

The following pages are the covenants, conditions, restrictions, etc. for:

Terranova Phase I (Circle) in Winter Haven, FL

These documents have been provided to us by the homeowner, the Homeowner's Association (HOA), and/or we have located them in Polk County Public Records.

*This may not be all relevant documents in their entirety. In addition, these documents may be amended at any time without notice.*

This information is being provided as a courtesy. However it is your responsibility as the tenant to contact the Homeowner's Association for any additional documents, information, and/or updates that may not be included here.



This Instrument was Prepared by, and After Recording Return to:

Christopher M. Fear, Esq.  
GRAY HARRIS ROBINSON LANE TROHN  
P. O. Box 3  
One Lake Morton Drive  
Lakeland, Florida 33802-0003  
(863) 284-2200

R-

**INSTR # 2002162399**  
**BK 05108 PG 1025**  
RECORDED 09/09/2002 03:13:04 PM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES 163.50  
RECORDED BY E Costa

*Recording Data Above*

**DECLARATION OF COVENANTS,  
RESTRICTIONS, LIMITATIONS AND CONDITIONS  
OF TERRANOVA PHASE I**

THIS DECLARATION, made this 29<sup>th</sup> day of August, 2002, by LM PROPERTIES, INC., a Florida corporation (the "Developer").

**WITNESSETH:**

As used herein and as used in the Articles of Incorporation and Bylaws of the Association, the following terms shall have the following meanings:

"Articles of Incorporation" shall mean the Articles of Incorporation of the Association in the form attached hereto as Exhibit A, and all amendments thereto.

"Association" shall mean and refer to Terranova Phase I Homeowners' Association, a Florida not-for-profit corporation, its successors and assigns.

"Bylaws" shall mean the Bylaws of the Association in the form attached hereto as Exhibit B, and all amendments thereto.

"Common Facilities Agreement" shall mean that certain Common Facilities Agreement entered into between the Developer, Terranova Holdings, Inc., Russell Properties, Inc. and Terranova Homeowners Association of Polk County, Inc. recorded August 9, 2002, and recorded in Official Records Book 5082, Page 309, public records of Polk County, Florida.

"Declaration" shall mean this Declaration of Covenants, Restrictions, Limitations and Conditions.

"Developer" shall mean LM Properties, Inc., a Florida corporation.

"Drainage Facilities" shall mean and refer to the Retention Areas, all drainage easements depicted on the plat of the Subdivision, all pipe lines, catch basins and other equipment, fixtures and facilities which are a part of the surface water management and storm water drainage systems installed on and serving the Property and the Subdivision.

"Directors" shall mean the members of the Board of Directors of the Association and their successors in office, duly elected and serving in that capacity in accordance with the Bylaws.

"Fence Easement" shall mean an easement across the westerly 10 feet of the Property for the purpose of permitting the Developer to install and the Association to maintain a fence or other buffer and landscaping and irrigation.

"Lot" or "Lots" shall mean and include all parcels of land into which the Subdivision has been subdivided by the Developer as depicted on the plat of the Subdivision, except for Tract A, and, subject to the provisions of paragraph 24 of this Declaration, Tracts B and C.

"Member" shall mean every person or entity who holds membership in the Association.

"Owner" or "Owners" shall mean the holders of the fee simple title to the Lots.

"Private Roads" shall mean Terranova Circle and Terranova Drive and any other private road reflected on the Plat or Plats of the Subdivision, except for Terranova Boulevard.

"Property" or "Subdivision" shall mean the Subdivision known as Terranova Phase I, according to the plat thereof recorded in Plat Book 119, pages 30 and 31, public records of Polk County, Florida, together with an additional Phase to be known as Terranova Phase IA, to be added at a later date by an amendment to this Declaration.

WHEREAS, the Developer is the owner of the Property;

WHEREAS, the Developer desires to impose certain restrictive covenants and conditions on the Property for the benefit of and limitation upon all subsequent grantees;

NOW, THEREFORE, the following restrictive covenants and conditions are hereby imposed upon the Property and each of the Lots which restrictive covenants and conditions shall be deemed to be covenants running with the land.

