWED. AS A MATTER OF LAW, THE LITIGATION PRIVILEGE AS RECOGNIZED BY FLORIDA COURTS FOR PRE-SUIT NOTICES, LETTERS, AND STEPS TAKEN PRIOR TO FILING LITIGATION, THE LITIGATION ITSELF, AND ANY COLLECTION OR ENFORCEMENT ACTION AND/OR LITIGATION SHALL APPLY TO THE DECLARANT AND/OR ASSOCIATION ATTORNEYS AT ALL TIMES AND BY VIRTUE OF RECEIVING A DEED TO A HOME, EACH OWNER AGREES TO HOLD HARMLESS AND INDEMNIFY ALL PARTIES MENTIONED IN THIS PARAGRAPH FOR THE COLLECTION OF AMOUNTS OWED UNDER THESE GOVERNING DOCUMENTS; THIS CLAUSE SHALL SURVIVE EVEN BEYOND THE EXISTENCE OF THE ASSOCIATION.

17.21 Rights to Pay Assessments and Receive Reimbursement. The Association, the Declarant and any Lender shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot or Home. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due.

17.22 Mortgage Right. Each Lender may request in writing the Association notify such Lender of any default of the Owner of the Home subject to the Lender's mortgage which default is not cured within thirty (30) days after the Association learns of such default. A failure by the Association to furnish notice to any Lender shall not result in liability of the Association because such notice is given as a courtesy to a Lender and the furnishing of such notice is not an obligation of the Association to Lender.

17.23 Collection from Lessees. If a Home is occupied by a Lessee and the Owner is delinquent in the payment of Assessments, the Association may demand from the Lessee payment to the Association of all monetary

obligations, including, without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner must be paid to the Association and shall be credited to the monetary obligations of the Owner to the Association; provided, however, if within fourteen (14) days from the receipt of written demand of the Association, the Lessee provides the Association with written evidence of making prepaid rent payments, the Lessee shall receive a credit for the prepaid rent for the applicable period of such prepaid rent.

18. Information to Lenders, Builders and Owners.

18.1 Availability. There shall be available for inspections upon request, during normal business hours or under other reasonable circumstances, to Owners, Builders and Lenders current copies of the Governing Documents.

18.2 Copying. Any Owner, Builder and/or Lender shall be entitled, upon written request, and at its cost, to a copy of the documents referred to above.

18.3 Notice. Upon written request by a Lender (identifying the name and address of the Lender and the name and address of the applicable Owner), the Lender will be entitled to timely written notice of:

18.3.1. Any condemnation loss or casualty loss which affects a material portion of a Home to the extent the Association is notified of the same;

18.3.2. Any delinquency in the payment of Assessments owed by an Owner of a Home subject to a first mortgage held by the Lender, which remains uncured for a period of sixty (60) days;

18.3.3. Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained hereunder; and

18.3.4. Any proposed action that specifically requires the consent of a Lender.

18.4 Failure of Lender to Respond. Any Lender who receives a written request to respond to proposed amendment(s) to the Governing Documents shall be deemed to have approved such amendment(s) if the Lender does not submit a response to any such request within sixty (60) days after it receives proper notice of the proposed amendment(s); provided such request is delivered to the Lender by certified or registered mail, return receipt requested.

19. Architectural Control.

19.1 Architectural Control Committee. The ACC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to CEDARBROOK. The ACC shall consist of a minimum of three (3) members who shall initially be named by the Declarant and who shall hold office at the pleasure of the Declarant. Until the Community Completion Date, the Declarant shall have the right to change the number of members on the ACC, and to appoint, remove, and replace all members of the ACC. The Declarant shall determine which members of the ACC shall serve as its chairman and co-chairman. In the event of the failure, refusal, or inability to act of any of the members appointed by the Declarant, the Declarant shall have the right to replace any member within thirty (30) days of such occurrence. If the Declarant fails to replace that member, the remaining members of the ACC shall fill the vacancy by appointment. From and after the Community Completion Date, the Board shall have the same rights as the Declarant with respect to the ACC.

19.2 Membership. There is no requirement that any member of the ACC be a member of the Association.

19.3 General Plan. It is the intent of this Declaration to create a general plan and scheme of development of CEDARBROOK. Accordingly, the ACC shall have the right to approve or disapprove all architectural, landscaping, and improvements within CEDARBROOK by Owners. The ACC shall have the right to evaluate all plans and

specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography and conformity with such other reasonable requirements as shall be adopted by ACC. The ACC may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes. Prior to the Community Completion Date, any additional standards or modification of existing standards shall require the consent of the Declarant, which may be granted or denied in its sole discretion.

19.4 Master Plan. The Declarant has established an overall Master Plan. However, notwithstanding the above, or any other document, brochures or plans, the Declarant reserves the right to modify the Master Plan or any site plan at any time as it deems desirable in its sole discretion and in accordance with applicable laws and ordinances. WITHOUT LIMITING THE FOREGOING, THE DECLARANT AND/OR BUILDERS MAY PRESENT TO THE PUBLIC OR TO OWNERS RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS RESPECTING CEDARBROOK. SUCH RENDERINGS, PLANS, MODELS, GRAPHICS, TOPOGRAPHICAL TABLES, SALES BROCHURES, OR OTHER PAPERS ARE NOT A GUARANTEE OF HOW CEDARBROOK WILL APPEAR UPON COMPLETION AND THE DECLARANT RESERVES THE RIGHT TO CHANGE ANY AND ALL OF THE FOREGOING AT ANY TIME AS THE DECLARANT DEEMS NECESSARY IN ITS SOLE AND ABSOLUTE DISCRETION.

19.5 Community Standards. Each Owner, and its contractors and employees shall observe, and comply with, the Community Standards or any other standards that now or may hereafter be promulgated by the Declarant or the Board. Prior to the Community Completion Date, the Declarant, and thereafter the Board, shall have the right to adopt Community Standards. The Community Standards, as amended from time to time, shall be recorded in the Public Records to the extent required by Section 720.306(1)(e), Florida Statutes (2019). The Community Standards (i) shall be effective from the date of recordation in the Public Records; (ii) shall be specifically enforceable by injunction or otherwise; and (iii) shall have the effect of covenants as if set forth herein verbatim. To the extent the Community Standards are more restrictive as to any matter set forth in this Declaration, then the provisions of the Community Standards shall control. The Community Standards shall not require any Owner or Builder to alter the improvements approved by the ACC and previously constructed. Until the Community Completion Date, the Declarant shall have the right to approve the Community Standards, which approval may be granted or denied in their sole discretion.

19.6 Quorum and Duties. A majority of the ACC shall constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present shall constitute the action of the ACC. In lieu of a meeting, the ACC may act in writing. The ACC may promulgate the book of Community Standards and Rules and Regulations, and if so, may delegate to a management agent or officer the ability to approve modifications and applications that clearly fall within the book of Community Standards and the promulgated rules on file, or deny modifications and applications that clearly fall outside of the book of Community Standards and the promulgated rules on file.

19.7 Power and Duties of the ACC. No improvements shall be constructed on a Lot, no exterior of a Home shall be repainted, no landscaping, sign, or improvements erected, removed, planted, or installed upon a Lot, nor shall any material addition to or any change, replacement, or alteration of the improvements as originally constructed by the Declarant or Builders (visible from the exterior of the Home) be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same shall have been submitted to and approved in writing by the ACC.

19.8 Procedure. In order to obtain the approval of the ACC, each Owner shall observe the following:

19.8.1. Each applicant shall submit an application to the ACC with respect to any proposed improvement or material change in an improvement, together with the required application(s) and other fee(s) as established by the ACC. The applications shall include such information as may be required by the application form adopted by the ACC. The ACC may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant shall, if requested, submit to the ACC, such site plans, plans and specifications for the proposed improvement, prepared and

stamped by a registered Florida architect or residential designer, and landscaping and irrigation plans, prepared by a registered landscape architect or designer showing all existing trees and major vegetation stands and surface water drainage plan showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications and the times scheduled for completion, all as reasonably specified by the ACC.

19.8.2. In the event the information submitted to the ACC is, in the ACC's opinion, incomplete or insufficient in any manner, the ACC may request and require the submission of additional or supplemental information. The applicant shall, within fifteen (15) days thereafter, comply with the request.

19.8.3. No later than thirty (30) days after receipt of all information required by the ACC for final review, the ACC shall approve or deny the application in writing. The ACC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in the ACC's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ACC shall consider the suitability of the proposed improvements, the materials of which the improvements are to be built, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property. In the event the ACC fails to respond within said thirty (30) day period, the plans and specifications shall be deemed disapproved by the ACC.

19.8.4. Construction of all improvements shall be completed within the time period set forth in the application and approved by the ACC. Failure to complete the improvements within the reasonable time period or failure to complete the improvements to the specifications of the ACC, shall result in any and all enforcement on the Lot or Home, including but not limited to abatement or removal, or repair, replacement, or substitute services in certain cases, where the cost of completing such improvements and all associated amounts, including fees and costs shall become an Individual Assessment charged to the Owner.

19.8.5. In the event that the ACC disapproves any plans and specifications, the applicant may request a rehearing by the ACC for additional review of the disapproved plans and specifications. The meeting shall take place no later than thirty (30) days after written request for such meeting is received by the ACC, unless applicant waives this time requirement in writing. The ACC shall make a final written decision no later than thirty (30) days after such meeting. In the event the ACC fails to provide the applicant such written decision within said thirty (30) days, the plans and specifications shall be deemed disapproved.

19.8.6. Upon final disapproval (even if the members of the Board and the ACC are the same), the applicant may appeal the decision of the ACC to the Board within thirty (30) days of the applicant's receipt of the ACC's written review and disapproval. Review by the Board shall take place no later than thirty (30) days subsequent to the receipt by the Board of the applicant's request therefor. If the Board fails to hold such a meeting within thirty (30) days after receipt of request for such meeting, then the plans and specifications shall be deemed disapproved. The Board shall make a final decision no later until sixty (60) days after such meeting. In the event the Board fails to provide such written decision within said sixty (60) days after such meeting, such plans and specifications shall be deemed disapproved. The decision of the ACC, or, if appealed, the Board, shall be final and binding upon the applicant, its heirs, legal representatives, successors and assigns. Should the Board decide to approve the plans on appeal, it must do so (1) in writing, and (2) it must also provide a written codified update to the book of Community Standards or promulgated rules to update the Association's records on the exact issue for the ACC's next application of a similar situation, and provide a copy of the updated Community Standards to the ACC within five days of the decision.

19.9 Alterations. Any and all alterations, deletions, additions and changes of any type or nature whatsoever to then existing improvements or the plans or specifications previously approved by the ACC shall be subject to the approval of the ACC in the same manner as required for approval of original plans and specifications.

19.10 Variances. The Association or ACC shall have the power to grant variances from any requirements set forth in this Declaration or from the Community Standards, on a case by case basis, provided that the variance

sought is reasonable and results from a hardship upon the applicant. The granting of a variance shall not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Community Standards on any other occasion.

19.11 Permits. THE DECLARANT, THE ASSOCIATION, THEIR OFFICERS, DIRECTORS, AGENTS, ATTORNEYS, MANAGERS, AND EMPLOYEES, EVEN AFTER RECEIVING ACC APPROVAL, HAVE NO JURISDICTION, NO ABILITY AND NO POWER TO APPROVE ANY OWNER'S MODIFICATION OR CONSTRUCTION IMPROVEMENT IN ORDER FOR AN OWNER TO SATISFY ANY GOVERNMENTAL APPROVAL, PERMIT, REGULATION, CODE, OR ORDINANCE. Each Owner and Builder is solely responsible and liable to obtain all required building and other permits, as necessary, including but not limited to any governmental authorities or entities.

19.12 Construction Activities. The ACC shall have the responsibility to keep, update, improve, record, and recommend the processes, procedures, rules and regulations for all ACC applications and approvals, building construction, inspection, correction, and completion, and each's clear forms, processes, and procedures, including the standards governing the performance or conduct of Owners, Contractors and their respective employees, and/or any additional requirements to be inserted in all contracts relating to construction within CEDARBROOK and each Owner shall include the same therein. Upon recommendation by the ACC or the ACC chair, the Board of Directors shall approve and see that it is kept in the official records of the Association and made available to Owners, including on the website or through the management agent, or upon request. The following provisions govern construction activities and modifications by Owners, including but not limited to, after consent of the ACC has been obtained:

19.12.1. Each Owner shall deliver to the Association, upon request or as part of the application process, copies of all construction and building permits as and when received by the Owner. Each construction site in CEDARBROOK shall be maintained in a neat and orderly condition throughout construction. Construction activities shall be performed on a diligent, workmanlike and continuous basis. Roadways, easements, swales, Common Areas, and other such areas in CEDARBROOK shall be kept clear of construction vehicles, construction materials and debris at all times. No construction office or trailer shall be kept in CEDARBROOK and no construction materials shall be stored in CEDARBROOK, subject, however, to such conditions and requirements as may be promulgated by the Association. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. No materials shall be deposited or permitted to be deposited in any Common Areas or other Lots or be placed anywhere outside of the Lot upon which the construction is taking place. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statutes, regulations and ordinances, and shall not be deposited in any manner on, in or within the construction or adjacent property. All construction activities shall comply with the Community Standards. If an Owner (or any of its respective contractors and employees) shall fail to comply in any regard with the requirements of this Section, the Association may require that such Owner post immediate security with the Association in such form and such amount deemed appropriate by the Association in its sole discretion, or in the alternative, may use any enforcement remedy granted by the governing documents.

19.12.2. There shall be provided to the Association a list (name, address, telephone number and identity of contact person), of all contractors, subcontractors, materialmen and suppliers (collectively, "**Contractors**") and changes to the list as they occur relating to construction. Contractors, Builders, and their employees shall utilize those roadways and entrances into CEDARBROOK as are designated by the ACC or Board for construction activities. The ACC or Board shall have the right to require that each Contractor's employees check in at the designated construction entrances and to refuse entrance to persons and parties whose names are not registered with the Association.

19.12.3. Each Owner is responsible for ensuring compliance with all terms and conditions of these provisions and of the Community Standards by all of the Owner's contracted entities, subcontractors, Contractors, and any of their employees or workers. In the event of any violation of any such terms or conditions by any employee or Contractor the Association may seek all enforcement remedies, penalties, or fines against the Owner; or, in the opinion of the ACC or Board, the continued refusal of any employee or Contractor to comply with such terms and conditions, then after five (5) days' notice and right to cure, the

ACC or Board shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or Contractor from performing any further services in CEDARBROOK for this Owner or any Owner. While the enforcement remedies have to be placed on the Owner's Lot and Home, the Owner may seek contribution or damages from the Contractor or any contracted entities under the Owner's contract with those entities. Each Owner includes this provision into any Owner contract with any modification or construction vendor of an Owner. The Association recommends that all Owner's print this Section or paragraph and include it in the signed contract with any Contractor.

19.12.4. The ACC may, from time to time, adopt standards governing the performance or conduct of Owners, Contractors and their respective employees within CEDARBROOK. Each Owner shall comply with such standards and cause its respective employees to also comply with same. The ACC may also promulgate requirements to be inserted in all contracts relating to construction within CEDARBROOK and each Owner shall include the same therein.

19.12.5. Construction Deposit. In order for the ACC to grant approval for any construction or exterior modification, the Association may require a cost deposit in order to help repair any wear and tear or damage from such construction activities; such construction activities may include, but may not be limited to, the construction of pools, screened enclosures, and any extensions of lanais.

19.13 Inspection. There is specifically reserved to the Association and ACC and to any agent or member of either of them, the right of entry and inspection upon any portion of CEDARBROOK at any time within reasonable daytime hours, for the purpose of determining whether there exists any violation of the terms of any approval or the terms of this Declaration or the Community Standards.

19.14 Violation. Without limiting any other provision herein, if any improvement shall be constructed or altered without prior written approval, or in a manner which fails to conform with the approval granted, the Owner shall, upon demand of the Association or the ACC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The applicable Owner shall be liable for the payment of all costs of removal or restoration, including all costs and attorneys' fees and paraprofessional fees at all levels including appeals, collections and bankruptcy, incurred by the Association or ACC. The costs shall be deemed an Individual Assessment and enforceable pursuant to the provisions of this Declaration. The ACC and/or the Association are specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Community Standards, by any legal or equitable remedy.

19.15 Amounts, Fees, and Costs. Each owner shall be responsible for all amounts, when incurred by the Association, and may use any provision in the governing documents, including but not limited to Section 20, Enforcement, in doing so.

19.16 Certificate. In the event that any Owner fails to comply with the provisions contained herein, the Community Standards, or other guidelines or standards promulgated, the Association and/or ACC may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance in the public records against the Lot stating that the improvements on the Lot fail to meet the requirements of this Declaration and that the Lot is subject to further enforcement remedies.

19.17 Certificate of Compliance. If requested by an Owner, prior to the occupancy of any improvement constructed or erected on any Lot by other than the Declarant, or its designees, the Owner shall obtain a Certificate of Compliance from the Association to be signed by the ACC and the Board of Directors in writing, certifying that the Owner has complied with the requirements set forth herein. The ACC may, from time to time, delegate to a member or members of the ACC the responsibility for reviewing and preparing the Certificate of Compliance for proper execution. The issuance of a Certificate of Compliance does not abrogate the ACC's rights set forth in this Section 19.

19.18 Exemption. Notwithstanding anything to the contrary contained in the Governing Documents, including, without limitation, the Community Standards, any improvements of any nature made or to be made by the Declarant, the District, a Builder, or their agents, assigns or Contractors, including, without limitation, improvements

made or to be made to the Common Areas or Facilities, as applicable, or any Lot or Home, shall not be subject to review and approval by the ACC or the Association; provided, however, all improvements of any nature whatsoever made or to be made by a Builder, or its agents, assigns or Contractors, shall be subject to the Community Standards and subject to review and approval by the Declarant pursuant to a separate agreement. Any such approval granted by the Declarant so long as Declarant is the Class B Member shall be deemed approval of the ACC and the Association for purposes of this Declaration. Such approval shall not be subsequently modified or revoked for any reason, including a change to the Community Standards which occurs following the approval of Declarant. All approvals of a Builder's plans and specifications by Declarant shall be final and may be relied upon by the Builder receiving such approval. This Paragraph 19.18 may not be amended in any manner which materially or adversely impacts a Builder, without the prior approval of the Builder to be Impacted thereby.

