

Bylaws
Wedgewood Golf Villas

9/50

MARYANNE MORSE
CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL
RECORDED & VERIFIED

This instrument prepared by:

548809

2000 JUN 12 AM 9:20

Paul L. Wean, Esquire
WEAN & MALCHOW, P.A.
1305 East Robinson Street
Orlando, Florida 32801

RECEIVED JUN 20 2000

OFFICIAL RECORDS
BOOK PAGE
3866 1438

SEMINOLE CO., FL

**CERTIFICATE OF APPROVAL OF AMENDMENTS
TO THE BY-LAWS OF
WEDGEWOOD GOLF VILLAS OF TUSCAWILLA
HOMEOWNERS' ASSOCIATION, INC.**

The undersigned authorities hereby certify that the Association lot owner members and the Board of Directors have duly adopted the attached amendment(s) to the By-Laws adopted pursuant to the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Golf Villas of Tusawilla, as originally recorded in the Public Records of Seminole County at Official Record Book 1143, Page 184, at a duly called meeting of the members held on April 27, 2000. The amendments were adopted by the affirmative vote of in excess of a majority of all members present and voting in person or by proxy as set forth in Article XIV, Section 1 of the said By-Laws.

Witness our hands and seals this 21 day of May, 2000.

ATTEST:

"ASSOCIATION"

WEDGEWOOD GOLF VILLAS OF
TUSCAWILLA HOMEOWNERS'
ASSOCIATION, INC.

John Smith 5/21/00
Secretary

By Clyde Epps, President

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

Before me, the undersigned authority, personally appeared Clyde Epps & John Smith, to me personally known to be the President and Secretary, respectively, of Wedgewood Golf Villas of Tusawilla Homeowners' Association, Inc., or having produced n/a as identification and did/did not take an oath, and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 21 day of May, 2000.



Charles A. Strode
My Commission CC774639
Expires September 13, 2002

Charles A. Strode (SIGN)

Charles A. Strode (PRINT)
Notary Public, State of Florida at Large

My Commission Expires:

**PROPOSED AMENDMENT TO THE BY-LAWS
OF
WEDGEWOOD GOLF VILLAS OF TUSCAWILLA
HOMEOWNERS' ASSOCIATION, INC.**

Proposed additions shown in **bold underlining**

Proposed deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

ARTICLE V

Board of Directors: Selection: Term of Office

Section 1. Number. The Board of Directors shall at all times be composed of **at least three (3) but not more than nine (9) Directors. The number of Directors may be established annually by the Board, not later than sixty (60) days prior to the annual meeting, provided that at all times the number of Directors shall be an odd number and provided further that no alteration in the number of Directors shall deprive an elected Director of the right to serve the balance of the term to which the Director was elected.**

* * *

ARTICLE VII

Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly ~~without notice~~, at such place and hour as may be fixed from time to time by resolution of the Board. **Except in an emergency, notice of such meetings shall be posted at least forty-eight hours in advance of such meeting in at least one (1) conspicuous place on the Properties that is designated by the Board for this purpose.**

* * *

ARTICLE X

Officers and Their Duties

* * *

Section 7. Multiple Offices. No person shall simultaneously hold more than one office except:

- (a) the offices of Treasurer and Secretary may be ~~combined until the first annual meeting of this Association~~ **held by the same person;**
- (b) special offices created pursuant to Section 4 of this Article may be combined with any other office; and
- (c) any officer also may serve as a director.

* * *

SEMINOLE COUNTY, FL

3866 1439

OFFICIAL RECORDS
BOOK PAGE

4300

BY-LAWS
OF
WEDGEWOOD GOLF VILLAS OF TUSCAWILLA
HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

Name and Location

The name of the corporation is WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association." The principal office of the Association shall be located in the City of Winter Springs, County of Seminole, State of Florida. Meetings of members and directors may be held at such places within the County of Seminole as may be designated by the Board of Directors.

ARTICLE II

Definitions

Section 1. "Association" shall mean and refer to WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Easements, Covenants, Conditions and Restrictions of WEDGEWOOD GOLF VILLAS OF TUSCAWILLA, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Common Area, together with all improvements thereon.

This instrument was prepared by:
Alex Hofrichter
Carey, Dwyer, Cole, Selwood & Barnard, P.A.
2180 S.W. 12th Avenue
Miami, Florida 33145

Oct 27 11 28 AM '71
CLERK
COUNTY CLERK
SEMINOLE COUNTY, FLA.