1. RESIDENTIAL USE AND MINIMUM SIZE. No Lot shall be used except for single-family residential purposes. No business activity shall be conducted or engaged in on any Lot in connection with the residential usage of any Lot. Each single-family dwelling may not exceed two (2) stories in height and shall contain a minimum floor area of one thousand (1,000) square feet of air conditioned living area, exclusive of screened or unscreened porches, covered or uncovered sidewalks, breezeways, approaches, garages and carports. All computations of "floor area" shall be measured by outside dimensions. No building shall be erected, placed or permitted to remain on any lot other than one (1) detached single-family dwelling, except for utility buildings approved in accordance with the provisions of this Declaration.

2. LOT SIZE. No Lot shall be reduced in size except by the Developer.

3. GARAGES. Each single-family dwelling shall have a private, totally enclosed garage, capable of housing at least two (2) cars, together with a concrete driveway or such other driveway as is approved by the Developer, extending from the garage to the front Lot line. Each garage shall be attached to the dwelling and shall conform architecturally to the design of the dwelling. No carports shall be permitted.

4. DRIVEWAY APRON. At the time of the construction of the dwelling on each Lot, a concrete driveway apron from the street curb to the Lot line shall be constructed.

5. LANDSCAPING AND TREES. All areas on each Lot not covered by improvements, driveways, parking areas and walkways shall be properly landscaped within a period of one (1) month after completion of the construction of the dwelling on such Lot. All landscaped areas shall be maintained and good horticultural standards shall be observed in the maintenance of plants and other vegetation in the landscaped area. The Owner of each Lot shall comply with all land development laws, rules and regulations with respect to landscaping, shrubbery and trees. Within one (1) month after construction of a dwelling on a Lot, all yard areas which have been cleared or disturbed in connection with the construction shall be sodded or landscaped. Trees on Lots shall be maintained in a good and healthy condition including proper fertilization, trimming of dead wood and protection against rot.

6. CONSTRUCTION. The finished exterior of each dwelling and garage constructed on each Lot must be either wood, brick, brick veneer, stucco or stone, and there shall be no exposed concrete block. Roofs shall be minimum fifteen (15) year shingles. All construction on each Lot shall be new construction. No used buildings or portable structures shall be moved onto any Lot. No prefabricated or modular single-family dwelling shall be erected, placed or permitted to remain on any Lot. No manufactured homes, mobile homes or house trailers shall be permitted on any Lot at any time. The Owner of a Lot shall be required to keep the Lot free from litter, refuse, trash and debris and keep the Lot in a condition which does not detract from the

neighborhood, including proper trimming and mowing on a regular basis; and if the Owner fails to do so, the Developer may remove all such trash or debris from the Lot and/or mow the Lot and the Owner of the Lot shall pay the reasonable cost of such removal or mowing, plus twenty percent (20%) of such cost as an agreed upon administrative charge, within ten (10) days after receipt of a bill from the Developer.

7. **SETBACKS.** No portion of any dwelling or of any garage, or outbuilding shall be constructed or installed on any Lot in a manner inconsistent with governmental Subdivision Regulations applicable to the Subdivision. All buildings shall be set back from the Lot boundary lines in accordance with such regulations.

8. **UTILITY BUILDINGS.** Any utility building, shed or outbuilding which is constructed or erected on any Lot must be constructed out of such materials and must have such finish so as to result in a structure which is architecturally similar and comparable in exterior appearance and finish to the dwelling constructed on such Lot. No structure of a temporary character, tents, shacks or any utility buildings, sheds or outbuildings shall be used on any Lot at any time as a dwelling, either temporarily or permanently.