19.19 Exculpation. The Declarant, the District, the Association, the Builders, the Association and including but not limited to the ACC, the members of the ACC, or any person acting on behalf of any of them, shall not be liable to any Owner for any cost or damages incurred by any Owner or any other party whatsoever. This shall include but not be limited to any mistakes in judgment, negligence, or any action or inaction of the Declarant, the Association, ACC, their officers, builders, general counsel, agents, attorneys, or assigns, in connection with the approval or disapproval of plans and specifications. Each Owner agrees, individually and on behalf of its heirs, successors and assigns by acquiring title to a Lot, that it shall not bring any action or suit against the Declarant, the District, the Association, the Builders, their officers, builders, general counsel, agents, attorneys, or assigns, in order to recover any damages caused by the actions of the Declarant, the Association, the Builders or ACC or any of the aforementioned parties in connection with the provisions of this Section 19. The Association does hereby indemnify, defend and hold the Declarant, the District, the Builders, their officers, builders, general counsel, agents, attorneys, or assigns harmless from all costs, expenses, and liabilities, including attorneys' fees and paraprofessional fees at all levels, including appeals, of all nature resulting by virtue of the acts of the Owners, the Association, ACC or any of the aforementioned parties. The Declarant, the Association, and their officers, builders, general counsel, agents, attorneys, or assigns, or any person acting on behalf of any of them, shall not be responsible for any defects in any plans or specifications or the failure of same to comply with applicable laws or code nor for any defects in any improvements constructed pursuant thereto. Each party submitting plans and specifications for approval shall be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto.

20. Right of Association to Enforce; Expenses, Fees, and Costs of Enforcing Compliance. The Declarant hereby grants the Association an easement over each Lot for the purpose of ensuring compliance with the requirements of this Declaration. In the event an Owner does not comply with any provision of the governing documents, this Declaration, the Articles, the Bylaws, the policies and procedures of the Association, or the rules and regulations, or any other covenant or contract that makes the Owner responsible for taking action or refraining from action, whether by act or omission or both, the Association may use any enforcement remedy at law, including but not limited to fines, abatement, individual assessments, pre-suit mediation, or litigation, or any other right or claim in law, including suspension of access or voting rights, or by use of a schedule of fines or a schedule of individual assessments, or in equity, or as provided by this Declaration, including but not limited to those remedies elsewhere listed in the Enforcement Section, or any other remedy at Florida Law. Any Owner act or omission that fails to comply or violates a provision of the aforementioned applies equally to the acts or omissions of not only an Owner, but also an Owner's occupants of the Owner's Home, an Owner's lessee, or the guests, invitees, contractors, or any other persons in connection with or associated with any of the previously listed parties, for any reason. The Association may pursue as many claims and remedies as it so chooses, without waiving its right to simultaneously pursue any or all other remedies. All remedies may be sought simultaneously against the Owner and/or any of the above listed parties; by virtue of holding a deed to the Lot, an Owner is jointly and severally liable for any of its related parties or parties in privity mentioned in this Section for their behavior, action, inaction or compliance, and may be held monetarily liable for such. Should enforcement, abatement, fines, individual assessments, injunctions, and/or any other remedy be necessary to enforce any provision or ensure compliance, all expenses, fees, costs, professional fees, including but not limited to abatements, pre-action notices, professional services, and attorneys fees, shall be charged to the Owner as an Individual Assessment, when incurred. Should an Owner later be found to be a prevailing party by an administrative, judicial, or state proceeding, subject to any pending exhaustion of the right to, or conclusion of any appeal initiated, the Owner shall receive all costs and expenses to be paid by the Association and the Association shall ensure the Owner's account is brought whole to the point in time just prior to the base claim occurring or the initial action being taken in the matter. As a matter of law, an Owner cannot be deemed a prevailing party by any governing

body if the Owner provides or provided the relief or compliance initially requested by the Association. Notwithstanding the foregoing, in no event may such costs and expenses be recovered against the Association's agents, contractors, attorneys, employees, or the Developer, unless otherwise required by Law. As to attorneys fees, the Litigation Privilege applies and extends confidentiality, legal protection, and indemnity to even pre-suit activities, notices, and communications, collection of the damages or expenses, and any litigation filed, including any and all appeals, as may be necessary. Any and all amounts incurred by the Association in enforcing its governing documents against an Owner shall be an immediate Individual Assessment against the Lot and Owner when incurred by the Association. The Declarant and Association shall have the right to enforce this Section by all necessary legal action. HOWEVER, UNDER NO CIRCUMSTANCES MAY SUCH COSTS, EXPENSES, ATTORNEYS FEES, OR ANY OTHER AMOUNTS BE RECOVERED AGAINST THE DECLARANT, UNLESS OTHERWISE REQUIRED BY LAW.

20.1 Right to Cure or Abatement. In the event any Owner, by action or inaction or by act or omission, violate any provision of the governing documents, including but not limited to the book of Community Standards, the rules and regulations, the policies and resolutions, or any other written document of the Association, the Association may require the Owner to fix the condition, or in the alternative may do so after reasonable notice or seven (7) days notice, whichever is shorter. In addition to any known provision violations of the governing documents, the Declarant or Association may also use the Right to Cure for any Owner who violates any SWFWMD provision; causes any damage to any improvement, Common Area, or Facilities; impedes the Declarant, any Builder, the District or the Association from exercising its rights or performing its responsibilities hereunder; undertakes unauthorized improvements or modifications to any Lot, Home, the Common Areas or the Facilities; or impedes the Declarant or any Builder from proceeding with the construction of Homes or completing the development of CEDARBROOK; then the Declarant, any affected Builder, and/or the Association, where applicable and among other remedies, after reasonable prior written notice, shall have the right, through its agents and employees, to cure the breach.

20.2 Non-Monetary Defaults. In the event of a violation by any Owner by action or inaction or by act or omission, violate any provision of the governing documents, including but not limited to the book of Community Standards, the rules and regulations, the policies and resolutions, or any other written document of the Association, other than the nonpayment of any Assessment, then the Declarant or the Association shall notify the Owner of the violation, by delivering written notice. If such violation is not cured as soon as practicable and in any event within seven (7) days notice, the Declarant or Association may, in addition to all other remedies in the governing documents, may commence an action to enforce the performance on the part of the Owner; enjoin the violation or breach or for equitable relief as may be necessary under the circumstances, including injunctive relief and each Owner agrees such remedy comes without the need for the Association to post bond; and/or commence an action to recover damages; and/or take any and all other action or sustain any legal suit as reasonably necessary, including but not limited to liable per se as defined in these governing documents, to correct the violation or breach, action or inaction.

20.3 No Waiver. The election not to enforce any right, provision, covenant or condition in this Declaration, shall not constitute a waiver of the right to enforce such right, provision, covenant or condition in the future. DECLARANT AND/OR THE ASSOCIATION SHALL HAVE NO LIABILITY TO ANY OTHER OWNER FOR ENFORCEMENT OR FAILURE TO ENFORCE ANY PROVISION OF THE GOVERNING DOCUMENTS.

20.4 Enforcement By or Against Other Persons, Owner to Owner Disputes. In addition to the foregoing, this Declaration or Community Standards may be enforced by the Declarant and/or, where applicable, the District, Owners, Builders, and/or the Association by any procedure at law or in equity against any person violating or attempting to violate any provision herein, to restrain such violation, to require compliance with the provisions contained herein, to recover damages, or to enforce any lien created herein. The Association has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards. Further, neither the Association nor the Declarant has any obligation whatsoever to become involved in any dispute between Owners in connection with these governing documents, including but not limited to Owner to Owner disputes that do not impact all Owners in the Association. SWFWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which relate to the maintenance, operation and repair of SWMS.

20.5 Fines and Suspensions. The Association may suspend, for reasonable periods of time, the rights of an Owner or an Owner's Lessees, guests and invitees, or both, to use the Common Areas and Facilities, and the

Association may also levy reasonable fines pursuant to against an Owner, Lessee, guest or invitee, for failure to comply with any provision of this Declaration or the Governing Documents, including, without limitation, those provisions benefitting SWFWMD. A fine may be levied on the basis of each day of a continuing violation or may be levied for a per-occurrence violation each time the per-occurrence violation occurs, including if it occurs that same day (i.e., a parking violation). Fines may be levied by the Board of Directors, by a schedule of fines created by the Board of Directors, delegated to an enforcement committee of appointed officers, or delegated to a manager or agent for the purposes of finding, reporting, notifying, and levying the initial fine. While no single fine may exceed one-thousand dollars (\$1,000), fines in the aggregate or fines for repeating violations are not capped to any amount. Multiple violations may occur and be levied simultaneously for related, the same, or non-related violations. The Board of Directors, by system, process, rule, resolution, or vote, may impose fines or suspension upon non-rejection of the Violations Committee.

20.5.1. A levied fine or suspension shall be imposed following delivery of a notice of at least fourteen (14) days to the person sought to be fined or suspended and an after an opportunity for a hearing before a committee of at least three (3) persons (the "**Violations Committee**") appointed by the Board who are not officers, directors or employees of the Association, or the spouse, parent, child, brother, sister of an officer, director or employee. Should the Violations Committee not vote, by majority vote, a finding of compliance or a finding of law as to reason the fine should not be imposed.

20.5.2. The Owner has the opportunity to attend the hearing of the Violations Committee. At any hearing with an Owner, the Owner shall present to the Violations Committee, who shall act as a tribunal, the specific proof of compliance, reasons for determining compliance, and the Violations Committee shall review evidence from the Owner as to compliance or legal reason as to why a fine should not be imposed. (A) If the Violations Committee, votes by a majority vote, to find the Owner in compliance or to find legal reason of why a fine should not be imposed, then the Association is unable to levy such fine or suspension. The Violation Committee shall provide written notice of compliance findings or written notice of legal reason why a fine should not be imposed to the Board of Directors. The Association shall then clarify or update its Governing Documents, rules or regulations to provide prospective guidance for any and all Owners in similar situations or to be distinguished as a different situation so all owners may properly understand how to best comply with the updated Governing Documents. (B) If the Violations Committee, does not vote by majority vote, finding the Owner in compliance or to find legal reason of why a fine should not be imposed, then the Association may impose such fine or suspension by providing written notice of the imposition and a reasonable time to gain compliance and pay the imposed fine prior to further legal action being taken. The provisions of this sub-paragraph do not apply to suspensions imposed due to an Owner's failure to pay monetary obligations due to the Association; however, any such suspension must be approved or ratified at a properly noticed meeting of the Board.

20.5.3. The Violations Committee's role is limited to compliance only, and whether compliance was achieved prior to the expiration of the ten (10) day period of one-hundred dollar (\$100.00) fines for a continuous violation, not whether the Owner corrected the violation hours before the Violations Committee Hearing. Upon the levying of the first one-hundred dollar (\$100) fine, the Owner must do both, pay the fine and correct the violation. Performance of one without performance of the other does not remedy the violation. The Violations Committee may not increase, decrease, waive or suspend the fine or suspension at the Hearing. However, the Owner at the Violations Committee's hearing may offer a *no lo contendre* style plea for settlement to the Board of Directors, that admits the violation was present or is present, and offers proof that such violation has been fixed or settlement offers a promise that such violation will be fixed within two weeks or such other reasonable time, in exchange for the Association Board of Directors potentially reducing the amount of the fine imposed. The Violations Committee shall then find that no ruling of compliance can be found and shall proffer the *no lo contendre* plea to the Board of Directors for written agreement with the Owner or written imposition notice to the Owner.

21. Additional Rights of Declarant and Builders.

21.1 Sales and Administrative Offices. The Declarant shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of CEDARBROOK and

sales and re-sales of Lots, Homes and/or other properties owned by the Declarant or others outside of CEDARBROOK. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of CEDARBROOK, including Common Areas or Facilities, as applicable, employees in the models and offices without the payment of rent or any other fee, maintain offices in models and use of the Common Areas or Facilities, as applicable, to show Lots or Homes. Builders shall have the right to maintain models, sales offices and parking associated therewith, on such portions of CEDARBROOK designated by the Declarant, without the payment of rent or any other fee for the purposes of development, marketing and sales of Lots or Homes within CEDARBROOK. The sales offices, models, signs and all items pertaining to development and sales remain the property of the Declarant and/or Builders, as applicable. The Declarant and Builders shall have all of the foregoing rights without charge or expense. The rights reserved hereunder shall extend beyond the Turnover Date. Notwithstanding any other provision of this Declaration to the contrary, the exercise by a Builder of the rights granted to Builders pursuant to this Section 21.1 shall be subject to the prior written approval by the Declarant as to the location, design and quality of all model homes, sales offices, trailers, and temporary structures used by such Builder within CEDARBROOK, which approval shall not be unreasonably withheld, conditioned or delayed. Builders are not permitted to market communities other than CEDARBROOK from models located within CEDARBROOK.

21.2 Modification. The development and marketing of CEDARBROOK will continue as deemed appropriate in the Declarant's sole discretion, and nothing in this Declaration or Community Standards, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of CEDARBROOK to, as an example and not a limitation, amend the Master Plan, modify the boundary lines of the Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which the Declarant, or its agents, affiliates, or assignees may deem necessary or appropriate. BY VIRTUE OF ACCEPTING A DEED TO A HOME, EACH OWNER WAIVES ITS CLAIM OF JUSTIFIABLE RELIANCE AND GRANTS DEVELOPER THE UNILATERAL RIGHT TO MAKE SUCH MODIFICATIONS AND CONSENTS TO SUCH MODIFICATIONS AS MAY BE NEEDED IN THE FUTURE. The Association and Owners shall, at the request of the Declarant, execute and deliver any and all documents and instruments which the Declarant deems necessary or convenient, in its sole and absolute discretion, to accomplish the same.

21.3 Promotional Events. Prior to the Community Completion Date, the Declarant, Builders and their assigns, shall have the right, at any time, to hold marketing, special and/or promotional events within CEDARBROOK and/or on the Common Areas without any charge for use. Prior to the Community Completion Date, Builders shall be required to obtain the express written permission of the Declarant to hold marketing, special and/or promotional events within CEDARBROOK and/or on the Common Areas. The Declarant, and its agents, affiliates, or assignees shall have the right to market CEDARBROOK in advertisements and other media by making reference to CEDARBROOK, including, but not limited to, pictures or drawings of CEDARBROOK, Common Areas, Parcels, Lots and Homes constructed in CEDARBROOK. All logos, trademarks, and designs used in connection with CEDARBROOK are the property of the Declarant, and neither the Association nor Builders shall have a right to use the same after the Community Completion Date except with the express written permission of the Declarant.

21.4 Use by Prospective Purchasers. Prior to the Community Completion Date, the Declarant and Builders shall have the right, without charge, to use the Common Areas and Facilities for the purpose of entertaining prospective purchasers of Lots, Homes, or other properties owned by the Declarant outside of CEDARBROOK.

21.5 Franchises. The Declarant may grant franchises or concessions to commercial concerns on all or part of the Common Areas and shall be entitled to all income derived therefrom.

21.6 Management. The Association may contract with a third party ("Manager") for management of the Association, the Common Areas and the Facilities, as applicable.

21.7 Easements. Until the Community Completion Date, the Declarant reserves the exclusive right to grant, in its sole discretion, easements, permits and/or licenses for ingress and egress, drainage, utilities, maintenance, Telecommunications Services, and other purposes over, under, upon and across CEDARBROOK so long as any said

easements do not materially and adversely interfere with the intended use of Homes previously conveyed to Owners or Builders. By way of example, and not of limitation, the Declarant may be required to take certain action, or make additions or modifications to the Common Areas in connection with an environmental program. All easements necessary for such purposes are reserved in favor of the Declarant, in perpetuity, for such purposes. Without limiting the foregoing, the Declarant may relocate any easement affecting a Lot, or grant new easements over a Lot, after conveyance to an Owner, without the joinder or consent of such Owner, so long as the grant of easement or relocation of easement does not materially and adversely affect the Owner's use of the Lot. As an illustration, the Declarant may grant an easement for telecommunications systems, irrigation facilities, drainage lines or electrical lines over any portion of a Lot so long as such easement is outside the footprint of the foundation of any residential improvement constructed on such Lot. The Declarant shall have the sole right to any fees of any nature associated therewith, including, but not limited to, license or similar fees on account thereof. The Association and Owners will, without charge, if requested by the Declarant: (i) join in the creation of such easements, etc. and cooperate in the operation thereof; and (ii) collect and remit fees associated therewith, if any, to the appropriate party. The Association will not grant any easements, permits or licenses to any other entity providing the same services as those granted by the Declarant, nor will it grant any such easement, permit or license prior to the Community Completion Date without the prior written consent of the Declarant which may be granted or denied in its sole discretion. Notwithstanding the foregoing, the Declarant is required to obtain the prior written consent of any Builder whose Lot shall be materially and adversely affected by new or relocated easements before such easements affect such Builder's Lot.

21.8 Right to Enforce. The Declarant has the right, but not the obligation, to enforce the provisions of this Declaration and the Community Standards and to recover all costs relating thereto, including attorneys' fees and paraprofessional fees at all levels of proceeding, including appeals, collections and bankruptcy. Such right shall include the right to perform the obligations of the Association and to recover all costs incurred in doing so. Nothing herein shall be construed to require Declarant to enforce any provisions of the governing documents. Declarant takes on no liability for enforcing or not enforcing any provision of the governing documents. BY VIRTUE OF ACCEPTING A DEED TO A HOME, EACH OWNER COVENANTS AND AGREES TO WAIVE ITS RIGHT TO SUE THE DECLARANT, AND EACH OWNER AGREES TO HOLD DECLARANT HARMLESS AS TO ANY CLAIMS ASSERTED FOR THE ENFORCEMENT OR NON-ENFORCEMENT OF ANY PROVISION CONTAINED IN THE GOVERNING DOCUMENTS, INCLUDING BUT NOT LIMITED TO ANY AND ALL FORESEEABLE AND/OR UNFORESEEABLE CONSEQUENCES, RESULTS, DAMAGES, OR INJURIES TO PERSON OR PROPERTY FOR SAME.

21.9 Additional Development. If the Declarant withdraws portions of CEDARBROOK from the operation of this Declaration, the Declarant may, but is not required to, subject to governmental approvals, create other forms of residential property ownership or other improvements of any nature on the property not subjected to or withdrawn from the operation of this Declaration. The Declarant shall not be liable or responsible to any person or entity on account of its decision to do so or to provide, or fail to provide, the amenities and/or facilities which were originally planned to be included in such areas. If so designated by the Declarant, owners or tenants of such other forms of housing or improvements upon their creation may share in the use of all or some of the Common Areas and other facilities and/or roadways that remain subject to this Declaration. The expense of the operation of such facilities shall be allocated to the various users thereof, if at all, as determined by the Declarant.

21.10 Representations. Neither the Declarant nor any Builder makes any representations concerning development both within and outside the boundaries of CEDARBROOK including, but not limited to, the number, design, boundaries, configuration and arrangements, prices of all Parcels or Homes and buildings in all other proposed forms of ownership and/or other improvements on CEDARBROOK or adjacent to or near CEDARBROOK, including, but not limited to, the size, location, configuration, elevations, design, building materials, height, view, airspace, number of Homes, number of buildings, location of easements, parking and landscaped areas, services and amenities offered.