080641

11430170
BOOK PAGE
SEMINOLE COUNTY
FLORIDA

RETURN TO: DOLAN TITLE

Section 5. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding any other party holding the fee simple title thereto merely as security for the performance of an obligation.

~~Section 6. "Developer" shall mean and refer to J.S.I. DEVELOPERS, INC., a Florida corporation, and such of its successors and assigns as shall acquire more than one undeveloped Lot from J.S.I. DEVELOPERS, INC. for the purpose of development.~~

6
✓
Section 7. "Declaration" shall mean and refer to the Declaration of Easements, Covenants, Conditions, and Restrictions of WEDGEWOOD GOLF VILLAS OF TUSCAWILLA and applicable to the Properties recorded in the Public Records of Seminole County, Florida, and all amendments thereto now or hereafter recorded in said records.

7
✓
Section 8. "Member" shall mean and refer to every Owner. Every Owner shall be entitled and required to be a member of the Association. If title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each Lot owned by him. Each such membership shall be appurtenant to the Lot upon which it is based and shall be transferred automatically by conveyance of that Lot. No persons or entity other than an Owner ~~or Developer~~ may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a Lot, except that a contract seller may assign his membership and voting rights to his vendee in possession.

ARTICLE III

Membership and Voting Rights

ONE CLASS
✓
The Association shall have ~~two classes~~ of voting membership:

(a) Class A. Class A members shall be all Owners ~~with the exception of the Developer~~ and shall be entitled to

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

~~--- (b) Class B. The Class B members shall be the Developer and shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:~~

~~(i) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or~~

~~(ii) on March 1, 1984.~~

ARTICLE IV

Meeting of Members

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of such Association, on such date and at such time and place as the Board of Directors shall determine. Each subsequent regular annual meeting of the members shall be held during the same month thereafter, on such date and at such time and place as the Board of Directors shall determine.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the ~~Class A~~ membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary. All notices shall specify the place, day, and hour of the meeting, and, in the case of special meetings, the purpose thereof. Notice of any meeting may be waived in writing at any time before, at, or after such meeting.

(a) Notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 of Article V of the Declaration (extraordinary increase of the annual assessment or imposition of special assessments) shall be given to all members not less than thirty (30) days nor more than sixty (60) days in advance of such meeting by registered or certified mail, return receipt requested, postage prepaid, and addressed to each member's address last appearing on the books of the Association or supplied by such member to the Association for the purpose of notice.

(b) Unless otherwise expressly required by the Declaration or the Articles of Incorporation of this Association, notice of all other meetings shall be given at least fifteen (15) days in advance to each member; and, unless a member has requested the secretary in writing that notice be given such member by mail and furnished the secretary with the address to which such notice is to be mailed, any notice required by these By-Laws, the Declaration, or the Articles of Incorporation of this Association may, in the discretion of the person giving the same, be given by mailing a copy of such notice, postage prepaid, addressed to the member's address last appearing on the books of the Association, or by delivering the same to the member personally. Delivery of notice pursuant to this subparagraph to any co-owner of a Lot shall be effective upon all such co-owners of such Lot, unless a co-owner has requested the secretary in writing that notice be given such co-owner and furnished the secretary with the address to which such notice may be delivered by mail.

Section 4. Quorum.¹⁰ The presence, in person or by proxy, at the meeting of members entitled to cast one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these

By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

Section 6. Determination of Membership. For the purposes of determining the persons entitled to notice under any provision of these By-Laws, the Articles of Incorporation of this Association, or the Declaration, and for the purpose of determining those persons entitled to vote at any meeting of the Association, membership shall be shown on the books of the Association as of a date set by the Board of Directors, which date shall be not more than thirty (30) days prior to the date of such notice or of such meeting. If the Board of Directors fails to establish such a date, membership shall be as shown on the books of the Association on the thirtieth (30th) consecutive calendar day prior to the date of such notice or of such meeting.

ARTICLE V

Board of Directors: Selection: Term of Office

T
↓ Section 1. Number. ~~The affairs of this Association shall be managed by a Board of not less than three (3) directors who need not be members of the Association. The directors are hereby divided into three classes: Class A, Class B, and Class C. Each class of directors will consist of one-third (1/3) of the number of directors then constituting the whole Board. The initial Board of Directors shall be three (3) in number, one (1) Class A, one (1) Class B, and one (1) Class C. From and after the annual meeting immediately following the expiration of Class B membership in this Association, the Board shall at all times be composed of nine (9) Directors. At all times, the members of the Board of Directors shall consist of an odd number and shall be divided as equally as the number of Directorships will permit into three (3) classes: Class A, Class B, and Class C.~~

Section 2. Term of Office. ~~The term of office of the Class A director(s) shall expire at the annual meeting next~~

The nominal term of office for a director shall be three years, but may be longer or shorter.