9. **HOMEOWNERS ASSOCIATION.** The Association has been incorporated and has articles of incorporation and bylaws in the form of the Articles of Incorporation and Bylaws, the provisions of which are incorporated herein by reference and made apart of this Declaration. The Owners of all Lots in the Property shall be members of the Association. The Association has the right and responsibility to:

(a) Maintain the Drainage Facilities in accordance with the requirements of the Southwest Florida Water Management District and the laws, rules and regulations of other governmental entities having jurisdiction over the Subdivision. The Southwest Florida Water Management District shall have the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel any outstanding problems with the surface water management system facilities.

(b) Maintain, repair and replace the Private Roads in a good, safe condition.

(c) Receive a Deed of Conveyance from the Developer and continue to own the Private Roads, free and clear of encumbrances, except for real estate taxes and assessments, subject to the terms of this Declaration and the rights reserved by the Developer.

(d) Pay all real estate taxes and tangible personal property taxes assessed with respect to any real or personal property owned by the Association.

(e) Maintain, repair and replace any entrance at the entrance signs to the Subdivision, if any.

(f) Provide public liability insurance in such amounts and with such coverage as the Directors shall determine from time to time appropriate.

(g) Provide fire and casualty insurance to insure any improvements, fixtures or equipment now or hereafter owned by the Association.

(h) Receive an assignment and an assumption of the obligations of the Developer under the Common Facilities Agreement to pay the Prorata Share of the Common Facilities Costs as set forth in the Common Facilities Agreement which is applicable to the Property, in accordance with the terms, conditions and provisions of the Common Facilities Agreement.

(i) To the extent that the Owner of a Lot fails to perform any items of maintenance, repair and replacement obligations of such Owner under this Declaration, the Association shall have the right, but not the responsibility, to perform such maintenance, repair and replacement obligations.

(j) Maintain, repair and replace the fence or other buffer, landscaping and irrigation now or hereafter installed within the Fence Easement and pay for the water used for irrigating such landscaping, if any.

(k) Perform such other maintenance, repair and replacement as the Directors shall determine to be in the best interest and for the purpose of promoting the health, safety, general welfare and benefit of the Members and the Subdivision.

As used herein the term "maintain" and "repair" shall mean the exercise of the normal care reasonably necessary to keep the item requiring maintenance or repair in good operating condition or in the functional condition intended at the time of its original installation and in conformance with all applicable laws, required permits and governmental approvals, and aesthetically pleasing as to landscaping and planted areas. By acceptance of a Deed conveying a Lot in the Property, each Lot Owner agrees to be bound by all of the terms, conditions, and provisions of this Declaration, the Common Facilities Agreement, the Articles and Bylaws of the Association.

Membership in the Association shall be appurtenant to the ownership of Lots in the Property and may not be transferred separate from the ownership of a Lot.

10. **MAINTENANCE BY OWNER.** Each Owner shall be obligated to maintain and repair the residence on such Owner's Lot, all buildings, fixtures and appurtenances and all landscaping in a good, attractive condition so that they do not detract from the Subdivision.

11. **SIGNS.** No sign of any kind shall be displayed to the public view on any lot except for one (1) sign of not more than one (1) square foot identifying the owner thereof and one (1) sign of not more than five (5) square feet advertising the Property for sale or rent and except such signs and other advertising devices or structures of such size and design as the Developer shall approve in connection with the sale of Lots and the sale of homes constructed on Lots by builders in connection with the conduct of the Developer's operation for the development, subdivision and sale of Lots and homes in the Subdivision.

12. **AERIALS AND TELEVISION ANTENNAS.** No television antennas or aerials of any kind may be placed upon any Lot or on the exterior of any dwelling within the Subdivision unless such antenna or aerial is not visible from any public right of way. In addition, no satellite dish or wireless cable receiver shall be located on any Lot unless the same has a diameter of 24 inches or less, is not constructed in any setback area.