21.11 Non-Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE GOVERNING DOCUMENTS, NEITHER THE DECLARANT, THE DISTRICT, ANY BUILDER, NOR THE ASSOCIATION SHALL BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER "A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF CEDARBROOK INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES,

GUESTS, LESSEES, LICENSEES, INVITEES, AGENTS, SERVANTS, CONTRACTORS, AND/OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

21.11.1. IT IS THE EXPRESS INTENT OF GOVERNING DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF CEDARBROOK HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF CEDARBROOK AND THE VALUE THEREOF;

21.11.2. THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN AGENCY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA AND/OR HILLSBOROUGH COUNTY OR PREVENTS TORTIOUS ACTIVITIES;

21.11.3. THE PROVISIONS OF GOVERNING DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS SHALL BE APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

21.11.4. EACH OWNER (BY VIRTUE OF ITS ACCEPTANCE OF TITLE TO A HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING A USE OF, ANY PORTION OF CEDARBROOK (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USE) SHALL BE BOUND BY THIS SECTION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS SECTION OR OTHERWISE. AS USED IN THIS SECTION, THE "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES, MANAGERS, SUBCONTRACTORS, SUCCESSORS AND ASSIGNS).

21.11.5. DECLARANT MAKES NO GUARANTEES WITH REGARD TO ASSESSMENT AMOUNTS. ASSESSMENT AMOUNTS CAN VARY BASED UPON THE OPERATING EXPENSES OF THE ASSOCIATION. DECLARANT MAKES NO GUARANTEES AS TO RESERVE FUNDS AND MAY CHOOSE TO NOT CREATE ANY RESERVE FUNDS OR RESERVE ASSET IMPROVEMENTS IN THE COMMUNITY. IF MAINTENANCE RESERVES ARE ESTABLISHED, DECLARANT SHALL BE UNDER NO OBLIGATION TO FUND OR PAY THE MAINTENANCE RESERVE CONTRIBUTIONS. NOTHING IN THIS DECLARATION SHALL REQUIRE THE DECLARANT TO COLLECT OR ASSESS FOR CAPITAL RESERVES. IF MAINTENANCE RESERVES ARE COLLECTED, NO REPRESENTATION IS MADE THAT THE AMOUNTS COLLECTION WILL BE SUFFICIENT FOR CAPITAL REPLACEMENTS OR REPAIRS. DECLARANT MAY CHOOSE TO FORM A COMMUNITY DEVELOPMENT DISTRICT THAT WOULD BE RESPONSIBLE FOR SHARED COMMUNITY ASSETS AND AMENITIES.

21.12 Resolution of Disputes. BY ACCEPTANCE OF A DEED, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS ARE VERY COMPLEX; THEREFORE, ANY CLAIM, DEMAND ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM COUNTERCLAIM, OR CROSS CLAIM, WHETHER IN CONTRACT AND/OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF IN CONNECTION WITH OR IN ANY WAY RELATED TO THE GOVERNING DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY SHOULD BE HEARD IN A COURT PROCEEDING BY A JUDGE

AND NOT A JURY IN ORDER TO BEST SERVE JUSTICE. THE DECLARANT HEREBY SUGGESTS THAT EACH OWNER UNDERSTAND THE LEGAL CONSEQUENCES OF ACCEPTING A DEED TO A HOME.

21.13 Venue. EACH OWNER ACKNOWLEDGES REGARDLESS OF WHERE SUCH OWNER (i) EXECUTED A PURCHASE AND SALE AGREEMENT, (ii) RESIDES, (iii) OBTAINS FINANCING OR (iv) CLOSED ON A HOME, EACH HOME IS LOCATED IN Hillsborough COUNTY, FLORIDA. ACCORDINGLY, AN IRREFUTABLE PRESUMPTION EXISTS THAT THE APPROPRIATE VENUE FOR THE RESOLUTION OF ANY DISPUTE LIES IN Hillsborough COUNTY, FLORIDA. IN ADDITION TO THE FOREGOING, EACH OWNER AND THE DECLARANT AGREES THAT THE VENUE FOR RESOLUTION OF ANY DISPUTE LIES IN Hillsborough COUNTY, FLORIDA.

21.14 Reliance. BEFORE ACCEPTING A DEED TO A HOME, EACH OWNER HAS AN OBLIGATION TO RETAIN AN ATTORNEY IN ORDER TO CONFIRM THE VALIDITY OF THIS DECLARATION. BY ACCEPTANCE OF A DEED TO A HOME, EACH OWNER ACKNOWLEDGES THAT HE OR SHE HAS SOUGHT AND RECEIVED SUCH AN OPINION OR HAS MADE AN AFFIRMATIVE DECISION NOT TO SEEK SUCH AN OPINION. THE DECLARANT AND BUILDERS ARE RELYING ON EACH OWNER CONFIRMING IN ADVANCE OF ACQUIRING A HOME THAT THIS DECLARATION IS VALID, FAIR AND ENFORCEABLE. SUCH RELIANCE IS DETRIMENTAL TO THE DECLARANT AND BUILDER; ACCORDINGLY, AN ESTOPPEL AND WAIVER EXISTS PROHIBITING EACH OWNER FROM TAKING THE POSITION THAT ANY PROVISION OF THIS DECLARATION IS INVALID IN ANY RESPECT. AS A FURTHER MATERIAL INDUCEMENT FOR THE DECLARANT TO SUBJECT CEDARBROOK TO THIS DECLARATION, EACH OWNER DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY AND FOREVER DISCHARGE THE DECLARANT, BUILDERS, AND THEIR OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS, AFFILIATES AND ASSIGNS FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES AND DEMANDS WHATSOEVER IN LAW OR IN EQUITY WHICH AN OWNER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR OR ASSIGN OF OWNER HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE DECLARANT, BUILDERS, THEIR OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS, AFFILIATES AND ASSIGNS, FOR, UPON OR BY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS DECLARATION, OR THE EXHIBITS HERETO. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA.

21.15 Duration of Rights. The rights of the Declarant and Builders, as applicable, set forth in this Declaration shall, unless specifically provided to the contrary herein, extend for a period of time ending upon the earlier of: (i) the Community Completion Date; or (ii) a relinquishment of such rights by the Declarant or any Builder, as applicable, in an amendment to the Declaration recorded in the Public Records.

21.16 Additional Covenants. The Declarant may record additional covenants, conditions, restrictions, and easements applicable to portions of CEDARBROOK, and may form condominium associations, sub-associations, or cooperatives governing such property. Any such instrument shall be consistent with the provisions of Section 5, and no person or entity shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of CEDARBROOK without the Declarant's prior review and prior written consent. Evidence of the Declarant's prior written consent shall be obtained in the form of a joinder executed by the Declarant. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

21.17 Use Name of "CEDARBROOK". No person or entity, including any Owner or Builder, shall use the name "CEDARBROOK," its logo, or any derivative of such name or logo in any printed, electronic or other promotional material without the Declarant's prior written approval. Until the Turnover Date, the Declarant shall have the sole right to approve the use of CEDARBROOK name and logo, and such right shall automatically pass to the Association after the Turnover Date. However, Owners may use the name "CEDARBROOK" in printed or

promotional material where such term is used solely to specify that particular property is located within CEDARBROOK. This Section 21.17 shall not apply to Builders.

21.18 Wash-Out Area(s). The Declarant, in its sole discretion, shall have the right to determine the location or locations of any areas within CEDARBROOK used by Builders as a wash-out area for construction activities.

22. Refund of Taxes and Other Charges. Unless otherwise provided herein, the Association agrees that any taxes, fees or other charges paid by the Declarant to any governmental authority, utility company or any other entity which at a later date are refunded in whole or in part, shall be returned to the Declarant in the event such refund is received by the Association.

23. Assignment of Powers. All or any part of the rights, exemptions, powers and reservations of the Declarant herein contained may be conveyed or assigned in whole or part to other persons or entities by an instrument in writing duly executed, acknowledged, and, at the Declarant's option, recorded in the Public Records.

24. General Provisions.

24.1 Authority of Board. Except when a vote of the membership of the Association is specifically required, all decisions, duties, and obligations of the Association hereunder may be made by a majority of the Board. The Association and Owners shall be bound thereby.

24.2 Severability. Invalidation of any of the provisions of this Declaration by judgment or court order shall in no way affect any other provision, and the remainder of this Declaration shall remain in full force and effect.

24.3 Execution of Documents. The Declarant's plan of development for CEDARBROOK including, without limitation, the creation of one (1) or more special taxing districts may necessitate from time to time the execution of certain documents as required by governmental agencies. To the extent that said documents require the joinder of Owners, the Declarant, by its duly authorized officers, may, as the agent or the attorney-in-fact for the Owners, execute, acknowledge and deliver such documents (including, without limitation, any consents or other documents required by any governmental agencies in connection with the creation of any special taxing district); and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through its duly authorized officers, as their proper and legal attorneys-in-fact, for such purpose. Said appointment is coupled with an interest and is therefore irrevocable. Any such documents executed pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot or any other portion of CEDARBROOK, to execute or otherwise join in any petition and/or other documents required in connection with the creation of any special taxing district relating to CEDARBROOK or any portion(s) thereof.

24.4 Affirmative Obligation of Association. In the event the Association believes that the Declarant or any Builder has failed in any respect to meet their obligations under this Declaration or has failed to comply with any of their obligations under law or the Common Areas constructed by the Declarant or any such Builder are defective in any respect, the Association shall give written notice to the Declarant, or a Builder, as applicable, detailing the alleged failure or defect. The Association agrees that once the Association has given written notice to the Declarant or such Builder, as applicable, pursuant to this Section, the Association shall be obligated to permit the Declarant or such Builder, as applicable, and their agents to perform inspections of the Common Areas and to perform all tests and make all repairs/replacements deemed necessary by the Declarant or such Builder to respond to such notice at all reasonable times. The Association agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of the Declarant or a Builder, as applicable, to repair or address, in their sole option and expense, any aspect of the Common Areas deemed defective by the Declarant or any Builder, as applicable, during their inspections of the Common Areas. The Association's failure to give the notice and/or otherwise comply with the provisions of this Section will damage the Declarant or a Builder, as applicable.

24.5 Notices and Mailing. For purposes of Florida Statute and the Governing Documents, both uses or suggestions of use for "giving" or "receiving notice" as it applies to enforcement actions and collection actions, including but not limited to pre-suit notices, shall be satisfied and complete the day such notice is deposited into the mailbox. There is a rebuttable presumption, to be disproven only by clear and convincing evidence, that day one (1) of notice has occurred evidenced by the day a letter is dated, or the day a regular U.S. mail letter is post-marked, or the day any certified letter is tracked as being deposited in the mail, or the day an electronic communication is sent; any of these shall satisfy to start day one (1) of "notice" for the purposes of any statutory or required time period in the Florida Statutes or these Governing Documents for giving notice. It is the Owner's obligation to update the Owner's mailing address at all times. The Association has no duty or requirement to decipher, gather, compile, or research where to send notices or use any other form than the Association records for an Owner's alternate mailing address. Should there not be an alternate mailing address on file with the Association, notice is complete by mailing any notice to the property address in CEDARBROOK. An Owner's alternate mailing address can be updated by simply filling out the Association's alternate mailing address form. Notices to the Declarant, Builder, or Association must be sent to the last known address and the registered agent as demonstrated by the Secretary of State's records.

24.6 Florida Statutes. Whenever this Declaration refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date this Declaration is recorded in the Public Records, except to the extent provided otherwise in the Governing Documents as to any particular provision of the Florida Statutes.

24.7 Construction Activities. ALL OWNERS, LESSEES, OCCUPANTS AND) USERS OF CEDARBROOK ARE HEREBY PLACED ON NOTICE THAT (1) THE DECLARANT, BUILDERS, AND/OR THEIR RESPECTIVE AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES AND/OR (2) ANY OTHER PARTIES WILL BE, FROM TIME TO TIME, CONDUCTING CONSTRUCTION ACTIVITIES, BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO CEDARBROOK, WHICH MAY CAUSE NOISE, DUST OR OTHER TEMPORARY DISTURBANCE. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF CEDARBROOK, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO CEDARBROOK WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE DECLARANT, BUILDERS AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM SUCH PARTY'S NEGLIGENCE OR WILLFUL MISCONDUCT, AND (iv) ANY PURCHASE OR USE OF ANY PORTION OF CEDARBROOK HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING.

24.8 Title Documents. Each Owner by acceptance of a deed to a Lot acknowledges that such Lot is subject to certain land use and title documents recorded in the Public Records (collectively, the "Title Documents"). The Declarant's plan of development for CEDARBROOK may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. THE DECLARANT RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners, the Declarant, by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds, irrevocably nominate, constitute and appoint the Declarant, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such documents executed

pursuant to this Section may recite that it is made pursuant to this Section. Notwithstanding the foregoing, each Owner agrees, by its acceptance of a deed to a Lot: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that such Owner has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents. Without limiting the foregoing, upon the Community Completion Date, the Association shall assume all of the obligations of the Declarant under the Title Documents unless otherwise provided by the Declarant by amendment to this Declaration recorded by the Declarant in the Public Records, from time to time, and in the sole and absolute discretion of the Declarant.

24.9 Right to Contract for Telecommunications Services. The Declarant or the Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of CEDARBROOK. Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of the Declarant. If any such contract is established, the fees for the Telecommunications Services payable to the Telecommunications Provider shall be Operating Expenses and shall be included within the annual budget of the Association.

24.10 Electronic or Video Communication. Wherever the Governing Documents require members' attendance at a meeting either "in person or by proxy," members may attend and participate at such meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication; provided, however, members may attend and participate in this manner only if a majority of the Board approved use of telephone, real-time videoconferencing, or similar real-time electronic or video communication for participation and attendance at meetings.

24.11 Electronic Transmission as Substitute for Writing. Wherever the Governing Documents require action by the Association to be taken in writing, such action may be taken by Electronic Transmission, with the exception of the following: (i) giving notice of a meeting called in whole or in part for the purpose of recalling and removing a member of the Board; and (ii) when levying fines, suspending use rights, requesting dispute resolution, or collecting payments for assessments and providing notice of lien claims.

24.12 Enforcement of Governing Documents. Enforcement of the Governing Documents, including, without limitation, this Declaration, may be by proceeding at law for damages or in equity to compel compliance with the terms hereof or to prevent violation or breach of any of the covenants or terms herein. The Declarant, the Association, or any Owner may, but shall not be required to, seek enforcement of the Governing Documents.

24.13 Right to Contract. Prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right, to make Common Areas available to individuals, persons, firms or corporations other than the Owners and Builders. The granting of such rights shall not invalidate this Declaration, reduce or abate any Owner's or Builder's obligations to pay Assessments pursuant to this Declaration, or give any Owner or Builder the right to avoid any of the provisions of this Declaration. Prior to the Turnover Date, the Declarant shall have the right to determine from time to time, and at any time, in the Declarant's sole absolute discretion, the manner in which the Common Areas will be made available to individuals, persons, firms or corporations other than the Owners and Builders, and the fees and charges that may be charged for such use. In addition, prior to the Turnover Date, the Declarant, and thereafter, the Association, shall have the right to enter into agreements for maintenance, lease, use, license, or easements with any other homeowners association, property owners association, governmental or quasi- governmental agency or other entity. The Declarant or the Board may enter into such agreement on behalf of the Association without the prior written consent or joinder of any other party; provided, however, prior to the Turnover Date, all such agreements entered into by the Association require the prior written consent of the Declarant. Such agreements may obligate the Association to maintain certain real property or improvements not owned by the Declarant or the Association, or such agreements may obligate the Association to pay a contribution for maintenance costs or use fees for certain real property or improvements not owned by the Declarant or the Association. Any expense incurred by the Association, or payment required to be made by the Association, in connection with any such agreement shall constitute an Operating Expense of the Association.

24.14 Declarant's Disclaimer of Representations. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE DECLARANT MAKES NO WARRANTIES OR REPRESENTATIONS WHATSOEVER EITHER EXPRESS OR IMPLIED, THAT ANY PLANS PRESENTLY ENVISIONED FOR THE COMPLETE DEVELOPMENT OF CEDARBROOK OR SURROUNDING LAND CAN OR WILL BE CARRIED OUT, OR THAT ANY REAL PROPERTY NOW OR HEREAFTER ACQUIRED BY THE DECLARANT IS OR WILL BE SUBJECT TO THIS DECLARATION, OR THAT ANY SUCH REAL PROPERTY (WHETHER OR NOT IT HAS BEEN SUBJECTED TO THIS DECLARATION) IS OR WILL BE COMMITTED TO OR DEVELOPED FOR A PARTICULAR (OR ANY) USE OR PURPOSE, OR THAT SUCH REAL PROPERTY IS ONCE USED FOR A PARTICULAR USE, WILL CONTINUE IN EFFECT OR WILL BE SUFFICIENT FOR SUCH PURPOSE. While the Declarant has no reason to believe that any of the covenants, restrictions and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, the Declarant makes no warranty or representation as to the present or future validity or enforceability of any such covenants, restrictions and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold the Declarant harmless therefrom.

24.15 Owner Grants Indemnity to Association and All Owners. Each Owner agrees to indemnify and hold harmless the Declarant, the Association, the CDD and their officers, partners, agents, employees, affiliates, directors and attorneys (collectively, "Indemnified Parties") against all actions, injury, claims, loss, liability, damages, costs and expenses of any kind or nature whatsoever (collectively, "Losses") incurred by or asserted against any property or any of the Indemnified Parties from and, after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to an owners act or omission regarding any of the provisions in the governing documents, including but not limited to Owner's pet, their guests' pet(s), including, without limitation, actions of Owner's pets or their guests' pet(s), damages as a result of Owner's pet or their guest(s) pets, including but not limited to use of the Common Areas by Owners, their pets, their guests' pets, their Lessees, guests, family members, invitees, or agents. Should any Owner bring suit against the Declarant, the Association, or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, costs and expenses incurred by the Indemnified Parties in the defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal. An Owner whose pet causes damages to person or property in the community shall be responsible for same, and same shall be charged as an Individual Assessment against the owner, when incurred.