~~ensuing. The term of office of the Class B director(s) shall expire one year thereafter. The term of office, of the Class C director(s) shall expire two years after the expiration of the term of the Class A director(s). At each succeeding annual election, the director(s) elected shall be chosen for a full term of three (3) years to succeed the one whose term expires. A director shall continue in office until his successor shall be elected and qualified, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.~~

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board, even if less than a quorum, and shall serve for the unexpired term of his predecessor, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE VI

Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors ~~prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting.~~ The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. ~~Such nominations may be made from among members or non-members.~~

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII

Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board ~~provided, however, that until such time as there is Class A membership in the Association, nothing contained in the By-Laws shall require the Board of Directors to meet more often than once a year. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.~~

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days' notice to each director. Such notice may be waived in writing at any time before, at, or after the meeting.

Section 3. 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 shall be regarded as the act of the Board.

Section 4. Informal Action. Any action of the Board of Directors which is required or permitted to be taken at a meeting may be taken without a meeting if written consent to such action, signed by all members of the Board, is filed in the minutes of the proceedings of the Board prior to the taking of such action. Members of the Board of Directors shall be deemed present at a meeting of such Board if a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other is used.

ARTICLE VIII

Powers and Duties of the Board of Directors

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof:

(b) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such right may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Director to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the ~~Class A~~ members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) enforce collection of all assessments owed the Association which are not paid within thirty (30) days after the due date thereof by foreclosure, suit, or such other lawful procedure as the Board deems in the best interest of the Association.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. A properly executed certificate of the Association as to the status of assessments on a Lot shall bind the Association as of the date of its issuance;

(e) procure and maintain adequate liability insurance on property owned by the Association; each unit owner shall carry his or her own liability and hazard insurance covering the unit and real property owned by each unit owner.

(f) cause all persons or entities (except banking institutions) employed, authorized, or contracted to collect, disburse, and manage this Association's funds, including officers and directors of the Association, to be bondable with standard fidelity and errors and omissions coverage for the benefit of the Association, and the premiums for such bonds may, in the discretion of the Board, be paid from Association funds;

(g) cause the Common Area to be maintained;

an
independant⁺
third
pay the necessary taxes, if any,
V

(h) with the assistance of the treasurer, the Board shall cause an ~~annual~~ audit of this Association's books to be made by ~~a certified public~~ accountant at the completion of each^V fiscal year and shall prepare an annual budget^V and

statement of income and expenditure to be presented to the membership at its regular annual meeting, which budget shall contain, within the limits of available funds, adequate reserves for the maintenance and replacement of Association property and for the maintenance of members' property as required by the Declaration, all in accordance with sound financial practice; and

(i) otherwise manage the affairs of the Association.

ARTICLE IX

Officers and Their Duties

Section 1. Enumeration of Offices. The officers of this Association shall be a President, a Vice-President, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create. The President and Vice-President shall be members of the Board of Directors.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor shall be elected and qualify, unless he dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold offices for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 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, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 7. Multiple Offices. No person shall simultaneously hold more than one office except:

(a) the offices of Treasurer and Secretary may be combined until the first annual meeting of this Association;

(b) special offices created pursuant to Section 4 of this Article may be combined with any other office; and

(c) any officer also may serve as a director.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board of Directors; see that orders and resolution of the Board are carried out; sign all leases, mortgages, deeds and other written instruments and co-sign resolutions of the Board are carried out; sign all leases, all checks and promissory notes; and exercise and discharge such other duties as may be required of him by the Board.

(b) Vice-President. The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and exercise and discharge such other duties as may be required of him by the Board.

(d) Treasurer. The Treasurer shall cause the receipt of and deposit in appropriate bank accounts all monies of

a three-year
v Association and disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; keep proper books of account; cause^v an annual audit of the Association books to be made by an independent accountant at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members; and exercise and discharge such other duties as may be required of him by the Board.

ARTICLE X

Committees

The Board of Directors of the Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI

Books and Records

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any members. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost. As used in this Article only, "member" shall include any person or entity holding a first mortgage on such member's Lot.