13. **BOATS AND VEHICLES.** Boats, boat trailers, mobile homes, house trailers, travel trailers, camper vehicles, motor homes, trucks (such term shall not include sport utility vehicles, vans and minivans), pickup trucks and commercial vehicles shall not be permitted to remain in the Subdivision overnight; except that boats or boat trailers, travel trailers, motor homes, camper vehicles, pickup trucks and commercial vehicles are permitted when (a) parked in an enclosed garage; or (b) parked on the driveway to a Lot on a temporary basis, not exceeding three (3) days; or (c) parked on a Lot in a location behind the front setback line for the Lot, at least ten feet (10') inside each side and rear setback line, and when such boat or vehicle is not visible from the street and does not detract from the neighborhood. Except for inoperative vehicles which are parked in an enclosed garage, all vehicles shall have a current license tag registration and shall be in an operating condition. No vehicles shall be parked on any street or front lawn of the Subdivision overnight or on a regular basis.

14. **ANIMALS.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are reasonable in number and provided further that they are not maintained or bred for any commercial purpose, and that proper restraint and control are used in the keeping of them. The Owner of each Lot shall be responsible for complying with all applicable governmental laws, ordinances, rules and regulations

with respect to dogs, cats, and other household pets owned and maintained by such Owner.

15. NUISANCES. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done on any Lot or in the Subdivision that may be or may become an annoyance or nuisance to the neighbors or to the neighborhood.

16. FENCES AND PLANTINGS. No continuous hedge or planting shall be permitted between the front setback line and the front property line of any Lot, except shrubbery next to the dwelling which does not detract from the neighborhood. No continuous fence, wall or like structure shall be permitted between the rear of the dwelling and the front lot line. No continuous fence, wall, hedge, planting or like structure over six feet (6') in height shall be permitted on any Lot. Each fence which is installed or placed on any Lot in the Subdivision must be of new material and constructed of chain link, wood, brick, stucco, finished masonry or chain link. However, any chain link fence may not exceed four feet (4') in height and must be green vinyl coated. Each such fence shall be of a design and construction that does not detract from the neighborhood and shall be maintained in good condition.

17. POOLS. No above ground pools may be installed on any lot. All pools must be enclosed by fences or such other enclosures as are permitted in accordance with applicable governmental laws and regulations.

18. CLOTHESLINES. Clotheslines and the drying of clothes or other items on lines outside of any dwelling on the Property are prohibited, to the extent permitted by law.

19. RUBBISH. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. The Owner of each lot shall place all garbage and trash in proper containers which shall be covered at all time and emptied regularly by a commercial garbage service. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Garbage cans and containers shall be maintained at the rear of the residence and shall not be visible from the street. Except during the construction of a residence on a lot, all building materials shall be stored in a utility building or in such manner as not to be visible from the street and not to detract from the neighborhood.

20. EASEMENTS. Easements for drainage and utilities are shown on the plat of the Subdivision. The drainage easements shown on the plat of the Subdivision shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures and utility sheds. Within the utility easements shown on the plat of the Subdivision, no structure, fence, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities. The



Owners of the Lots encumbered by such easements shall keep the easement areas free from obstruction and shall keep the grassed areas within such easement areas cut on a regular basis. No changes shall be made to any portion of the storm water management system (e.g., swale, retention area, control structure, pipes, etc.) which may adversely impact on the storm water management/drainage design for the Subdivision. Developer hereby creates and grants the Fence Easement for the purpose of permitting the Developer and the Association to install, maintain, repair and replace a fence or other buffer, landscaping and irrigation within the boundaries of the Fence Easement.

21. UTILITIES. All utility lines within the Subdivision, including electrical and telephone lines, shall be installed underground.

22. VEGETATION IN RIGHTS-OF-WAY. Each Owner of a Lot agrees to maintain and trim the vegetation in the road right-of-way adjacent to such Owner's Lot and agrees to maintain and trim the vegetation located within all drainage swales and drainage easements and abutting the Retention Areas. However, the maintenance of the Retention Areas shall be the responsibility of the Association. Each purchaser of a Lot acknowledges and understands that lands in the vicinity of a road right-of-way, drainage swale, drainage easement swale or the Retention Areas may be subject to temporary standing water when conditions abnormally increase the rate of flow of storm water runoff to such road right-of-way, drainage easement or the Retention Areas.