24.16 INTERPRETATION AGAINST DRAFTER ELIMINATED FROM THE GOVERNING DOCUMENTS OF CEDARBROOK. BY VIRTUE OF ACCEPTING A DEED TO A HOME, EACH OWNER AGREES THAT THE GOVERNING DOCUMENTS, INCLUDING BUT NOT LIMITED TO THIS DECLARATION, THE ARTICLES, THE BYLAWS, THE RULES AND REGULATIONS, THE POLICIES, THE STANDARDS, AND ANY OTHER DOCUMENT GOVERNING THE ASSOCIATION AND ITS OWNERS WILL NOT BE INTERPRETED AGAINST ANY PARTY. THIS PARAGRAPH PROHIBITS AN INTERPRETATION OF THE GOVERNING DOCUMENTS AGAINST THE DRAFTER, THE DECLARANT, OR THE ASSOCIATION. AS A MATTER OF JUDICIAL NOTICE OR ADMINISTRATIVE NOTICE ON A FINDING OF FACT FOR ANY PROCEDURE OR DISPUTE, DECLARANT AND THE ASSOCIATION ARE NOT TO BE DEEMED THE "DRAFTER" OF THE GOVERNING DOCUMENTS. THIS RULE OF INTERPRETATION IS HEREBY DELETED AND ELIMINATED DURING ANY DISPUTE INTERPRETING ANY GOVERNING DOCUMENT OF CEDARBROOK. THE GOVERNING DOCUMENTS ARE NOT TO BE INTERPRETED AGAINST ANY PARTY TO ANY ALTERCATION, ENFORCEMENT, COLLECTION, ADMINISTRATIVE, STATE, OR JUDICIAL ACTION, ANY PRE-ACTIONS, NOTICES, DISPUTES, OR DISAGREEMENTS, AMONG ANY AND ALL PARTIES WHO ARE IN PRIVACY WITH THE CEDARBROOK GOVERNING DOCUMENTS. THE GOVERNING DOCUMENTS ARE TO BE GIVEN THEIR PLAIN MEANING AT ALL TIMES. SHOULD A PLAIN MEANING NOT RESOLVE THE AMBIGUITY, THEN THE GOVERNING DOCUMENTS ARE TO BE READ TO NOT CONFLICT WITH ONE ANOTHER. FURTHERMORE, HISTORY BETWEEN THAT PARTIES, THE PARTIES INTERACTIONS, AND INDUSTRY CUSTOM ARE TO BE USED TO HELP INTERPRET ANY UNRESOLVED AMBIGUITIES IN ANY PROVISIONS OF THE GOVERNING DOCUMENTS IN THE ABSENCE OF A RULE, RESOLUTION, POLICY, GUIDANCE, LETTER, OR AMENDMENT FROM THE ASSOCIATION HELPING RESOLVE THE AMBIGUITY.

24.17 "CEDARBROOK" Name and Mark. Except for the Developer, Builder, and retail sales or resales of homes and their required marketing materials and its use as articulated in the Additional Rights of Declarant and Builders Section, the Association as a Corporation owns and has the exclusive use of the CEDARBROOK Name and Mark, including any of the variations of the use of CEDARBROOK (regardless of State or International registration). Any of the uses or variants off of CEDARBROOK shall also be considered the CEDARBROOK Name or Mark, by means of example and not limitation, any such use of CEDARBROOK HOA, Homeowners, Homes, Property, Association, Community, Neighborhood, Facebook Group, NextDoor, etc. This includes but is not limited to creative spellings or misspellings of CEDARBROOK, such as CBPOA, Cedar POA, Cedarbrook POA, Cedarbrooke POA, Cederbrook, Cedar-brook, Cedar-brooke or otherwise connected with a derivative or variation of HOA, Homeowners, Homeowners Association, Homes, Community, Residents, etc. or the like. This includes not only printable media, but electronic media, including but not limited to online forums, phone and internet applications, and social network forums. Each Owner by virtue of accepting a deed to a home, is bound by and covenants to agree to an immediate injunction stopping unauthorized use, Individual Assessment penalties, fines, Abatement costs and fees, legal fees, lawsuits, corporate letters banning use of pages or access to certain social media sites and forums, among any other enforcement remedy at law or in the Governing Documents. The intent of this paragraph is to prevent and minimize misguided understandings of CEDARBROOK's corporate form or actions, and the misinformation campaigns that often galvanize regarding same, which always result in the unnecessary waste of Association and Owner money, time, energy, and resources to hash out civil disagreements in unofficial and harmful forums behind computer screens. These unofficial social media fights and misinformation campaigns often cause tens of thousands of dollars of Owner assessments to be wasted and misuse Association resources, almost always create instability, routinely promote social unrest, and significantly drive disunity, discord, and distrust among Owners in the community, creating a hostile or even threatening environment among close-quartered neighbors. As a result, no Owner may use the CEDARBROOK name or any variant without the express written authority, approval, and scope of the use being provided directly to that Owner by the Association. By virtue of accepting a deed to a home, each Owner agrees the Association does not speak for any unofficial social forum using the CEDARBROOK name (including those led or run by officers or directors of the Association), regardless of whether the use of the Name and Mark has been authorized or not, and as a result, each Owner, jointly and severally together, holds the Association harmless and agrees to indemnify the Association for any and all authorized or unauthorized uses. Furthermore, should there be any unauthorized use, the Association may provide injunctive notice to cease the removal of the CEDARBROOK name, seek permission for use, or demand adherence to the use or scope of use granted or previously granted. For the purposes of this paragraph, any unauthorized use carries with it an automatic finding of liable per se upon meeting the burden of proof that such use and statement perpetuated a false statement. The Association as an official not-for profit corporation made up of Owner Members has no obligation, but seeks to help promote a positive, collaborative, atmosphere among homeowners, including their civil interactions with one another, in person or online in cyberspace. All Owners share in the betterment of the entire community as a whole, and as a result, the Association may regulate procedure and civility, without judgement or endorsement to the content of any statements or omissions of statements, and may as a matter of ministerial course of dealing, delete, remove, or temporarily suspend, or use any enforcement remedy against any user on any official media platform or gathering run by the Association if such comments or statements are negative, attacking of another Owner, threatening, or damaging to reputation, regardless of the veracity of the statement. The Association seeks to promote a peaceful environment among homeowners in the neighborhood and online.

25. Surface Water Management System.

25.1 General. The CDD shall be responsible for operation and maintenance of SWMS in CEDARBROOK. All SWMS within CEDARBROOK, excluding those areas (if any) normally maintained by the County or another governmental agency, will be the ultimate responsibility of the CDD, whose agents, employees, contractors and subcontractors may enter any portion of the Facilities and make whatever alterations, improvements or repairs that are deemed necessary to provide or restore property water management. Notwithstanding the CDD's ultimate responsibility for the maintenance of SWMS, the Association shall have the right to enforce the provisions of this Section 25 to the extent the CDD does not take enforcement action. NOTWITHSTANDING THE FOREGOING, THE ASSOCIATION AND THE DECLARANT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR DRAINAGE PROBLEMS OF ANY TYPE WHATSOEVER.

25.1.1. Except as permitted by the Permit, no construction activities may be conducted relative to any portion of the SWMS without the prior written consent of SWFWMD. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the SWMS. To the extent there exists within CEDARBROOK wetland mitigation areas or retention/detention areas, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from SWFWMD. Construction and maintenance activities which are consistent with the design and permit conditions approved by SWFWMD in the Permit may be conducted without specific written approval from SWFWMD.

25.1.2. No Owner, Builder or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair, or landscaping purposes by the Declarant, the District, the Association or any appropriate governmental agency that may reasonably require access. Nonexclusive easements therefor are hereby specifically reserved and created.

25.1.3. No Lot, Parcel or Common Area shall be increased in size by filling in any retention/detention area that it abuts. No person shall fill, dike, rip-rap, block, divert or change the established retention/detention areas that have been or may be created without the prior written consent of the Association. No person other than the Declarant, the District or the Association may draw water for irrigation or other purposes from any retention/detention areas, nor is any boating, wading, or swimming in such retention/detention areas allowed.

25.1.4. All SWMS, excluding those areas (if any) maintained by the County or another governmental agency will be the ultimate responsibility of the CDD. The CDD may enter any Lot, Parcel, the Common Area or the Facilities and make whatever alterations, improvements or repairs are deemed necessary to provide, maintain, or restore proper SWMS. The costs of such alterations, improvements or repairs shall be part of the District Maintenance Special Assessments. **NO PERSON MAY REMOVE NATIVE VEGETATION THAT MAY BECOME ESTABLISHED WITHIN THE CONSERVATION AREAS. "REMOVAL" INCLUDES DREDGING, APPLICATION OF HERBICIDE, PULLING AND CUTTING.**

25.1.5. Nothing in this Section shall be construed to allow any person to construct any new water management facility, or to alter any SWMS, without first obtaining the necessary permits from all governmental agencies having jurisdiction, including SWFWMD, the CDD, the Association, the District and the Declarant, its successors and assigns.

25.1.6. SWFWMD has the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association and the District to compel it to correct any outstanding problems with the SWMS.

25.1.7. Any amendment of the Declaration affecting the SWMS or the operation and maintenance of the SWMS shall have the prior written approval of SWFWMD.

25.1.8. If the Association ceases to exist and the District does not own and operate all SWMS, the SWMS shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code (2019), and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SWFWMD prior to such termination, dissolution, or liquidation.

25.1.9. No Owner or Builder may construct or maintain any building, residence or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the Permit and/or Plat, unless prior approval is received from SWFWMD pursuant to environmental resource permitting.

25.1.10. Each Owner and Builder within CEDARBROOK at the time of the construction of a Home or structure shall comply with the construction plans for the SWMS approved and on file with SWFWMD.

25.1.11. Owners and Builders shall not remove native vegetation (including cattails) that becomes established within the retention/detention areas abutting their property. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners shall address any questions regarding authorized activities within the retention/detention areas to SWFWMD.

25.2 Provisio. Notwithstanding any other provision in this Declaration, no amendment of the Governing Documents by any person, and no termination or amendment of this Declaration, will be effective to change the CDD's responsibilities for the SWMS, unless the amendment has been consented to in writing by SWFWMD. Any proposed amendment that would affect the SWMS must be submitted to SWFWMD for a determination of whether the amendment necessitates a modification of the Permit.

25.3 Mitigation Area Monitoring. In the event CEDARBROOK has onsite wetland mitigation (as defined in the regulations) that requires monitoring and maintenance, the Association shall include in its budget an appropriate allocation of funds for monitoring and maintenance of the wetland mitigation area(s) each year until SWFWMD and/or any applicable governmental agencies having jurisdiction determine that the area(s) is successful in accordance with the Permit and all other applicable permits or regulatory requirements. The Association shall perform all wetland mitigation monitoring in accordance with all Permit conditions associated with such wetland mitigation, monitoring, and maintenance.

25.4 Wetland Conservation Areas. Parcels may contain or be adjacent to wetlands, wetland mitigation or preservation areas, upland conservation areas and drainage easements, which may be dedicated by Plat and/or protected by a conservation easement ("**Wetland Conservation Areas**"). The Wetland Conservation Areas must be permanently retained in a natural state, and may not be altered from their present state, except as may be specifically authorized in writing by the County, SWFWMD or any governmental agencies having jurisdiction. Owners of Lots abutting Wetland Conservation Areas shall not remove native vegetation (including cattails) that becomes established within the Wetland Conservation Areas abutting their Lot. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp. Owners and Builders shall address any questions regarding authorized activities within the Wetland Conservation Areas to the SWFWMD Surface Water Regulation Manager. NEITHER THE DECLARANT, THE DISTRICT, THE BUILDERS NOR THE ASSOCIATION MAKE ANY REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WETLAND CONSERVATION AREAS OR RETENTION/DETENTION AREAS IN CEDARBROOK; PROVIDED, FURTHER, NEITHER THE DECLARANT, THE DISTRICT, THE BUILDERS NOR THE ASSOCIATION BEAR ANY RESPONSIBILITY TO ATTEMPT TO ADJUST OR MODIFY THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS THAT ARE BEYOND THE CONTROL OF THE DECLARANT, THE DISTRICT, THE BUILDERS AND THE ASSOCIATION. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL WETLAND CONSERVATION AREAS MAY VARY. THERE IS NO GUARANTEE BY THE DECLARANT, THE DISTRICT, THE BUILDERS OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT.

25.5 Use Restrictions for Wetland Conservation Areas. The Wetland Conservation Areas may in no way be altered from their natural or permitted state. These use restrictions may be defined on the Permit, and the Plats associated with CEDARBROOK. Activities prohibited within the conservation areas include, but are not limited to, the following:

25.5.1. No structures or construction of any kind may be erected;

25.5.2. No filling, excavation, dredging, prop-dredging, grading, paving, clearing, timbering, ditching, draining, contamination, or other development shall be permitted;

25.5.3. No activity may be done or performed which would adversely affect or impair (i) endangered or threatened species of special concern as to nesting, reproduction, food source, habitat or cover or affect the vegetation itself; (ii) available habitat for fish and aquatic life or result in emigration from adjacent or associated ecosystems and macro habitats; (iii) existing biosystems or ecosystems; or (iv) recovery of an impaired system;

25.5.4. No organic or inorganic matter or deleterious substances or chemical compounds may be discharged or placed in the Wetland Conservation Areas;

25.5.5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition;

25.5.6. Activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat preservation or conservation;

25.5.7. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;

25.5.8. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archeological or cultural significance;

25.5.9. No Owner within CEDARBROOK may construct or maintain any building, residence, or structure, or undertake or perform any activity in the Wetland Conservation Areas described in the Permit and Plat, including the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s), unless prior approval is received from SWFWMD; and

25.5.10. Each Owner and Builder within CEDARBROOK at the time of construction of a building, residence, or structure shall comply with the construction plans for the SW MS approved and on file with SWFWMD.

LOTS MAY CONTAIN OR ABUT WETLAND CONSERVATION AREAS THAT ARE PROTECTED UNDER RECORDED CONSERVATION EASEMENTS. THESE AREAS MAY NOT BE ALTERED FROM THEIR PRESENT CONDITIONS EXCEPT IN ACCORDANCE WITH THE RESTORATION PROGRAM INCLUDED IN THE CONSERVATION EASEMENT, OR EXCEPT TO REMOVE EXOTIC OR NUISANCE VEGETATION, INCLUDING, WITHOUT LIMITATION, MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, JAPANESE CLIMBING FERN, CATTAILS, PRIMROSE WILLOW, AND GRAPE VINE. THE CDD IS RESPONSIBLE FOR PERPETUAL MAINTENANCE OF SIGNAGE REQUIRED BY THE PERMIT ISSUED BY SWFWMD, WHICH MAINTENANCE SHALL BE PERFORMED TO THE GREATEST DEGREE LAWFUL BY THE CDD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this 17th day of August, 2023.

WITNESSES:

By: [Signature]
Print Name: J. Clarke Brannon

By: [Signature]
Print Name: Carlos del-Ossa

“DECLARANT”

BELMOND RESERVE DEVELOPMENT, LLC,

By: [Signature]
Name: Nicholas Dister

Title: Authorized Representative

[Company Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2023, by Nicholas Dister, as Authorized Representative of BELMOND RESERVE DEVELOPMENT, LLC, on behalf of the company, who is personally known to me or who has produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large

Print Name _____



JOINDER

CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "**Association**") does hereby join in this COMMUNITY DECLARATION FOR CEDARBROOK (this "**Declaration**"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The Association agrees this joinder is for the purpose of evidencing the Association's acceptance of the rights and obligations provided in the Declaration and does not affect the validity of this Declaration as the Association has no right to approve this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17th day of August, 2023.

WITNESSES:

"ASSOCIATION"

By: [Signature]
Print Name: J. Clarke Brannon

CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
Name: Carlos de la Ossa
Title: President

By: [Signature]
Print Name: Austin Bem

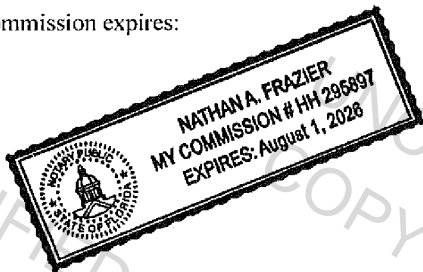
[Corporate Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2023, by Carlos de la Ossa, as President of CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: _____



JOINDER OF BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes ("CDD") does hereby join in this COMMUNITY DECLARATION FOR CEDARBROOK (this "Declaration"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. The CDD agrees this Joinder is for the purpose of subjecting any lands within CEDARBROOK (as defined in the Declaration) to the terms of this Declaration that are applicable to The CDD, which shall run with such lands. Further, The CDD agrees this Joinder also is for the purpose of evidencing The CDD's acceptance of the rights, responsibilities and obligations of The CDD provided in the Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 17th day of August, 2023.

WITNESSES:

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By: [Signature]
Print Name: J. Clarke Brannon

By: [Signature]
Name: Carlos de la Ossa
Title: Vice Chairman

By: [Signature]
Print Name: Austin Berni

[Company Seal]

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2023, by Carlos de la Ossa as Vice Chairman of BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes, on behalf of the CDD. He is personally known to me or has produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name: _____



EXHIBIT 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26789, PAGE 206, AND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475, OFFICIAL RECORD BOOK 27125, PAGE 1219, AND OFFICIAL RECORD BOOK 26995, PAGE 237, OFFICIAL RECORD BOOK 6963, PAGE 363, OFFICIAL RECORD BOOK 27094, PAGE 998, OFFICIAL RECORD BOOK 26750, PAGE 438, OFFICIAL RECORD BOOK 26834, PAGE 582, OFFICIAL RECORD BOOK 27206, PAGE 904, OFFICIAL RECORD BOOK 27206, PAGE 1227, OFFICIAL RECORD BOOK 27094, PAGE 921, OFFICIAL RECORD BOOK 26746, PAGE 373, AND OFFICIAL RECORD BOOK 26749, PAGE 1079, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 20 EAST, AND SECTION 1 AND SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°25'53" WEST ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26800, PAGE 475, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 1,491.99 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°25'56" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219, TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26995, PAGE 237, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 32.01 FEET; THENCE SOUTH 89°09'38" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26995, PAGE 237, A DISTANCE OF 55.39 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 89°47'00" EAST, A DISTANCE OF 488.63 FEET; THENCE SOUTH 00°50'22" WEST, A DISTANCE OF 9.00 FEET TO THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 6963, PAGE 363, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID LINE, SOUTH 00°50'22" WEST A DISTANCE OF 32.00 FEET TO THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27125, PAGE 1219; THENCE, SOUTH 89°09'38" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 296.32 FEET TO THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 19025, PAGE 1519, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°36'40" EAST, A DISTANCE OF 210.07 FEET; 2) SOUTH 89°09'38" EAST, A DISTANCE OF 210.05 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; 3) NORTH 00°25'56" WEST, A DISTANCE OF 210.05 FEET TO THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 935, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°09'38" EAST, ALONG SAID SOUTH LINE AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 268.11 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°11'58" WEST ALONG SAID EAST LINE, A DISTANCE OF 413.49 FEET TO THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°09'54" EAST, A DISTANCE OF 245.33 FEET; 2) NORTH 00°44'25" EAST, A DISTANCE OF 240.25 FEET; 3) NORTH 38°46'36" EAST, A DISTANCE OF 329.05 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438, NORTH 38°46'36" EAST A DISTANCE OF 97.26 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°10'28" EAST, A DISTANCE OF 267.39 FEET; THENCE NORTH 00°49'32" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°10'28" WEST, A DISTANCE OF 129.17 FEET; THENCE NORTH 00°18'03" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26834, PAGE 582, OF THE PUBLIC