ARTICLE XII

Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the

due date, the assessment shall bear interest at the rate of ten percent (10%) per annum; and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein for non-use of the Common Area or abandonment of his Lot. A suit to recover a money judgment for unpaid expenses hereunder shall be maintainable without foreclosure or waiving the lien securing the same.

ARTICLE XIII

Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: "WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC." and "CORPORATION NOT FOR PROFIT 1977", an impression of said seal appearing on the margin hereof.

ARTICLE XIV

Amendments

Section 1. These By-Laws may be altered or rescinded by majority vote of a quorum of members present at any regular or special meeting of the membership duly called and convened, ~~except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership, provided an application for FHA or VA mortgage insurance has been made and not withdrawn for any lot described in the Declaration.~~

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control: and, in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV

Miscellaneous

The fiscal year of the Association shall begin on the first day of January of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 26th day of October, 1977.

Joseph James Manratty Raymond Savarese Raymond J. Dyer

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereon, held on the 26th day of October, 1977.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 26th day of October, 1977.

Raymond J. Dyer, Secretary

**WEDGEWOOD GOLF VILLAS
OF
TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.**

Article II, Section 14 of the Declarations of Easements, Covenants, Conditions and Restrictions allows the Association Board to publish and enforce Rules and Regulations Consistent with the Declarations. Such Rules and Regulations are binding upon all Villa property owners, their tenants, and guests, with the same legality as the Declarations.

Rules and Regulations

1. The speed limit is 20 miles per hour on our private roads.
2. Vehicles may not be parked on the grass. Such parking is prohibited by the *Declarations of Easements, Covenants, Conditions and Restrictions*, and by the Board of Directors. In addition no owner shall park, or allow to be parked, stored, kept, repaired or restored, any vehicle, boat, boat-trailer, motor-home, or recreation-vehicle (RV) anywhere upon the Properties, except within the garaged area of each lot and concealed from view; provided, however, that one (1) passenger automobile or truck of ½ ton capacity or less may be parked on the driveway area appurtenant to each lot. This applies to homes with a one- (1) car garage. Homes with a two (2) car garage may park two (2) passenger automobiles or one (1) passenger automobile and one (1) truck of ½ ton capacity or less on the driveway area appurtenant to each lot.
3. The Cart Path is restricted to golf carts and pedestrians. It is specifically prohibited to bicycles skateboards, and all other conveyances.
4. All garage sales, yard sales, or estate sales are prohibited. Such congestion would cause difficulties for emergency vehicles.
5. The earliest time rubbish and recycle containers may be put out is after dusk the night before collection.
6. Assessments are mandatory and due on the first of each month. Make checks payable to *Wedgewood Golf Villas* and mailed to the property Management Company.
7. Without limitation, no change, attachment, reconstruction, etc., may be made to the exterior of any Villa without approval of submitted plans, made in writing to the Board of Directors, and required City of Winter Springs permits.
8. No personal items shall be visible from the street. (Example: Drying clothes on fences.)
9. Soliciting is prohibited.
10. Skateboards and skateboard ramps are prohibited from Association property (including streets and Cart Path).
11. Portable or permanent backboards are prohibited.
12. Driveways, walks, lawns and roofs are to be kept reasonably clean and in good repair.

13. Lease or rental of a Villa shall be for a minimum of twelve (12) consecutive months in duration. The Board shall be provided a copy of the lease agreement.
14. All structures, homes, garages, patio enclosures, fences, etc., are to be maintained and painted according to the approved color codes. The approved exterior Villa paint and roofing specifications are as follows. Villas are subject to an annual inspection to assure compliance.

HOMEOWNERS MAY GO ANYWHERE THEY CHOOSE TO BUY THE PAINT FOR THEIR VILLAS AND FENCES AS LONG AS THE PAINT COLOR MATCHES THE SPECIFICATIONS SET FORTH BY THE BOARD OF DIRECTORS. SAMPLES OF AUTHORIZED COLORS MAY BE OBTAINED FROM THE PRESIDENT, SECRETARY/ TREASURER, OR THE CHAIRMAN OF THE ARCHITECTURAL CONTROL COMMITTEE.

*Trim colors are Color Wheel's Paint #2 *Autumn* Acrylic Paint (#117-1-3T-L-2-T). Alternately, use Clidden's Paint # 6580 *Autumn*. Note: This color can be matched by and purchased at other paint stores. Other colors are authorized for trim. Samples of these may be obtained from John Pitts.