23. FIRE OR CASUALTY. No building within the Subdivision which has been partially or totally destroyed by fire or other casualty shall be allowed to remain in such partially or totally destroyed state for a period in excess of three (3) months from the time of such fire or other casualty. If not reconstructed or repaired within such three-month period, the Owner shall promptly raze and remove such dwelling from the Lot. Any repair or reconstruction after casualty shall be in accordance with the original plans and specifications previously approved by the Developer. Any construction or repair which is not in accordance with such original plan shall be resubmitted to the Developer for review and approval. Any such repair and reconstruction shall be pursued diligently and continuously until completed.

24. PRIVATE ROADS. Each Lot Owner acknowledges that the roads and streets within the Subdivision are not maintained by any governmental entity, but are maintained by the Association and all costs of maintenance will be paid by the Lot Owners through assessments. In addition, Terranova Boulevard, as shown on the Plat of the Subdivision, is maintained by Terranova Homeowners Association of Polk County, Inc. pursuant to the Common Facilities Agreement through assessments from the Lot Owners and owners of adjacent lands. Developer hereby grants and conveys to the Owners of each of the Lots and their family members, guests and invitees, a perpetual, non-exclusive easement for ingress and egress purposes over and across the

Private Roads and over and across Terranova Boulevard for access to their respective Lots. Such easement is subject to the right of the Developer to grant additional easements to others in the future. The Developer hereby reserves the right to grant easement rights over the Private Roads for access to Phase IA, a future Phase of the Subdivision. In addition, as reflected on the Plat of the Subdivision, the Developer has reserved the right to construct a roadway on Tracts B and C and a portion of Tract A to provide ingress and egress through the Subdivision to lands to the east of the Subdivision. The Developer also reserves the right to grant an easement for ingress and egress purposes over the Private Roads and over Terranova Boulevard for access to the lands lying east of the Subdivision in connection with any development of the lands lying east of the Subdivision in the future. In the event that the Developer elects not to utilize Tracts B and C for a roadway as described in this paragraph, such election to be evidenced by the recording of a notice to such effect, Tracts B and C will be deemed to be lots rather than tracts for purposes of the definition of Lots and for all other purposes under this Declaration.

25. DURATION. The provisions of this Declaration are imposed upon the Property for a term of twenty-five (25) years from the date this Declaration is recorded and shall automatically be extended for successive ten (10) year periods unless and until they are amended as hereinafter provided. If the Association ever ceases to exist and is not replaced by an alternate entity which assumes the obligations and responsibilities of the Association as set forth in this Declaration, then all of the Lot owners shall be jointly and severally responsible for the performance of the obligations and responsibilities to operate and maintain the surface water management system facilities in accordance with the requirements of the Environmental Resources Permit issued by the Southwest Florida Water Management District, unless and until an alternate entity assumes such responsibilities.

26. ENFORCEMENT. The Developer, the Association or any Owner of any Lot shall have the right to enforce, by any proceeding at law or in equity, all of the restrictions, conditions and covenants imposed by this Declaration. The failure to enforce, in whole or in part, any of the said restrictive covenants or conditions for any length of time shall not be a waiver of the right to enforce such restrictions and the Developer assumes no responsibility or liability for his failure to enforce the said restrictive covenants and conditions. In the event that the Owner of any Lot fails to perform any repair or maintenance obligation or other affirmative duty or obligation specified in this Declaration, the Association shall have the right, but not the responsibility or duty, to enter upon the Lot and perform such repair and maintenance or perform such other duty or responsibility of the Owner, after providing the Owner at least thirty (30) days prior written notice. In the event of such entry and the performance of such work, the Owner of such Lot shall be obligated to reimburse the Association for the Association's costs incurred, together with an administrative charge of twenty percent (20%) of such cost, which shall be due and payable within a period of ten (10) days after written notice of the amount of such claim, failing

which, the Association shall have the right to file a lien against such Lot, in the same manner as the filing of a lien for assessment, which shall be enforceable in the same manner as the lien for assessment. In connection with the entry upon any Lot in the Subdivision for the purpose of carrying out the foregoing rights, the Association may delegate the right of entry and the right to perform such work to such contractor and agents as the Association shall deem appropriate and necessary.