EXHIBIT 1 CONTINUED

RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°10'28" WEST ALONG SAID NORTH LINE, A DISTANCE OF 120.01 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00°18'03" EAST, A DISTANCE OF 120.01 FEET; THENCE NORTH 89°10'28" WEST, A DISTANCE OF 106.12 FEET TO THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27206, PAGE 904, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°26'05" EAST ALONG SAID WEST LINE, A DISTANCE OF 319.02 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°41'57" EAST, A DISTANCE OF 225.37 FEET; THENCE NORTH 00°18'03" EAST, A DISTANCE OF 457.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 72.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.01 FEET, A CENTRAL ANGLE OF 41°39'58", AND A CHORD BEARING AND DISTANCE OF NORTH 20°52'29" EAST 71.13 FEET; THENCE NORTH 48°17'29" WEST, A DISTANCE OF 105.36 FEET TO THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 921, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°26'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 55.68 FEET TO THE SOUTH RIGHT OF WAY LINE OF RHODINE ROAD, ACCORDING TO OFFICIAL RECORD BOOK 2043, PAGE 808, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, EASTERLY 583.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,865.66 FEET, A CENTRAL ANGLE OF 17°54'47", AND A CHORD BEARING AND DISTANCE OF NORTH 71°59'00" EAST 580.91 FEET TO THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°26'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 144.94 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°33'55" WEST, A DISTANCE OF 15.23 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 97.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,027.00 FEET, A CENTRAL ANGLE OF 05°27'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°43'45" EAST 97.80 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 472.82 FEET; THENCE NORTH 27°52'04" EAST, A DISTANCE OF 85.22 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 22.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°04'06", AND A CHORD BEARING AND DISTANCE OF NORTH 53°54'07" EAST 21.95 FEET; THENCE NORTH 85°16'01" EAST, A DISTANCE OF 55.36 FEET; THENCE NORTH 55°26'48" EAST, A DISTANCE OF 24.75 FEET; THENCE SOUTH 89°10'28" EAST, A DISTANCE OF 43.84 FEET TO EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 00°26'05" WEST ALONG SAID EAST LINE, A DISTANCE OF 551.41 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°10'28" WEST, A DISTANCE OF 52.78 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.01 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26749, PAGE 1079, SAME BEING THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°10'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 119.65 FEET; THENCE, LEAVING SAID SOUTH LINE, SOUTH 00°49'32" WEST, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26750, PAGE 438; THENCE SOUTH 89°10'28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 120.01 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 47.74 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 26834, PAGE 582; THENCE SOUTH 01°15'36" WEST ALONG SAID EAST LINE, A DISTANCE OF 50.01 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 90°00'00" WEST, A DISTANCE OF 46.64 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 620.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 17.55 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE SOUTH 00°06'07" EAST ALONG SAID EAST LINE, A DISTANCE OF 48.80 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 17.64 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 366.12 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 61.22 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE SOUTH 89°40'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 50.94 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH

EXHIBIT 1 CONTINUED

03°58'33" WEST, A DISTANCE OF 38.86 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°41'01" EAST A DISTANCE OF 98.95 FEET; 2) SOUTH 00°36'30" EAST, A DISTANCE OF 34.73 FEET; 3) SOUTH 89°39'14" EAST, A DISTANCE OF 1,107.06 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°20'46" WEST, A DISTANCE OF 146.82 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 480.98 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 186.78 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE SOUTH 43°32'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 68.97 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 90°00'00" WEST, A DISTANCE OF 179.27 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.23 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE NORTH 89°40'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°00'00" EAST, A DISTANCE OF 14.94 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 420.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.87 FEET TO SAID SOUTH LINE; THENCE NORTH 89°40'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°00'00" EAST, A DISTANCE OF 16.59 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 122.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 56.11 FEET TO THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE SOUTH 00°03'32" EAST ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 90°00'00" WEST, A DISTANCE OF 56.16 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 719.79 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1,176.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 87.27 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 27094, PAGE 998; THENCE NORTH 88°43'13" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 74.48 FEET THE BOUNDARY OF TROPICAL ACRES SOUTH UNIT 4, ACCORDING TO PLAT BOOK 46, PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 00°36'25" EAST, A DISTANCE OF 43.61 FEET; 2) SOUTH 89°27'14" WEST, A DISTANCE OF 1,321.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 141.831 ACRES.

LESS

COMMENCING AT SAID POINT "A"; THENCE SOUTH 51°13'45" EAST, A DISTANCE OF 512.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 81.86 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 127.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 81.86 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.239 ACRES

OVERALL PROPERTY CONTAINING 141.592 ACRES.

EXHIBIT 1-A

WITHDRAWN PROPERTY

The real property herein referenced in Exhibit 1-A ("Withdrawn Property") was withdrawn pursuant to the Third Amendment to Community Declaration for Cedarbrook (Instrument No. 20222211074 in the Public Records of Hillsborough County), which is incorporated by reference as though fully set forth in the Declaration, and shall no longer be subject to the provisions of the Declaration or the jurisdiction of the Association. The Withdrawn Property is hereby removed and withdrawn from CEDARBROOK and deleted from the encumbrance of the Declaration and other Governing Documents.

Withdrawn Property

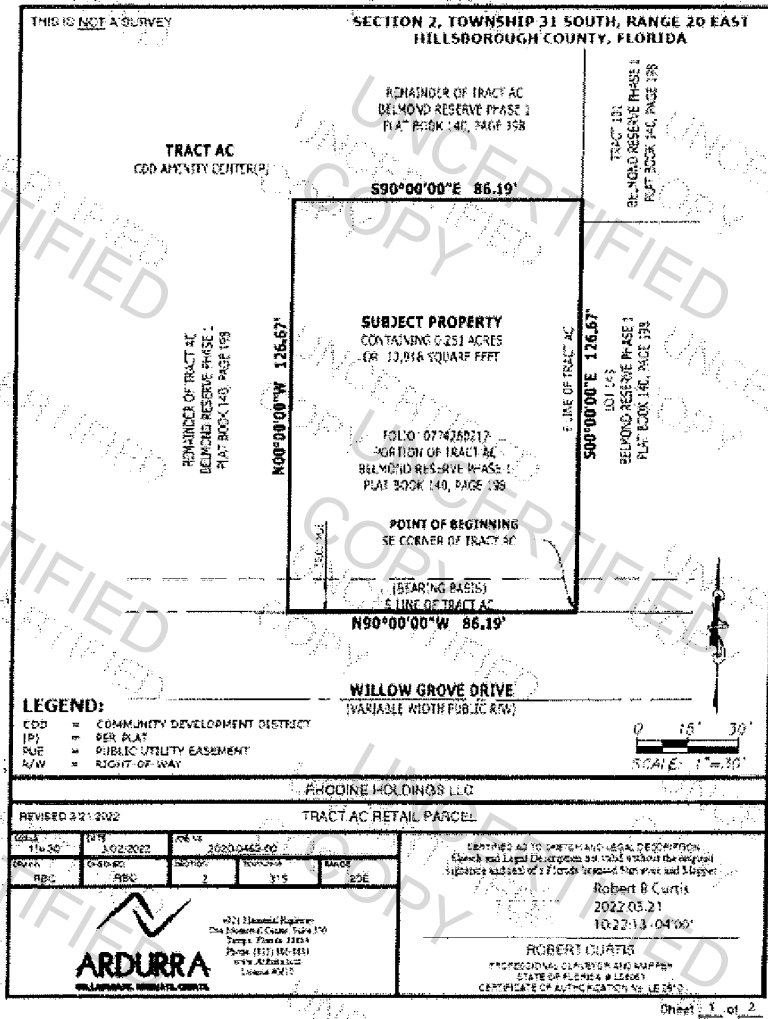


EXHIBIT I-A CONTINUED

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF TRACT AC, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT AC, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID TRACT AC, NORTH 90°00'00" WEST, A DISTANCE OF 86.19 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°00'00" WEST, A DISTANCE OF 126.67 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 86.19 FEET TO THE EAST LINE OF SAID TRACT AC; THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 126.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.251 ACRES OR 10,918 SQUARE FEET.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF TRACT AC, BEING NORTH 90°00'00" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

RINDINE HOLDINGS LLC

TRACT AC RETAIL PARCEL



1911 Professional Highway
One Municipal Center, Suite 100
Tampa, Florida 33604
Phone: (813) 875-8111
www.ardurra.com
License # 2177

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EXHIBIT 2

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ARTICLES OF INCORPORATION

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**CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

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ARTICLES OF INCORPORATION

OF

**CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

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2020-10-12 23:52:23 (GMT)

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ARTICLES OF INCORPORATION
OF
CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.
(A NOT-FOR-PROFIT CORPORATION)

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation not-for-profit, the undersigned does hereby acknowledge:

1. Name of Corporation. The name of the corporation is CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").
2. Principal Office. The principal office of the Association is: 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609.
3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is: 401 East Jackson Street, Suite 2100, Tampa, Florida 33602. The name of the Registered Agent of the Association is:

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
C/O CHRISTIAN F. O'RYAN, ESQ.

4. Definitions. The COMMUNITY DECLARATION FOR CEDARBROOK (the "Declaration") will be recorded in the Public Records of Hillsborough County, Florida, and shall govern all of the operations of a community to be known as CEDARBROOK. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. Purpose of the Association. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (ii) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (iii) administer the interests of the Declarant, Builders, the Association and the Owners.
6. Not for Profit. The Association is a not-for-profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
7. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
 - 7.1 To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, as herein provided;
 - 7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and CEDARBROOK;
 - 7.3 To operate and maintain the SWMS, in the event the District does not own and operate the SWMS. In the event the District does not own and operate all SWMS, the Association shall operate, maintain and manage the SWMS in a manner consistent with the SWFWMD Permit requirements and applicable SWFWMD rules, and shall assist in the enforcement of the provisions of the Declaration that relate to the SWMS. To the extent required by the SWFWMD Permit, the Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the SWMS. In the event the District does not own and operate all SWMS, Assessments may be used for the maintenance and repair of the SWMS and mitigation or preservation areas, including, but not limited to, work within retention areas, drainage structures, and drainage easement.
 - 7.4 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws;

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7.5 To pay all Operating Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

7.6 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration;

7.7 To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; and (b) the prior written consent of the Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

7.8 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of CEDARBROOK to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

7.9 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

7.10 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, CEDARBROOK, the Common Areas, Lots, Parcels and Homes as provided in the Declaration and to effectuate all of the purposes for which the Association is organized;

7.11 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

7.12 To employ personnel and retain independent contractors to contract for management of the Association, CEDARBROOK, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;

7.13 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and CEDARBROOK, as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services;

7.14 To establish committees and delegate certain of its functions to those committees; and

7.15 To have the power to sue and be sued.

8. Voting Rights. Owners, Builders, and the Declarant shall have the voting rights set forth in the Declaration.

9. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
Jeffery S. Hills	111 South Armenia Avenue, Suite 201 Tampa, Florida 33609
Ryan Motko	111 South Armenia Avenue, Suite 201

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Tampa, Florida 33609

Michelle M. Campbell

111 South Armenia Avenue, Suite 201
Tampa, Florida 33609

10. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. If the Association ceases to exist and the District does not own and operate all the SWMS, the responsibility for the operation and maintenance of the SWMS must be transferred to and accepted by an entity which complies with Rule 62-330.310, Florida Administrative Code (2019), and the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SWFWMD prior to such termination, dissolution, or liquidation.

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

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which may be withheld for any reason whatsoever. Further, notwithstanding any other provision herein to the contrary, for so long as a Builder owns any Lot within CEDARBROOK, no amendment to these Articles that materially and adversely affect the Lots owned by such Builder shall be effective unless such amendment receives the prior written consent of such Builder. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments prior to the Turnover. Prior to the Turnover, but subject to the general restrictions on amendments set forth above, the Declarant shall have the right to amend these Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except to the extent limited by applicable law as of the date the Declaration is recorded. The Declarant's right to amend under this Section is to be construed as broadly as possible. In the event the Association shall desire to amend these Articles prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. The Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SWFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's

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regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Limitations.

13.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2 Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of the Declarant.

13.3 Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

14. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

President:	Jeffery S. Hills	111 South Armenia Avenue, Suite 201 Tampa, Florida 33609
Vice President:	Ryan Molko	111 South Armenia Avenue, Suite 201 Tampa, Florida 33609
Secretary/Treasurer:	Michelle M. Campbell	111 South Armenia Avenue, Suite 201 Tampa, Florida 33609

15. Indemnification of Officers and Directors. The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officers may be entitled.

16. Transactions in Which Directors or Officers are Interested. No contract or transaction between the Association and one (1) or more of its Directors or Officers or the Declarant, or between the Association and any other corporation, partnership, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

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2020-10-12 23:52:23 (GMT)

18134418860 From: Stearns Weaver Miller

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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of this 12th day of October, 2020.



Christian F. O'Ryan, Esq.
Incorporator
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

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2020-10-12 23:52:23 (GMT)

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ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been named to accept service of process for the above-stated corporation at the place designated in this certificate, hereby agrees to act in this capacity, and is familiar with, and accepts, the obligations of this position and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

Dated this 12th day of October, 2020.

STEARNS WEAVER MILLER WESSLER
ALHADEFF & SITTERSON, P.A.

By: 
Christian F. O'Ryan, Esq.

Registered Office:

401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Principal Corporation Office:

111 South Armenia Avenue, Suite 202
Tampa, Florida 33609

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EXHIBIT 3

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**BYLAWS
OF
CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.**

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BYLAWS
OF

CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC.

1. Name and Location. The name of the corporation is CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC. ("**Association**"). The Association's principal office shall be located in Florida, or at such other location determined by the Board of Directors (the "Board") from time to time, or as the Association's affairs require.

2. Definitions and Interpretation. All capitalized terms used herein that are not defined shall have the meaning set forth in the Community Declaration for CEDARBROOK. ("**Declaration**") recorded, or to be recorded, in the Public Records of Hillsborough County, Florida, and are incorporated herein by reference and made a part hereof.

"**Minutes**" shall mean the minutes of all member and Board meetings, which shall be in the form required by the Florida Statutes. In the absence of governing Florida Statutes, the Board shall determine the form of the minutes.

"**Official Records**" shall mean all records required to be maintained by the Association pursuant to Section 720.303(4), Florida Statutes (2022).

3. Members and Members' Meetings

3.1. Membership. The Association shall have two (2) classes of membership, Class A and Class B, as defined in the Declaration. The provisions of the Declaration pertaining to membership are incorporated herein by this reference. Members of this Association are referred to generally in these Bylaws as "**Members**" or "**member**".

3.2. Voting Interests. Each owner of a Lot shall be a Member of the Association. No person who holds an interest in a Lot only as security for the performance of an obligation shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. There shall be one (1) vote appurtenant to each Lot. Prior to the Turnover, the Declarant shall have Voting Interests equal to nine (9) votes per Lot owned; provided, however, as to land which is annexed or added pursuant to the terms of the Declaration, the Declarant, as applicable, shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant or the property owner, as applicable, shall be entitled to nine (9) votes per Lot in lieu of the votes per acre. Upon Completion Date, the Declarant shall have Voting Interests equal to one (1) vote for each Lot owned. For the purposes of determining who may exercise the Voting Interest associated with each Lot, the following rules shall govern:

3.2.1. Home Owned By Legally Married Couple. Either spouse (but not both) may exercise the Voting Interest with respect to a Lot. In the event the spouses cannot agree, neither may exercise the Voting Interest.

3.2.2. Trusts. In the event that any trust owns a Lot, the Association shall have no obligation to review the trust agreement with respect to such trust. By way of example, if the Lot is owned by Robert Smith, as Trustee, Robert Smith shall be deemed the Owner of the Lot for all Association purposes. If the Lot is owned by Robert Smith as Trustee for the Laura Jones Trust, then Robert Smith shall be deemed the member with respect to the Lot for all Association purposes. If the Lot is owned by the Laura Jones Trust, and the deed does not reference a trustee, then Laura Jones shall be deemed the member with respect to the Lot for all Association purposes. If the Lot is owned by the Jones Family Trust, the Jones Family Trust may not exercise its Voting Interest unless it presents to the Association, in the form of an attorney opinion letter or affidavit reasonably acceptable to the Association, the identification of the person who should be treated as the member with respect to the Lot for all Association purposes. If Robert Smith and Laura Jones, as Trustees, hold title to a Lot, either trustee may exercise the Voting Interest associated with such Lot. In the event of a conflict between trustees, the Voting Interest for the Lot in question cannot be exercised. In the event that any other form of trust ownership is presented to the Association, the decision of the Board as to who may exercise the Voting Interest with respect to any Lot shall be final. The Association shall have no obligation to obtain an attorney opinion letter in making its decision, which may be made on any reasonable

basis whatsoever.

3.2.3. Corporations. If a Lot is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot. In the absence of such designation, it shall be the person who holds the President position in the official records of the secretary of state on the date of the vote.

3.2.4. Limited Liability Companies. If a Lot is owned by a limited liability company, the company shall designate a person, an officer, employee, or agent who shall be treated as the member who can exercise the Voting Interest associated with such Lot.

3.2.5. Partnerships. If a Lot is owned by a limited partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Lot is owned by a general partnership, any one of the general partners may exercise the Voting Interest associated with such Lot. In the event of a conflict among general partners entitled to exercise a Voting Interest, the Voting Interest for such Lot cannot be exercised.

3.2.6. Multiple Individuals. If a Lot is owned by more than one individual or entity, any one of such individuals may exercise the Voting Interest with respect to such Lot. In the event that there is a conflict among such individuals, the Voting Interest for such Lot cannot be exercised.

3.2.7. Liability of the Association. The Association may act in reliance upon any writing or instrument or signature, whether original or by Electronic Transmission, which the Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as the Association acts in good faith, the Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that the Association permitted or denied any person the right to exercise a Voting Interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.3. Annual Meetings. The annual meeting of the members ("**Annual Members Meeting**" or "**annual meeting**") shall be held at least once each calendar year on a date, at a time, and at a place to be determined by the Board. Until the Owners are entitled to elect a director or a majority of the directors, the holding of an annual meeting for the purposes of upholding the yearly statutory election shall not be necessary unless there is other member business properly taken up on the agenda.

3.4. Special Meetings of the Members. Special meetings of the members (a "**Special Members Meeting**") may be called by the President, a majority of the Board, or upon written request of thirty percent (30%) of the Voting Interests of the members. The business to be conducted at a Special Members Meeting shall be limited to the extent required by Florida Statutes.

3.5. Notice of Members Meetings. Written notice of each members meeting shall be given by, or at the direction of, any officer of the Board or any management company retained by the Association. A copy of the notice shall be given to each member entitled to vote, not less than ten (14) days before the meeting (provided, however, in the case of an emergency, two (2) days' notice will be deemed sufficient), unless otherwise required by Florida law. Written notice is effective (i) when mailed, or (ii) when transmitted by any form of Electronic Transmission. The notice shall specify the place, day, and hour of the meeting and, in the case of a Special Members Meeting, the general purpose of the meeting. Alternatively, and to the extent not prohibited by the Florida Statutes, as amended from time to time, the Board may, by majority consent, adopt from time to time, other procedures for giving notice to the

members of the Annual Members Meeting or a Special Members Meeting. By way of example, and not of limitation, such notice may be included in a newsletter sent to each member.