*For fences, use Color Wheel's Paint #2 *Autumn* Acrylic Paint (#117-1-3T-L-2-T). Alternately, use Glidden's Paint # 6580 *Autumn*. Note: This color can be matched by and purchased at other paint stores.

- The Autumn color is listed as Golf Villa Brown on the paint sticks.

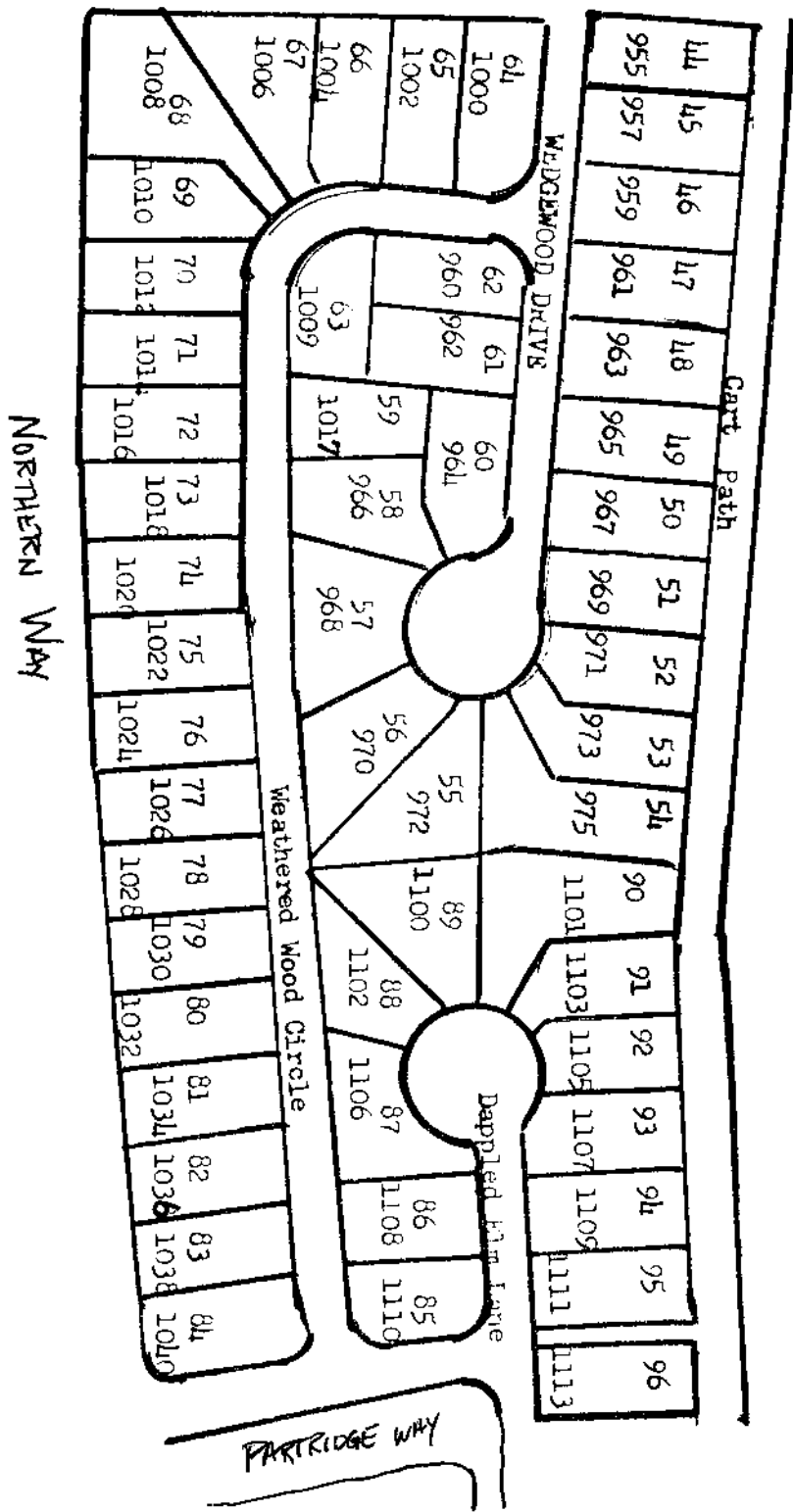
*For stucco exterior building paint, use Color Wheel's paint. *Sauterne* acrylic paint (# 310+A8. C-14, 1-4, K-2, L-19). Alternately, use Gliddens Paint # 9518 *Sauterne*. Note: This paint may be matched by and purchased at other paint stores.