3.6. Waiver of Notice. A Member's attendance at any meeting constitutes a waiver by such Member of notice of the time, date, and place thereof, and of all defects in notice, unless an objection on the basis of lack of proper notice is raised at the time the meeting is called to order. Attendance at a special meeting shall also be deemed a waiver of notice of all business transacted at such meeting unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.

3.7. Quorum of Members. Until the Turnover, a quorum shall be established by the Declarant's presence, in person or by proxy, at any meeting. After the Turnover, a quorum for purposes of conducting business shall be established by the presence, in person or by proxy, of the members entitled to cast thirty percent (30%) of the total Voting Interests, pursuant to Section 720.306(1)(a), Florida Statutes (2022). To the extent permitted by applicable law, as amended from time to time, members may attend members' meetings and vote as if physically present via real-time videoconferencing, or similar real-time electronic or video communication as long as the person can appear visually and be seen by other members in physical or virtual attendance. A member's attendance via real-time videoconferencing, or similar real-time electronic or video communication shall count toward the quorum requirements as if such member was physically present. In the event members elect not to be physically present at a members' meeting, the Association must have a way for such member, when called upon, to be able to be heard by the Board or committee members attending in person as well as by any members present at the meeting. Notwithstanding the foregoing or any other provision of these Bylaws to the contrary, members may only attend and participate via real-time videoconferencing, or similar real-time electronic or video communication and count toward quorum, only if a majority of the Board approved such manner of attendance in writing at least fourteen (14) days prior to the meeting.

3.8. Continued Meetings. When the date, time, and place of a continued meeting is announced at the meeting, the Association shall not be required to provide any additional notice to Members.

3.9. Action of Members. Decisions that require a vote of the members must be made by a concurrence of a majority of the Voting Interests present and represented at a meeting at which a quorum has been obtained unless provided otherwise in the Declaration, the Articles, or these Bylaws.

3.10. Proxies. At all meetings, members may vote their Voting Interests in person, by proxy, in writing, by ballot, or by electronic vote, or any combination thereof. In addition, to the extent permitted by the Board and to extent the Association adopted technology that facilitates voting remotely, members may also cast their votes utilizing such technology and participating via telephone, real-time videoconferencing, or similar real-time electronic or video communication. All proxies shall comply with the provisions of Section 720.306(8), Florida Statutes (2022), as amended from time to time, be in writing, and be filed with the Secretary at, or prior to, the meeting. Though an undelivered proxy expires 90 days after the meeting for which it was originally given, upon delivery to the secretary, proxies register a member's vote with the Association, unless and until that vote is revoked and/or a subsequent proxy is given. Every proxy shall be revocable prior to the meeting for which it is given. Proxies may not be used for electing members to the Board of Directors, as each member must vote his or her own ballot.

3.11. Voting Requirements. Members shall have such voting rights as are expressly set forth in these Bylaws, the Articles or the Declaration, which provisions are specifically incorporated by this reference. Except where these Bylaws, the Articles or the Declaration establish different voting requirements or expressly require the approval of Declarant or any other Person, the majority vote of those Members present and entitled to vote shall constitute the act of the membership. Only those Members shown as Members in good standing upon the Association's books are entitled to vote.

3.11.1. The following actions must be approved by two-thirds (2/3) of the total votes of each class of Members, present in person or by proxy and voting at a duly convened meeting at which a quorum is present, and by Declarant for so long as Declarant is a Member: (i) any mortgaging of the Association's

property; (ii) any merger or consolidation of the Association; or (iii) any dissolution of the Association.

3.11.2. Any purchase of additional lands to be owned by the Association for the benefit of Owners or Members must be approved by two-thirds (2/3) of the total voting interests of the Members present in person or by proxy, at a meeting duly convened for such a purpose at which a quorum is present, and by Declarant for so long as Declarant is a Member.

4. Election and Appointment of Directors

4.1. Number. The affairs of the Association shall be managed by a Board of Directors consisting of no less than three (3) persons and no more than five (5) persons ("Director" or "Directors"). Directors appointed by the Declarant need not be members of the Association. Directors elected by Owners and Builders must be members of the Association. Pursuant to Section 720.307(2), Florida Statutes (2022), Owners are entitled to elect one (1) Director (the "Pre-Turnover Director") when fifty percent (50%) of all the Lots ultimately planned for the Association are conveyed to Owners other than the Declarant, provided the Owners exercise such right. In the event the Owners do not exercise the right to elect the Pre-Turnover Director, then a vacancy on the Board shall occur and the remaining Directors may fill such vacancy. The Board of Directors may change the size of the Board at a duly noticed board meeting at least 30 days prior to an annual election, but under no circumstances may board seat terms be cut short, may standing directors receive a shortened term, or may a majority of directors be in the same election. The staggered scheme must always remain intact.

4.2. Term of Office. Pre-Turnover, Directors shall serve one (1) year terms. Directors, prior to Turnover, are appointed by the Declarant, unless otherwise required by Florida Law. Beginning with Turnover, Directors shall serve 3-year staggered terms. Directors shall serve until replaced. The staggered term shall always remain in place, the seat shall always carry a three-year term, and a majority of the Directors shall not be up for vote in a single election. Starting at the Turnover meeting, in order to initially stagger the terms on the Board of Directors, the members shall elect three (3) Directors: one (1) Director for a term of one (1) year, one (1) Director for a term of two (2) years, and one (1) Director for a term of three (3) years. The candidate with the most votes shall serve as the Director for three (3) years; the candidate receiving the second highest number of votes shall serve as Director for two (2) years; and the candidate receiving the third highest number of votes shall serve as Director for one (1) year. At each Annual Members Meeting thereafter, the Members shall elect one (1) Director for a term of three (3) years. In the event of a holdover Director, a Special Meeting may be called by the Members, in which case the Governing Document's election procedures will be triggered.

4.3. Removal and Resignation. Any vacancy created by the resignation or removal of a Director appointed by the Declarant may be replaced by the Declarant. The Declarant may replace or remove any Director appointed by the Declarant in the Declarant's sole and absolute discretion. In the event of death or resignation of a Director elected by the members, a majority of the remaining Directors may fill such vacancy at a meeting or in writing. For the purposes of vacancy or removal, a quorum is not needed for appointment (even a sole remaining Director may appoint and fill the rest of the Board as a result of vacancies, without any quorum requirement). Should the Board only have a single remaining Director, such final serving Director's resignation will not be deemed effective until accepted by a majority of the Members present at a member's meeting called for such purpose. Properly elected Directors may be removed, only with the vote of a majority of the total Voting Interests according to the procedures contained in the Florida Statutes.

4.4. Compensation. No Director shall receive compensation for any service rendered as a Director to the Association; provided, however, any Director may be reimbursed for actual expenses incurred as a Director.

4.5. Action Taken Without a Meeting. Except to the extent prohibited by law, the Board shall have the right to take any action without a meeting by obtaining the written approval of the required number of Directors. Any action so approved shall have the same effect as though taken at a meeting of Directors and shall be ratified at the next Board of Directors meeting and placed into the minutes.

4.6. Appointment and Election of Directors. Until the Turnover, the Declarant shall have the unrestricted power to appoint a majority of the Directors of the Association. Subject to the Declarant's right to appoint a Director as permitted by Section 720.307(3), Florida Statutes (2022), from and after the expiration of the Turnover, or such earlier date determined by the Declarant in its sole and absolute discretion, the members shall elect Directors of the Association at or in conjunction with the Annual Members Meeting. Unless otherwise specified, the Turnover shall serve as that calendar year's annual meeting.

4.7. Nomination. Prior to each election at which Owners are entitled to elect any of the Directors, the Board shall prescribe (and communicate to the members) the opening date and the closing date of a reasonable filing period ("Candidate Filing Period") in which every eligible person who has an interest in serving as a Director may file as a candidate for such Director position. Should there be a significant amount of candidates interested in running for a limited number of seats, the Board may also decide to appoint a Nominating Committee to help centralize and standard information and who will make nominations for the best candidates' election of Directors to the Board. Any Member may nominate himself or herself as a candidate by notice to the Nominating Committee (or to the Secretary if there is no Nominating Committee) within the Candidate Filing Period. Please see Appendix B for the Nominating Committee's role and responsibilities.

4.8. Election. Each member may cast as many votes as the member has under the provisions of the Declaration, for each vacancy on which such member is entitled to vote; each member must cast their own ballot. If the number of candidates nominated is equal to or less than the number of positions to be filled, then those candidates shall be deemed elected without the necessity of a vote. If the number of candidates nominated exceeds the number of positions to be filled, an election shall be held, and the person receiving the largest number of votes cast by the members (for each vacancy on which such members are entitled to vote) is elected. Cumulative voting is not permitted.

4.8.1. Election Disputes. Any election dispute between a Member and the Association shall be resolved by non-binding arbitration or through court action. No election dispute may be resolved by binding arbitration unless both parties agree in writing. All arbitration decisions, and all issues raised in arbitration, election or not, are appealable *de novo*, to the circuit court of competent jurisdiction.

4.8.1.1 Notice of Contest. Prior to submitting an election dispute to any state, judicial, administrative, or organizational dispute process, the filing party must provide, as a condition precedent, a 14 day notice prior to filing ("Notice of Contest"). The Notice of Contest must provide the enumerated election infractions specifically listed, the specific request for relief, and if seeking non-binding arbitration, three listed arbitrators to choose from. Should a party not provide a Notice of Contest in the specific form required with the specific enumerations, then as a matter of law, such party will be deemed to have failed to meet a condition precedent of this Declaration, and any and all claims or actions filed with any court, administrative body, state arbitrator, or judicial process, including the division of business and professional regulation, and such filing will be required to be dismissed, at once, without prejudice; such party will be required to pay any and all costs and fees for the dismissal and will be required to provide a proper 14 day Notice of Contest with the proper enumerations before refiling any election dispute.

4.8.1.2 Exclusive Jurisdiction. For the purposes of election disputes, the courts of competent jurisdiction shall have exclusive jurisdiction over any and all matters of law or declarative interpretations of provisions of the Governing Documents that needed to be decided in order to otherwise hear the specific election dispute item, including but not limited to any interaction between the statute, the Declaration, the Bylaws, and the Articles, or any other conflict of law determination involving the Governing Documents, determinations of quorum, or determinations of statute retroactivity. By virtue of this document, the Court is ordered to provide a mandatory injunction of any election dispute filing, to be given and served upon any non-judicial entity, in order for a court of competent jurisdiction to rule as a declaratory action on any matters of law underlying any election dispute. For purposes of this provision, example issues of law would include but are not limited to the validity of Governing Documents, validity of amendments, amendment

challenges, quorum determinations, the nomination provisions and process, appointment provisions, recall provisions, assessment issues, violation issues, suspension issues, delinquency issues, acclamation issues, issues with suspensions, or any other issue at law, as such issues by virtue of these Governing Documents are the sole and exclusive jurisdiction of the courts to be decided by the courts, prior to any interpretative body ruling on an election dispute item.

4.8.1.3 All non-judicial rulings may be appealed within 30 days of the ruling to the Circuit Court of the County, *de novo* review.

4.8.1.4 This provision is specifically included and intended to override anything to the contrary as a way of quickly, efficiently, and cost effectively solving disputes to elections, receiving efficient rulings from courts that are binding and serve as precedent for the Association on any real issues of conflicting interpretation, and is intended to significantly limit DBPR arbitration which has significant flaws of no precedent, unclear guidance, lengthy delays, and often ends up costly for all homeowners in the community.

4.8.1.5 Any challenge to the election process must be commenced within sixty (60) days after the date of the election.

5. Board Meetings

5.1. Regular Meetings. Regular meetings of the Board may be held on a schedule adopted by the Board from time to time. Meetings shall be held at such place and hour as may be fixed, from time to time, by resolution of the Board, legal liaison, or Board President.

5.2. Special Meetings. Special meetings of the Board shall be held when called by the President, or by any two (2) Directors. Each Director shall be given not less than two (2) days' notice except in the event of an emergency. Notice may be waived. Attendance shall be a waiver of notice. Telephone conference and virtual Director attendance at Board meetings are permitted.

5.3. Emergencies. In the event of an emergency involving immediate danger of injury or death to any person or damage to property, if a meeting of the Board cannot be immediately convened to determine a course of action, the President or, in his absence, any other officer or director, shall be authorized to take such action on behalf of the Association as shall be reasonably required to appropriately respond to the emergency situation, including the expenditure of the Association funds in the minimum amount as may be reasonably required under the circumstances. The authority of officers to act in accordance herewith shall remain in effect until the first to occur of the resolution of the emergency situation or a meeting of the Board convened to act in response thereto.

5.4. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting, at which a quorum is present, or in writing in lieu thereof, shall be an action of the Board. Directors may attend meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director's participation in a meeting via telephone, real-time videoconferencing, or similar real-time electronic or video communication counts toward a quorum, and such Director may vote as if physically present. A speaker must be used so that the conversation of Directors not physically present may be heard by the Board, as well as by any members present at the meeting. The Board may, by majority consent, permit Members to attend Board meetings via telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Member participating in a Board meeting by this means is deemed to be present in person at the meeting and shall be required to follow all rules and regulations of such meeting.

5.5. Open Meetings. Meetings of the Board, unless with legal, shall be noticed and any Members who wish to observe the meeting, may attend at the proper time and date of the meeting as the Board conducts business.

5.6. Voting. Directors shall cast votes in the manner provided in the Florida Statutes. In the absence of

a statutory provision, the Board shall establish the manner in which votes shall be cast.

5.7. Notice of Board Meetings. Notices of meetings of the Board shall be posted in a conspicuous place on the Common Areas at least 48 hours in advance, except in an event of an emergency. Alternatively, notice may be given to members in any other manner provided by Florida Statute, as amended from time to time. By way of example, and not of limitation, notice may be given in any newsletter distributed to the members. Written notice of Board meetings also may be provided when transmitted by any form of Electronic Transmission. For the purposes of giving notice, the area for notices to be posted selected by the Board shall be deemed a conspicuous place. For the levying of Installment Assessments and annual budget, the Governing Documents provisions are to be followed.

5.7.1. Waiver of Notice. Transactions of any Board meeting, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice is (1) a quorum is present, and (2) either before or after the meeting each Director not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the meeting's purpose. Notice of a meeting also shall be deemed given to any Director who attends the meeting without protesting before or at its commencement about the lack of adequate notice. Should the Association take action upon such, the action is binding on the Corporation and all Members, and cannot be retroactively undone based upon technical interpretations of meetings, quorum, or documented or undocumented votes in the minutes.

5.7.2. Open Meetings. Meetings of the Board, unless with legal counsel, shall be noticed in a conspicuous place as to the date, time, and location of the meeting at least forty-eight (48) hours in advance. Members are free to observe the meeting as the Board conducts agenda item votes to spend money, execute contracts, or delegate corporate authority.

5.8. Board Meetings, Generally. The President, his appointed representative or selected professional shall preside over all Board meetings, provided that in the Presidents absence, the Vice President or another Board designee shall preside. The Secretary shall ensure that minutes of the meetings are kept and that all resolutions adopted and all other transactions occurring at such meetings are recorded in the minute books. The Board may adopt reasonable written rules governing the right of Members to speak. All business conducted at a meeting must receive a proper motion and vote. The parameters of the corporate process, including the Board Meeting Appendix are incorporated by reference to these Bylaws, and are more fully laid out in Exhibit I to these Bylaws. The Directors take action through majority vote on properly motioned agenda items.

5.9. Purpose of Board of Directors Meetings. Board Meetings are called, when needed. Board meetings are needed when the Directors must: (1) vote on executing vendor contracts, (2) vote to authorize the spending of money (not already authorized in the vendor contract, the management contract, the Governing Documents, another writing or document, and that has not been delegated to a chair, officer, or Director), and/or (3) to delegate corporate authority to act and clarify the exact scope, deadline, and responsible party of a business agenda items, to be prepared for a majority vote at an upcoming meeting, in substantially the following form:

Agenda Item:	Community-Wide "Back to School" Yard Sale
Scope/output:	(a) Confirm Best Date (pick Saturday in Early September), (b) Create a Flyer, (c) Request Funds Needed and Use (Excel), (d) Plan for Announcement, (e) CDD/County Approvals and Timelines
Deadline:	45 days – Materials submitted before May's Board Meeting
Responsible Party:	Laura Wilson, Lead Chair; Robert Smith, Co-Chair
Other Parties Involved:	CDD, Events Committee, Directors, Manager
Spending Authority:	\$2,500
Reports To:	Director, Trent Jones

[Board Meeting Principle: If it is important enough to take time at a Board meeting to bring it up or discuss it, it's important enough to volunteer for it, and it's important enough to give 30 seconds of the Board's meeting time to assign a project, a scope, a responsible party, spending authority, if

any, and a deadline. Association business is voted on by Directors, but is not accomplished by Directors. Accordingly, the inverse is also true: if it is not important enough to take the time at a Board meeting to assign it a project, scope, responsible party, and deadline, then the issue is not important enough to even bring it up and discuss it with the limited resource of the Board's time at meetings. A Board that fails to abide by this principle leaves the Directors and leaders of the Association rudderless, agenda-less, objective-less, with few resources, volunteers, and a significantly large group of disenfranchised members with mismatched expectations of the Directors' role, scope, accomplishments, and powers.]

5.10. Action Without a Meeting. Any Board action taken or to be taken at a Board meeting may be taken without a meeting if a written consent to such actions is signed by all Directors and filed in the minutes of the Board. Such consent shall have the same force and effect as a unanimous vote. Such decision or action should be ratified at a subsequent meeting or documented via executed Board Resolution.

5.11. Project Based Leads and Standing Committee Leads. The Board of Directors will appoint responsible parties for specific projects (i.e., Cell Tower project) whose scope lasts for the duration of the project, and it will also have standing responsible parties, chairs, leads, and committees, (i.e., Landscaping, ARC, Enforcement/Fining), that exist in perpetuity, and whose leadership may be interchanged at the Board's sole discretion.

6. Powers and Duties of the Board of Directors

6.1. Powers. The Board shall have, subject to the limitations and reservations set forth in the Declaration and Articles, the powers reasonably necessary to manage, operate, maintain and discharge the duties of the Association, including, but not limited to, the power to cause Association to do the following:

6.1.1. General. Exercise all powers, duties and authority vested in or delegated to the Association by law and in these Bylaws, the Articles, the Rules and Regulations, the Declaration, and any other provision of the Governing Documents, including, without limitation, adopt budgets, levy assessments and charges, enter into contracts with Telecommunications Providers for Telecommunications Services.

6.1.2. Rules and Regulations. Adopt, publish, promulgate and enforce rules and regulations governing the use of CEDARBROOK by the Owners, Members, tenants and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

6.1.3. Enforcement. Suspend the right of use of the Common Areas (other than for vehicular and pedestrian ingress and egress and for utilities) of a member during any period in which such member shall be in default in the payment of any Assessment or charge levied, or collected, by the Association.

6.1.4. Declare Vacancies. Declare the office of a Director on the Board to be vacant in the event such Director shall be absent from three (3) consecutive regular Board meetings.

6.1.5. Hire Employees and/or Independent Contractors. Engage, on behalf of the Association, managers, independent contractors, or such other employees as it deems necessary, to prescribe their duties and delegate to such manager, contractor, etc., any or all of the duties and functions of the Association and/or its officers.

6.1.6. Common Areas. Acquire, sell, operate, lease, manage and otherwise trade and deal with property, real and personal, including the Common Areas, as provided in the Declaration, and with any other matters involving the Association or its members, on behalf of the Association or the discharge of its duties, as may be necessary or convenient for the operation and management of the Association and in accomplishing the purposes set forth in the Declaration.

6.1.7. Granting of Interest. Grant licenses, easements, permits, leases, or privileges to any

individual or entity, which affect Common Areas and to alter, add to, relocate or improve the Common Areas as provided in the Declaration.

6.2. Duties. The Board of Directors must implement by a majority vote the following duties:

6.2.1. As more fully provided in the Declaration:

6.2.1.1. Prepare and adopt an annual budget, including maintenance of Common Area, and if elected by the membership in the manner prescribed by Florida law, to establish reserve accounts for replacement of those parts of the Common Area which have a limited useful life span;

6.2.1.2. Budget and fix the amount of the Annual Maintenance Assessment against each Lot at least thirty (30) days before the fiscal year begins;

6.2.1.3. Establish and fix the amount of other assessments described in the Declaration;

6.2.1.4. Send written notice of the amount of the Annual Maintenance Assessment to be levied pursuant to the annual budget to each Owner at least fourteen (14) days before the fiscal year begins;

6.2.1.5. Implement a policy to foreclose the lien against any Lot for which any amounts owed to the Association have not been paid, in accordance with the Declaration and applicable law or to bring action at law against Owner personally obligated to pay the same; and

6.2.1.6. Implement a policy to levy and collect fines, individual assessments, abatement charges, other association amounts or impose sanctions for non-compliance with any provision of the Declaration and other published guidelines and standards imposed under the Declaration in the manner provided by the Declaration and other applicable law;

6.2.2. Provide for the operation, care, upkeep, and maintenance of the Common Area and Common Maintenance Areas, not owned and operated by the CDD;

6.2.3. Contract with and/or employ any and all contractors, managers, employees, or other personnel or entities necessary to carry out the duties and obligations of the Association contained in the Governing Documents;

6.2.4. Supervise employees, officers, and chairs of the Association and, where appropriate, provide for compensation of such employees for the purchase of necessary equipment, supplies, and materials to be used by such employees in the performance of their duties;

6.2.5. Enter into, preform, and enforce contracts and other agreements between the Association and third parties;

6.2.6. Open bank accounts on the Associations behalf and designate signatories;

6.2.7. Deposit all funds received on the Association's behalf in bank depository which the Board shall approve, and use such funds to operate the Association; however, in the Board's business judgment any reserve funds may be deposited in depositories other than banks;

6.2.8. Prepare, provide, and file such financial reports and other reports.

6.3. Vote. The Board shall exercise all powers so granted to the Association, except where the Declaration, Articles or these Bylaws specifically require a vote of the members.

6.4. Limitations. Until the Turnover, the Declarant shall have and is hereby granted a right to disapprove

or veto any such action, policy, or program proposed or authorized by the Association, the Board, the ACC, any committee of the Association, or the vote of the members. This right may be exercised by the Declarant at any time at the later of sixty (60) days following written notice of the action or decision, or sixty (60) days after a meeting held pursuant to the terms and provisions hereof, whichever comes later. This right to disapprove may be used to veto proposed actions but shall not extend to the requiring of any action or counteraction on behalf of the Association, the Board, the ACC or any committee of the Association.

7. Obligations of the Association. The Association, subject to the provisions of the Declaration, Articles, these Bylaws, the Rules and Regulations, or any other provision of the Governing Documents, shall discharge such duties as necessary to operate the Association pursuant to the Declaration, including, but not limited to, the following:

7.1. Official Records. Maintain and make available all Official Records;

7.2. Supervision. Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

7.3. Assessments and Fines. Fix and collect the amount of the assessments, individual assessments, abatement expenses, professional fees, association amounts or fines; and take all necessary legal action, including but not limited to liens, foreclosures, any remedy at law, or any remedy granted by Chapter 720, Florida Statutes (2022); and pay, or cause to be paid, all obligations of the Association or where the Association has agreed to do so, of the members; and

7.4. Enforcement. Enforce the provisions of the Declaration, Articles, these Bylaws, and Rules and Regulations, and any provision of the Governing Documents.

8. Officers and Their Duties

8.1. Officers. The initial officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer.

8.2. Election and Appointment of Officers. After the Turnover, and except as set forth herein, the election of officers shall be by a majority of the Board and shall take place at the first meeting of the Board following (i) any new member Board Certification necessary, and (ii) the Annual Members Meeting. The Board of Directors by majority vote shall elect and appoint all Association officers.

8.3. Term. The officers named in the Articles shall serve until their replacement by the Board. The officers of the Association shall hold office until their successors are appointed or elected unless such officer shall sooner resign, be removed, or otherwise disqualified to serve.

8.4. Special Appointment. The Board may appoint such other officers, chairs, or committee Members in writing and delegate proper scope, authority, and deadlines for accomplishing day to day business of the Association, as the Association may require, each of whom shall hold office for such stated duration, and have such authority, and perform such duties as the Board may, from time to time, determine in the minutes or in writing.

8.5. Resignation and Removal. Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time by giving written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein. Acceptance of such resignation shall not be necessary to make it effective.

8.6. Vacancies. A vacancy in any office shall be filled by appointment of the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the replaced officer.

8.7. Multiple Offices. The office of President and Vice-President shall not be held by the same person. All other offices may be held by the same person.

8.8. Duties. The duties of the officers are as follows:

8.8.1. President. The President shall preside at all meetings of the Association and Board, shall ensure all responsible parties and Directors are prepared for the meeting, and shall have the actual and apparent authority to sign contracts, documents, leases, mortgages, deeds and other written instruments and perform such other duties as may be required by the Board. The President shall be a Director on the Board.

8.8.2. Vice President. The Vice President shall act in the place and stead of the President in the event of the absence, inability or refusal to act of the President, and perform such other duties as may be required by the Board.

8.8.3. Secretary. The Secretary shall ensure discussion at a Board Meeting follows a proper vote and proper motion to second that vote. The Secretary shall record the votes and keep the action Minutes of all meetings, recording the proper motion, second, Director vote, scope, authority, deadline, and responsible party lead. The Secretary shall keep the corporate seal of the Association and affix it on all papers required to be sealed; shall be responsible for confirming notice of meetings is carried out properly; shall be responsible for ensuring appropriate current records show the names of the members of the Association together with their addresses; and shall record proxy votes upon receipt; shall cast proxies in the manner provided on the proxy, or if the general proxy power is granted to the Secretary, shall cast such proxies as determined by a majority of the Board; and shall perform such other duties as required by the Board.

8.8.4. Treasurer. The Treasurer shall cause to be received and deposited in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Board. The Treasurer shall sign, or cause to be signed, all checks, and promissory notes of the Association; shall cause to be kept proper books of account and accounting records required pursuant to the provisions of Section 720.303, Florida Statutes (2022); and shall cause to be prepared in accordance with generally accepted accounting principles all financial reports required by the Florida Statutes; shall confirm and oversee that next year's assessment amount is voted upon by the Board; and shall perform such other duties as required by the Board.

9. Committees and Chairs.

9.1. General. The Board, from time to time, may appoint or dissolve offices, chairs, and committees as the Board deems appropriate in carrying out the day to day standing business or special projects of the Association in between Board meetings, and to serve at such scope, authority, and for such periods as the Board may designate in meeting minutes or in writing, including by Board resolution.

9.2. Architectural Control Committee. The Declarant shall have the sole right to appoint the members of the Architectural Control Committee ("ACC") until the Community Completion Date. Upon expiration of the right of the Declarant to appoint members of the ACC, the Board shall appoint the members of the ACC. As provided under the Declaration, the Association shall have the authority and standing to seek enforcement in courts of competent jurisdiction any decisions of the ACC.

10. Records.

The official records of the Association shall be available for inspection by any Member at the principal office of the Association. Copies may be purchased, by a member, at a reasonable cost. The Association may comply with an official records request by making or having the records available to a Member electronically via the Internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. The Association may charge reasonable costs and expenses, including professionals and personnel, if in written resolution for any such inspection. The Association must allow a member to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of the official records in lieu of the Association providing the member with a copy of such records, however, under no circumstances is the Association required to purchase, provide, or allow a thumb drive or any other technological device that can be inserted into any computer or technological

device. The Association may not charge a digital device fee to a Member.

11. Corporate Seal. The Association may have an impression seal in circular form.
12. Amendments.

12.1. General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Bylaws shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Bylaws, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2. Amendments Prior to the Turnover. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws as it deems appropriate and record such amendment in the official records of the County, without the joinder or consent of any person or entity whatsoever, except as limited by applicable law as it exists on the date the Declaration is recorded, or except as expressly set forth herein. The Declarant's right to amend under this provision is to be construed as broadly as possible. In the event the Association shall desire to amend these Bylaws prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. Thereafter, the Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3. Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth above, these Bylaws may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly called meeting of the members. A quorum for any meeting of the Members for the purpose of adopting amendments after the Turnover shall be established by the presence, in person, by proxy, by ballot, or in writing, of the Members entitled to cast ten percent (10%) of the total Voting Interests. Notwithstanding the foregoing, these Bylaws may be amended after the Turnover by a majority of the Board acting alone to change the number of Directors on the Board. Such change shall not require the approval of the members. Any change in the number of Directors shall not take effect until the next Annual Members Meeting. Notwithstanding any other provision herein to the contrary, after the Turnover, no amendment to these Bylaws shall affect the rights of Declarant or any Builder unless such amendment receives the prior written consent of Declarant or such Builder, which may be withheld for any reason whatsoever.

12.4. Compliance with HUD, FHA, VA, FNMA, GNMA, and SWFWMD. Prior to the Turnover, the Declarant shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners or Members, or any other party shall be required or necessary to such amendment. After the Turnover Date, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Bylaws, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SWFWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Owners or Members, or any other party, shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Declarant's Right to Disapprove

13.1. Notice to Declarant. For so long as Declarant is a Member, the Association shall give Declarant

written notice of all meetings of the Members, the Board, and committees and any actions that any of them propose to take by written consent in lieu of a meeting. The Association shall give such notice to Declarant at Declarant's principal address as it appears on the Department of State's records or at such other address as Declarant has designated in writing to the Association, or as to Board meetings, in accordance with these Bylaws. Such notice shall set forth with reasonable particularity the agenda to be followed at such meeting.

13.2. Declarant's Right to Disapprove. So long as Declarant holds any Lot for sale in the ordinary course of business, Declarant shall have a right to disapprove any action, policy, or program of the Association, the Board, and any committee that, in Declarant's sole judgment, would tend to impair rights of Declarant or Builders under the Declaration or these Bylaws, interfere with development or construction of any portion of the Property, or diminish the level of services the Association provides. This right is paramount.

14. Conflict. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall control, unless otherwise specified.

15. Fiscal Year. The first fiscal year shall begin on the date of incorporation and end on December 31st of that year. Thereafter, the fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

16. Miscellaneous

16.1. Florida Statutes. Whenever these Bylaws refers to the Florida Statutes, it shall be deemed to refer to the Florida Statutes as they exist and are effective on the date these Bylaws are recorded in the Public Records except to the extent provided otherwise as to any particular provision of the Florida Statutes.

16.2. Severability. Invalidation of any of the provisions of these Bylaws by judgment or court order shall in no way affect any other provision, and the remainder of these Bylaws shall remain in full force and effect.

16.3. Place. For purposes of these Bylaws, "place" may mean digital forum with audio/video conferencing or may be a physical location, landmark, or physical forum.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned, being the Declarant hereunder, has hereunto set its hand and seal this 17th day of August, 2023.

WITNESSES:

"DECLARANT"

BELMOND RESERVE DEVELOPMENT, LLC

By: [Signature]
Print Name: J. Clarke Brannon
By: [Signature]
Print Name: Carlos de la Ossa

By: [Signature]
Name: Nicholas Dister
Title: Authorized Representative

[Company Seal]

STATE OF FLORIDA)
COUNTY OF HILLBOROUGH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2023, by Nicholas Dister, as Authorized Representative of BELMOND RESERVE DEVELOPMENT, LLC, on behalf of the company, who is personally known to me or who has produced _____ as identification.

My commission expires:

[Signature]
NOTARY PUBLIC, State of Florida at Large
Print Name _____



BOARD MEETING APPENDIX A
[EXHIBIT 1 TO BYLAWS]

A. **Board Meetings, Generally.** The President, his appointed representative or selected professional shall preside over all Board meetings, provided that in the Presidents absence, the Vice President or another Board designee shall preside. The Secretary shall ensure that minutes of the meetings are kept, action minutes that document the motion, vote, scope, responsible party, and deadline, and that all resolutions adopted and all other transactions occurring at such meetings are recorded in the minute books or Official Records. The Board may adopt reasonable written rules governing the right of Members to speak. All business conducted at a meeting must receive a proper motion and vote. This appendix to the Bylaws details the parameters of the corporate process for Board meetings:

B. **Purpose of Board of Directors Meetings.** Board Meetings are called, when needed. Board meetings are needed when the Directors must: (1) vote on executing vendor contracts, (2) vote to authorize the spending of money (not already authorized in the vendor contract, the management contract, the Governing Documents, another writing or document, and that has not been delegated to a chair, officer, or director), and/or (3) to delegate corporate authority to act and clarify the exact scope, deadline, and responsible party of a business agenda items, to be prepared for a majority vote at an upcoming meeting, in substantially the following form:

Agenda Item:	Community-Wide "Back to School" Yard Sale
Scope/output:	(a) Confirm Best Date (pick Saturday in Early September), (b) Create a Flyer, (c) Request Funds Needed and Use (Excel), (d) Plan for Announcement, (e) CDD/County Approvals and Timelines
Deadline:	45 days – Materials submitted before May's Board Meeting
Responsible Party:	Laura Wilson, Lead Chair; Robert Smith, Co-Chair
Other Parties Involved:	CDD, Events Committee, Directors, Manager
Spending Authority:	\$2,500
Reports To:	Director, Trent Jones

***Board Meeting Principle:** If it is important enough to take time at a Board meeting to bring it up or discuss it, it's important enough to volunteer for it, and it's important enough to give 30 seconds of the Board's meeting time to assign a project, a scope, a responsible party, spending authority, if any, and a deadline. Association business is voted on by Directors, but is not accomplished by Directors. Accordingly, the inverse is also true: if it is not important enough to take the time at a Board meeting to assign it a project, scope, responsible party, and deadline, then the issue is not important enough to even bring it up and discuss it with the limited resource of the Board's time at meetings. A Board that fails to abide by this principle leaves the Directors and leaders of the Association rudderless, agenda-less, objective-less, with few resources, volunteers, and a significantly large group of disenfranchised members with mismatched expectations of the Directors' role, scope, accomplishments, and powers.*

C. **Setting Agenda Items for Vote: Responsible Party.** Each agenda item at a board meeting should have a Responsible Party next to it. Responsible party/parties may be chairs, officers, Directors, committees, vendors, attorneys, or managers ("**Responsible Party**"). Responsible Parties are appointed, selected, or assigned by the Board of Directors. Responsible parties are responsible and accountable for the execution of day-to-day corporation business agenda item action, with a clear scope and deadline, for the responsible party to achieve the work of the corporation in between meetings.

***Important Corporate Point:** While Directors have voting power to pass or reject a motion, Directors have no power to conduct the day-to-day business of the corporation, interact with vendors, communicate on the Association's behalf, or direct any corporate action individually by position of being a Director; rather, a Director is able to engage in the corporation by being delegated a chair or officer of an agenda item.*

D. **Preparation for Board Meetings.** The President presides over preparation for meetings. The President is solely responsible to ensure all Responsible Parties and Directors are prepared, have reviewed the motion and materials, and are ready to discuss and vote. The President's job is to ensure that Board meetings are only called to accomplish agenda item business, and when those meetings are called, those meetings are successful, achieve the narrowed scope, targeted, kept to time, stay within scope, and the President sees to it that all agenda items set out to be accomplished are delegated, assigned, closed, and acted upon so board business to be achieved. The President is

responsible to ensure all Responsible Parties have submitted the draft motion and supplemental materials prior to the meeting; responsible to ensure all Directors have reviewed the materials prior to the meeting, have had time to provide written comment, feedback, or have questions answered by the Responsible Party in writing prior to the meeting; and to move the agenda item forward using the meeting format of motion and vote. THE BOARD SHOULD NOT BE SEEING, REVIEWING, OR HEARING ANY AGENDA ITEM INFORMATION FOR THE FIRST TIME AT A BOARD MEETING. ALL INFORMATION SHOULD BE IN THE MATERIALS, FULLY CAPABLE OF BEING READ, DISTILLED, AND UNDERSTOOD BY ALL DIRECTORS PRIOR TO THE MEETING IN ORDER TO TAKE PRODUCTIVE CORPORATE ACTION AT MEETINGS (AND AVOID "KICKING THE CAN DOWN THE ROAD" FROM MEETING TO MEETING OR OVERBURDENING A SINGLE MEMBER WITH ALL CORPORATE EXECUTION AND ACTION).

a. Officer & Agent Roles in Preparation. The President is not able to be responsible for all agenda items; the President merely presides over the meeting and the meeting preparation by confirming that all Responsible Parties for each agenda item are prepared and their materials are distributed and reviewed by the Directors prior to the meeting. The manager cannot be responsible for all agenda items; the manager simply helps keep the records and facilitate the logistics of a meeting. The Secretary can assist with motions, materials, and confirming proper Responsible Parties for each agenda item on the Board meeting agenda to help assist with accountability and successful corporate action.

b. Submission of Motion and Supporting Materials. Upon notice of an upcoming Board meeting, all Responsible Parties shall provide a written draft motion and all supplemental materials prior to the meeting. Such submission is given to the President or Manager. All submitted materials shall be prepared by the delegated Responsible Party who is responsible for that agenda item (chair, committee, director, vendor, officer, attorney, or manager) in conformity with the scope and deadline.

c. President Presides Over Preparation. On each agenda item, the President is to ensure that the motion and materials submitted by the Responsible Party is a clear and specific request (written motion for authority) for the Board to be voted on by majority vote at the meeting, supplemented with the proper and necessary materials. *PRIOR TO THE MEETING*, the President needs to confirm and ensure: (i) all Directors have received and reviewed the motion and the materials provided for each agenda item; (ii) that the Responsible Party is fully prepared to give a brief twenty second synopsis when their name is called for their agenda item in order to present the agenda item for vote by a majority of the Board of Directors; and (iii) should the President not be confident that the Responsible Party has honed the proper motion and vote, and provided the necessary supporting materials, the President shall bump the agenda item to the following meeting when the Responsible Party has the agenda item fully prepared, briefed, and has clearly honed the exact request for the Board to pass or deny, with a majority vote.

d. Director Feedback to Responsible Party, Prior to Meeting: Feedback, Questions, Scope Adjustments. Directors must review the draft motion and the supporting materials prior to the meeting. Directors must be prepared for the agenda item to be called and voted upon at the meeting. Should the President or a Director not understand the items to be covered at the meeting, upon review of the motion and materials, the time for questions or clarifications is *PRIOR* to the meeting (not at the meeting). It is the job of the Responsible Party (chair, committee, Director, vendor, officer, attorney, or manager) to receive that question or feedback, and timely adjust the motion and materials prior to the meeting. The Responsible Party shall provide a written response updating the motion and materials to show Director's feedback has been incorporated and addressed, whether it be comments, concerns, clarifications, or feedback in preparation for the meeting in order for all Directors to be prepared for a vote to deny or pass the limited corporate action request. All concerns, feedback, comments, etc., shall either be incorporated or specifically rejected by the Responsible Party in the presentation.

e. President Confirms Preparation Complete. Upon being satisfied that all Directors are fully prepared for the meeting, the President, his appointed representative or selected professional shall then certify preparation of each agenda item in preparation for the meeting, and the President shall preside over said Board meeting at the appointed time.