- Color Wheel Paints will deliver paint at no extra charge.

•

*Roofs are covered with fiberglass shingles available through roofing contractors. Use Owens Corning *Desert Tan*. Note that other manufacturers may have the same color/pattern available.

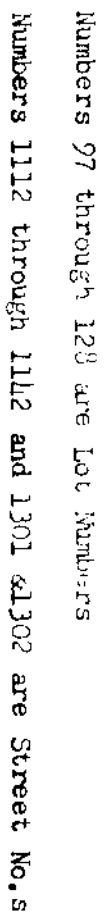
WEDGEWOOD UNIT TWO



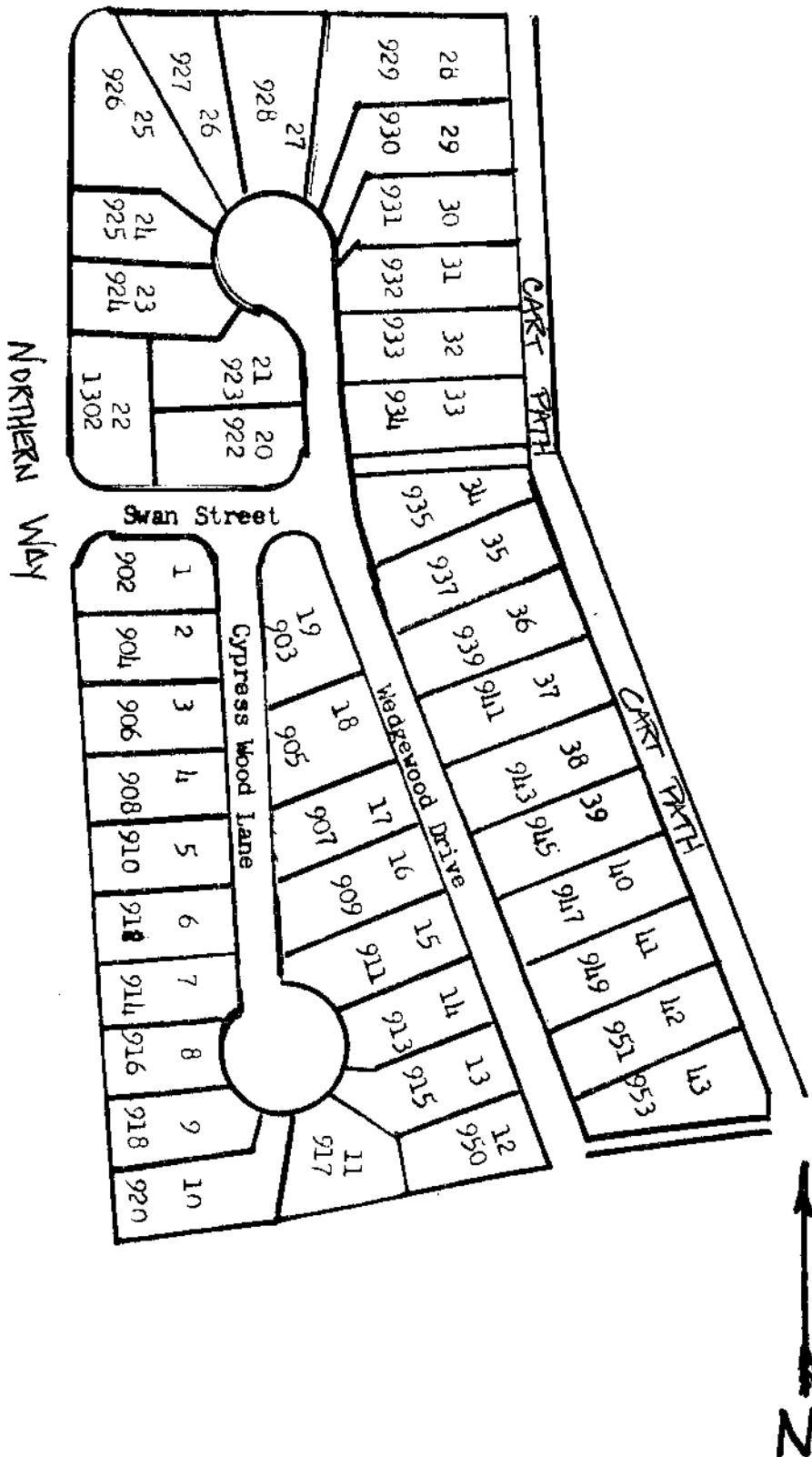
Numbers 44 through 89 are Lot Numbers.

Numbers 955 through 1113 are Street No.s

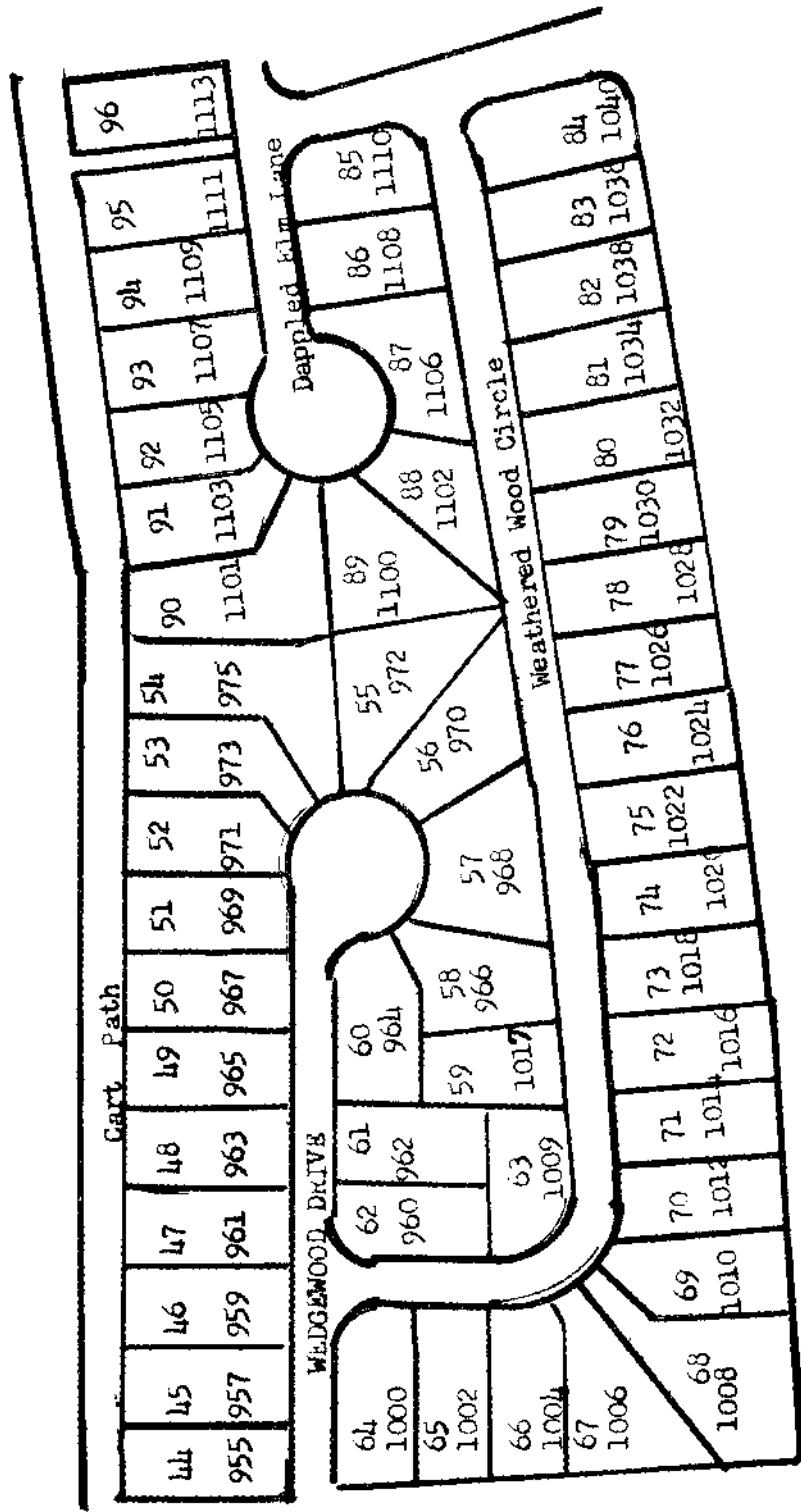
↑
N
↓



WEDGEWOOD UNIT ONE



Windows 1 through 113 are Lot Number



WEDGEMOOD UNIT TWO

Numbers 44 through 89 are Lot Numbers.
Numbers 955 through 1113 are Street No.s

Howell Creek

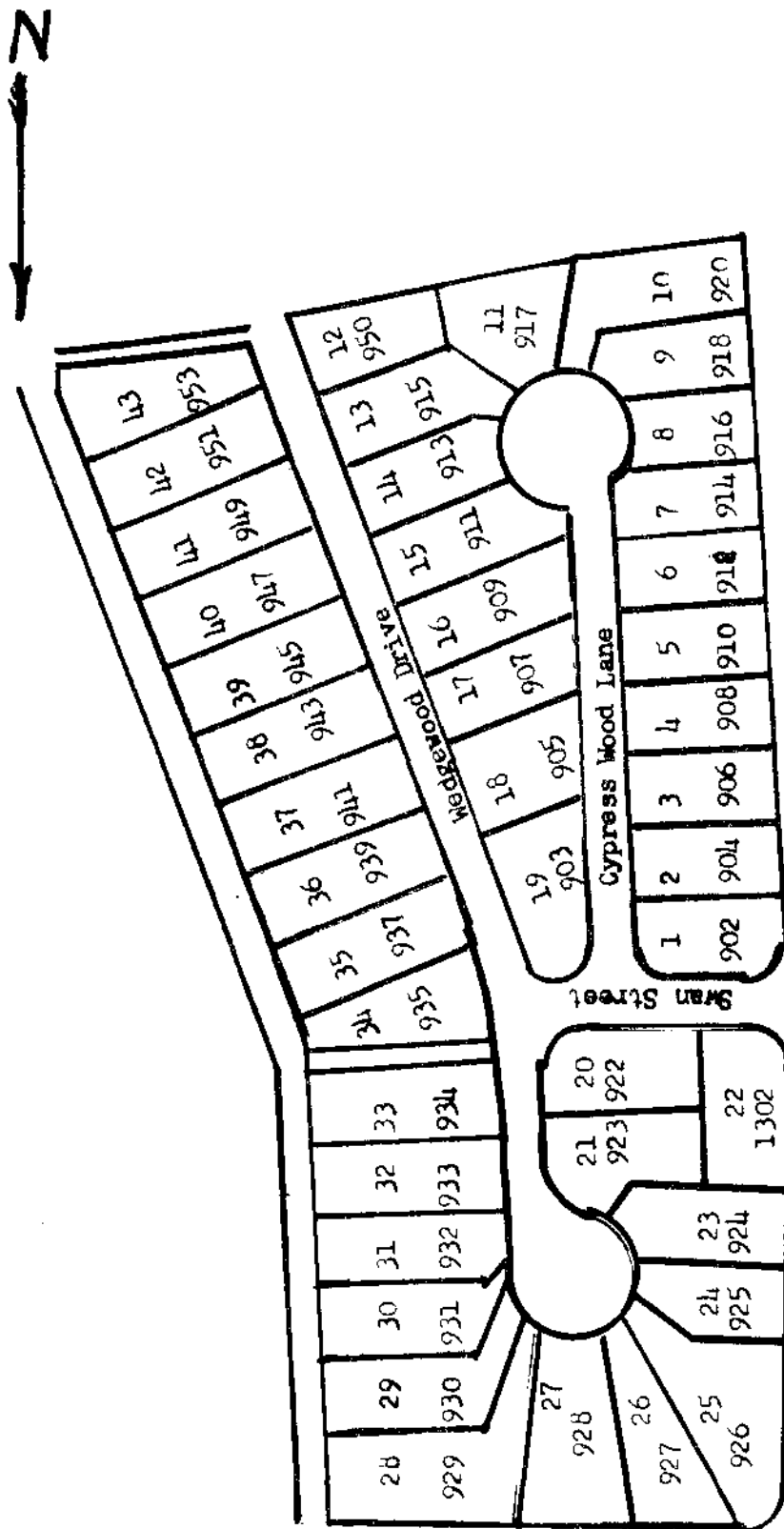
Dappled Elm Lane

97 111 98 111 99 111 100 111 101 111 102 111 103 111 104 111 105 111 106 111 107 111 108 111 109 111

110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130

Numbers 1112 through 1142 and 1301 & 1302 are Street No.s

WEDGEWOOD UNIT ONE



Numbers 1 through 43 are Lot Numbers.

Numbers 902 through 953 are Street No.s