E. Conduct During Board Meetings.

a. President Presides Over Responsible Party Agenda Item Presentations and Motions. The

President presides over the meeting, calling up prepared agenda items and calling upon the Responsible Party for a brief introduction, presentation, and recommended motion. Upon presentation of the recommended motion by a Responsible Party, any Director may take up or sponsor such motion. The motion will then be officially clarified, read aloud, and written for all Directors to understand the motion on the floor, which will confine and limit the scope of Director discussion and vote. *Items not under motion cannot be discussed at a Board meeting.*

b. Second Sponsor: "Seconding" A Motion. Should the motion receive a Director sponsor taking up the motion, such motion shall then need a "second" Director supporting or "seconding" the motion.

c. Agenda Item Open for Director Discussion: Scope and Timekeeping. Should a motion receive a "second" from a Director, then the President may open discussion for the Directors, amongst themselves. At this point, the Directors may discuss the agenda item in order to be able to "call the vote". During discussion, the Secretary shall keep the agenda item discussion to the proper timeframe set by the President; and during discussion, the President shall be responsible for keeping all discussion targeted, on task, and within the scope of both, the Responsible Party's scope, and the scope of the exact motion made and in sitting front of the Directors.

d. President's Role in Open Agenda Item Discussion. The President, as presider, does not serve the role of "updater" or "informer", rather, the President serves the role as facilitator, helping to clarify Director comments, positions, amendments to the motion, helping narrow issues, making calls about appropriate comments in the scope of the motion and comments that are outside the scope of the motion. The President may provide procedural or process comments, may ask for Director clarification, and shall move targeted discussion along. The President is often the Director that "calls the vote", especially once similar sentiments are being repeated by Directors. The President is responsible to ensure Director discussion is not interrupted by members or any other comments until the motion is dropped, voted down, or the vote is called on the motion, to pass or fail by a majority.

e. Director Voting. Upon presentation of the motion and materials, and the receipt of two (2) Director's primary motion and the "seconded" motion, during discussion, the President or any Director may "call the vote." Directors shall cast roll call votes on the presented motion. Motions may be amended to better reflect the vote. A Director may not abstain from voting. Indecision, more instruction, wanting additional information, needing additional time to review, not having an opinion, providing additional feedback, or modifying or changing the scope of the agenda item serves as a "no" vote to the motion. Directors shall be prepared for meetings having reviewed all materials and receiving the exact language of the written motion to be voted upon for that specific agenda item.

f. Owner Questions, Basic Updates, Feedback or Comment, General Discussion, Owner's 3 Minutes. While a Board Meeting may contain incidental updates to those watching in attendance, or an owner might provide a chair, committee, director, vendor, officer, attorney, or manager with feedback not previously known or included in the presentation, or a Board meeting might involve unknown questions or discussion, these are not the core purposes of Board meetings. If any of the aforementioned are needed, or if owners would like to have a question and answer session, the proper place for doing so is not a Board Meeting. Should these be needed, the Association can call a community-wide update meeting, a Q&A meeting, a community problem study workshop, or a volunteer sign-up meeting. Any of these should be called to help facilitate owner questions, better incorporate owner feedback, encourage volunteer involvement, and give Association opportunities for community notifications or status briefings. In addition to these non-Board Meeting community gatherings, the Association should have and design other written forums and formats for such updates, questions, volunteer opportunities, and information submissions; each of these should primarily have a written form, a process, or if none exists, the Association should build such processes, or call a designated "community meeting" to brainstorm or gather information for such purposes or to create such processes. None of the above mentioned in this paragraph would constitute corporate business of the Association, board action, board business, or proper agenda items for voting upon. Board Meetings are not the proper primary forum for such items. Board Meetings are to be well prepared for, thoroughly researched, targeted with each agenda item having a clear Responsible Party lead, deadline, and scope, with written motions, and all corresponding materials to be submitted beforehand by the Responsible Party. Agenda items are to be reviewed by all Directors beforehand, so agenda items may be taken up, voted upon by majority

vote, and the corporation is fully ready to effectuate corporate action following the vote. While all members are allowed to speak for up to 3 minutes on agenda items, the purpose of speaking is to volunteer, get involved, and provide any unknown information that should have, and likely may already have, been included, when the project was launched and delegated at prior board meetings; opinions, updates, feedback, and the like, is to be filtered through a Responsible Party or lead and the volunteers who assist, in the corporate process leading up to a meeting, prior to the meeting and not at the time of the presentation to the Directors for vote at the meeting.

g. Electronic or Video Attendance. The Board may, by majority consent, permit any Directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all Directors participating may simultaneously hear each other during the meeting, such as telephone, real-time videoconferencing, or similar real-time electronic or video communication. A Director participating in a meeting by this means is deemed to be present in person at the meeting. Notwithstanding any provision herein to the contrary, the meeting upon reasonable accommodation request, often potentially at the expense of the requestor, may need to be held in a way or at a location that is accessible to a physically handicapped person if reasonably requested by a physically handicapped person who has a right to attend the meeting. The Association must be reasonable in choosing the necessary accommodation.

1. The Board of Directors, on a majority vote, is responsible to oversee the chairs, vendors, Officers, and Directors that take responsibility to execute the agenda line item that constitutes the business of the Association, and the Board of Directors is to hold Responsible Parties accountable for following through.

NOMINATING COMMITTEE APPENDIX B
[EXHIBIT 2 TO BYLAWS]

A. Nominating Committee. A Nominating Committee, if appointed, shall consist of a Chairman, who shall be a Director on the Board of Directors, and two (2) or more members of the Association.

B. Terms. If formed, an appointed Nominating Committee shall serve for a term of one (1) year or until its successors are appointed.

C. Role. In preparation for each election, the Nominating Committee, if appointed, shall meet and make as many nominations for election to the Board as it shall in its discretion determine is appropriate for corporate leadership.

D. Duties. If formed, the Nominating Committee's purpose shall be to help foster a positive election, annual meeting, and communal environment and help interested candidates fully understand the obligations of the voluntary position, the time commitment, and the jurisdiction of a Board of Director's actual authority for those wishing to make a community impact. The Nominating Committee's role may be more specifically defined by Board resolution, but its duties shall be to facilitate positive interactions among candidates, and with the Members of the community, by helping serve to mitigate obnoxious or distasteful campaign behavior and having the authority to regulate actions that tear down, as opposed to build up, the community. The Nominating Committee's job may include but is not limited to:

a. the ways and means of creating cross-comparisons of candidates for Members, including with the use of questionnaires, for members to better understand potential leaders;

b. helping assist candidates better understand the responsibilities, obligations, and confines of the volunteer job, including with the use of class training or oaths of office;

c. helping facilitate positive discourse and corporate leadership by mitigating negative comments, personal attacks, inciteful campaigns, blame-style platforms, false or non-factual narratives, digital misinformation or printed misinformation, and redirecting such behavior into civil format and appropriate forums, this may include but is not limited to removing non-corporate issues, requiring Members or candidates to pledge to remove, rename, deny access, grant access, or redirect traffic of non-official social media campaigns to be closed or redirected to more open and transparent formal corporate mechanisms and forums; and

d. helping promote leadership and integrity by formulating and having all candidates sign an oath of office that may include pledging to refrain from all actions, including those that tend to tear down community or invoke emotion for the selfish purposes of garner support as opposed to civilly addressing issues factually, with real alternative solutions that are legally viable.

E. Authority. The Nomination Committee shall refuse to endorse candidates who engage in such behavior or may exclude non-cooperative candidates from the ballot of their recommended nominations; the Nominating Committee can require candidates to provide written proof of alleged claims, requiring evidence or statements under oath, and may publish the correct facts with evidence or professionally backed writing in a letter to the members. If necessary, the Nomination Committee, by resolution backed by facts and a majority vote, may refuse to place such candidates on the Association's official mailed ballot.

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EXHIBIT 4

ENVIRONMENTAL RESOURCE PERMIT

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Southwest Florida
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 885-7481 or
1-800-836-0797 (FL only)

March 25, 2020

Rhodine Development, LLC
Attn: Jeffrey Hills
111 S. Armenia Ave., Suite 201
Tampa, FL 33609

Subject: **Notice of Intended Agency Action - Approval
ERP Individual Construction**

Project Name: Belmont Reserve
App ID/Permit No: 795594 / 43044463.000
County: Hillsborough
Sec/Twp/Rge: S35/T30S/R20E, S01/T31S/R20E, S02/T31S/R20E,
S36/T30S/R20E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Eric Dunning, P.E., LevelUp Consulting, LLC



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7601 Highway 301 North
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(813) 985-7481 or
1-800-836-0797 (FL only)

March 25, 2020

Rhodine Development, LLC
Attn: Jeffrey Hills
111 S. Armenia Ave., Suite 201
Tampa, FL 33609

Subject: **Notice of Agency Action - Approval
ERP Individual Construction**

Project Name: Belmond Reserve
App ID/Permit No: 795594 / 43044463.000
County: Hillsborough
Sec/Twp/Rge: S35/T30S/R20E, S01/T31S/R20E, S02/T31S/R20E,
S36/T30S/R20E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

App ID/Permit No:795594 / 43044463.000

Page 2

March 25, 2020

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Eric Dunning, P.E., LevelUp Consulting, LLC

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
INDIVIDUAL CONSTRUCTION
PERMIT NO. 43044463.000**

EXPIRATION DATE: March 25, 2025

PERMIT ISSUE DATE: March 25, 2020

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Belmond Reserve

GRANTED TO: Rhodine Development, LLC
Attn: Jeffrey Hills
111 S. Armenia Ave., Suite 201
Tampa, FL 33609

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorization is for the construction of a stormwater management system serving a 188.5-acre residential project. The proposed activities include the construction of a residential subdivision with associated infrastructure. Seven new wet detention ponds and five attenuation-only systems will provide treatment and attenuation for runoff from the site. The project is located on the south side of Rhodine Road, approximately 1.25 miles east of Balm Riverview Road, in Hillsborough County.

OP. & MAIN. ENTITY: Belmond Reserve Community Development District

OTHER OP. & MAIN. ENTITY: N/A

COUNTY: Hillsborough

SEC/TWP/RGE: S35/T30S/R20E, S01/T31S/R20E, S02/T31S/R20E, S36/T30S/R20E

**TOTAL ACRES OWNED
OR UNDER CONTROL:** 188.50

PROJECT SIZE: 188.50 Acres

LAND USE: Residential

DATE APPLICATION FILED: December 12, 2019

AMENDED DATE: N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
A	10.80	MAN-MADE WET DETENTION
C	3.17	MAN-MADE WET DETENTION
D	4.32	MAN-MADE WET DETENTION
E	2.62	MAN-MADE WET DETENTION
F	1.16	MAN-MADE WET DETENTION
G	1.14	MAN-MADE WET DETENTION
H	0.59	MAN-MADE WET DETENTION
Floodplain Comp	0.53	NO TREATMENT SPECIFIED
Wetland D	1.50	NO TREATMENT SPECIFIED
Wetland H	2.70	NO TREATMENT SPECIFIED
Wetland I	1.35	NO TREATMENT SPECIFIED
OSW 13	1.59	NO TREATMENT SPECIFIED
Total: 31.47		

Water Quantity/Quality Comments: The proposed ponds provide treatment for runoff from the site via wet detention. The system provides attenuation of the post-development 25-year, 24-hour peak discharge rate to the pre-development 25-year, 24-hour peak discharge rate. The plans and calculations reflect the North American Vertical Datum of 1988 (NAVD 88).

A mixing zone is not required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
5.25	0.95	Storage Modeling	N/A

Floodplain Comments: Onsite floodplain elevations have been established by site-specific stormwater modeling. Encroachment into the 100-year floodplain has been demonstrated to have no adverse impacts on offsite locations by dynamic stormwater modeling.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

Wetland/Other Surface Water Information

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Wetland A	9.57	9.51	0.00	0.00	0.06	0.00
Wetland C and D	1.33	1.15	0.18	0.05	0.00	0.00
Wetland H	1.50	1.40	0.10	0.05	0.00	0.00
Wetland I	1.12	0.75	0.37	0.17	0.00	0.00
Wetland J	4.66	4.66	0.00	0.00	0.00	0.00
OSW 1	0.18	0.00	0.18	0.00	0.00	0.00
OSW 2	0.02	0.00	0.02	0.00	0.00	0.00
OSW 3	0.08	0.00	0.08	0.00	0.00	0.00
OSW 4	0.18	0.00	0.18	0.00	0.00	0.00
OSW 5	0.03	0.00	0.03	0.00	0.00	0.00
OSW 6	0.14	0.14	0.00	0.00	0.00	0.00
OSW 7	0.74	0.67	0.07	0.00	0.00	0.00
OSW 9	0.05	0.05	0.00	0.00	0.00	0.00
OSW 13	1.12	1.00	0.12	0.00	0.00	0.00
OSW 14	0.24	0.02	0.22	0.00	0.00	0.00
OSW 15	0.72	0.72	0.00	0.00	0.00	0.00
Total:	21.68	20.07	1.55	0.27	0.06	0.00

* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:

There are 18.18 acres of wetlands (FLUCCS 617, 618, and 641) located within the project area for this ERP. Permanent direct impacts to 0.44 acre of Wetland C, D, H, and I (FLUCCS 617, 618, and 641) will occur for construction of a residential subdivision. Permanent direct impacts to 0.44 acres of qualifying wetlands were evaluated using the Uniform Mitigation Assessment Method (UMAM) as required pursuant to Chapter 62-345, F.A.C. The results of the UMAM analysis indicate a functional loss of 0.24 units due to the permanent direct impacts proposed. Secondary wetland impacts to 0.21 acre of qualifying wetlands were evaluated using the UMAM as required pursuant to Chapter 62-345, F.A.C. The results of the Secondary UMAM analysis indicate a functional loss of 0.03 units due to the secondary impacts associated with the project. The results of the UMAM analysis identify a total functional loss of 0.27 units due to the project's proposed permanent and secondary wetland impacts. Temporary impacts to 0.06 acre of Wetland A will occur for construction of a residential subdivision. Re-vegetation of the temporarily impacted wetland areas is to occur in accordance with the specific conditions of this permit. There are 3.50 acres of other surface waters features (FLUCCS 634 and 510), consisting of 1.68 acres of upland cut ditches and 1.82 acres of upland cut ponds, located within the project area. Permanent impacts to 0.78 acre of upland cut ditches and 0.12 acre of upland cut pond will occur for construction of a subdivision.

Mitigation Information

Name	Creation		Enhancement		Preservation		Restoration		Enhancement + Preservation		Other	
	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain	Acres	Functional Gain
Alafia River Mitigation Bank (ERP No. 43041686.000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
Alafia River Mitigation Bank (ERP No. 43041686.000)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22
Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27

Mitigation Comments:

Wetland mitigation for permanent impacts will be provided by the purchase of 0.05 freshwater herbaceous credits and 0.22 freshwater forested credits from the Alafia River Mitigation Bank, ERP No. 43041686.000. The results of the UMAM analysis indicate a relative functional gain of 0.27 units. The UMAM analysis determined that the mitigation provided by the permit adequately offsets the project's proposed impacts to functional wetland habitat.

Wetland mitigation is not required for permanent impacts to the upland cut ditches pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to drainage ditches that were constructed in uplands and do not provide significant habitat for threatened or endangered species and were not constructed to divert natural stream flow.

Wetland mitigation is not required for permanent impacts to the upland cut pond pursuant to Subsection 10.2.2.2 of the ERP Applicant's Handbook Vol. I. Under this Subsection, wetland mitigation is not required for impacts to wholly owned ponds that were constructed in uplands, which are less than one acres in area and do not provide significant habitat for threatened or endangered species.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland buffers, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland and surface water areas
 - b. wetland buffers
 - c. limits of approved wetland impacts

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.
5. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.
6. The following language shall be included as part of the deed restrictions for each lot:

"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."
7. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.
8. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
9. The Permitted Plan Set for this project includes the set received by the District on February 11, 2020, merged with Sheet C 6.12 received March 2, 2020 and Sheet C 6.0 received March 24, 2020.
10. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

11. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wellands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.
12. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
13. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
14. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
15. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
16. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
17. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.
18. Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.
19. This permit does not authorize the Permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. A "Recorded notice of Environmental Resource Permit," Form No. 62-330.090(1), shall be recorded in the public records of the County(s) where the project is located.
21. The Permittee shall not begin construction within the project area until the Alafia River Mitigation Bank has received a permit modification authorizing the withdrawal of 0.05 freshwater herbaceous credits and 0.22 freshwater forested credits from mitigation bank permit number 43041686.000, and a copy of this modification is provided to the District, or this permit has been modified to provide an equivalent level of mitigation to be completed by the Permittee. Initiation of construction prior to issuance of the required permit modification shall be a violation of this permit.
22. The approved wetland planting plan for the 0.06-acre temporary wetland impact to Wetland A, as shown on Sheet C 6.0 of the construction plans, shall be completed prior to the transfer to operation of the permit. The wetland planting shall meet a success criteria of 80 percent survival, as demonstrated by a one year monitoring report, and shall be maintained such that they remain in their intended condition for the life of the system.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
 - c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
 - d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
 - e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
 - f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- i. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- l. The permittee shall notify the Agency in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

- o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
- p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
- q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
- r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

**NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION**

Belmond Reserve

PROJECT NAME

Residential

PROJECT TYPE

Hillsborough

COUNTY

S35/T30S/R20E...

See Permit for additional STR listings

SEC(S)/TWP(S)/RGE(S)

Rhodine Development, LLC

PERMITTEE

See permit for additional permittees

APPLICATION ID/PERMIT NO: 795594 / 43044463.000

DATE ISSUED: March 25, 2020



David Kramer, P.E.

Issuing Authority

**THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK**

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

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