27. DEVELOPER'S ADDITIONAL RESERVED RIGHTS. In addition to any and all other rights reserved by the Developer in this Declaration, the Articles and the Bylaws and notwithstanding any other provision set forth in the Declaration, the Articles and the Bylaws to the contrary, the Developer reserves the right to:

(a) construct, market, advertise, and show to the public such homes, including model homes, within the Subdivision as the Developer desires;

(b) install such signs within the Subdivision advertising the Subdivision and homes constructed by the Developer or other builders as the Developer desires; and

(c) carry on such construction and other activities within the Subdivision as the Developer shall desire in connection with the development of the Subdivision, the installation of improvements within the Subdivision, the compliance with the requirements of governmental entities and agencies having jurisdiction over the Subdivision, and the construction of homes within the Subdivision.

(d) Exercise the rights reserved in paragraph 24 of this Declaration.

(e) Grant exceptions, waivers and variances from the strict application of the provisions of this Declaration and grant consents to encroachments of improvements into easements. The granting of the exceptions, waivers, variances and consents shall be within the sole and absolute authority, discretion and opinion of the Developer and the Developer may, in the Developer's sole and exclusive discretion, unreasonably withhold any such exception, variance, consent or waiver. Furthermore, the granting of any such exception, waiver, variance or consent shall not be construed or interpreted to grant, and shall not grant, any right to any other persons upon a subsequent application the right to receive the approval of an application for an exception, waiver, variance or consent.

28. ASSIGNMENT OF RIGHTS. The Developer has reserved certain rights in this Declaration concerning the development of the Property, obtaining exceptions to certain provisions of this Declaration, reviewing plans and specifications, and granting

approvals to owners of lots. The Developer may assign and transfer such rights, provided such transfer is made in connection with the sale by the Developer of all of the Developer's then interest in the Property, or is made to the Association.

29. **AMENDMENT.** Except with respect to matters reserved by the Developer herein, this Declaration may only be amended by the affirmative vote of not less than 2/3 of each class of membership, if there are two classes of membership at the time of the amendment; and if there is only one class of membership at the time of the amendment, then upon the affirmative vote of not less than 2/3 of the membership. So long as there is a Class B membership, prior approval of the Federal Housing Administration or the Veterans' Administration shall be required with respect to any Amendment of this Declaration. Furthermore, without the prior written approval of the Southwest Florida Water Management District, there shall be no amendment to this Declaration which would affect the surface water management system, including the Retention Areas and the drainage facilities and the Association's responsibility for maintenance of the foregoing. An amendment to this Declaration shall be evidenced by an instrument signed by the President of the Association, setting forth the text of the amendment which shall depict the words deleted by lining through such words and the words added by underlining such new words. Such instrument shall also certify that the amendment has been approved by the affirmative vote of not less than 2/3 of each class of the membership, if there are two classes of membership at the time of the amendment, or if there is only one class of membership at the time of the amendment, that the amendment has been approved by the affirmative vote of not less than 2/3 of the membership, and shall be recorded among the public records of Polk County, Florida. Without the prior written consent of not less than 2/3 of the holders of the mortgages encumbering the Lots in the Subdivision, the provision in the Bylaws granting rights to Mortgagees shall not be amended, deleted or diminished in any way. So long as the Developer owns at least five percent (5%) of the Lots in the Subdivision, this Declaration may not be amended without the prior written consent of the Developer.

30. **ATTORNEYS FEES AND COSTS.** In connection with any litigation arising under any provision of this Declaration, the prevailing party shall be entitled to recover all costs and expenses incurred in connection therewith, including reasonable attorneys fees, at the trial and appellate levels.

31. **SEVERABILITY.** The invalidation by any Court of any provision of this Declaration shall not in any way affect any of the other provisions which shall remain in full force and effect.

32. **BENEFIT.** The foregoing restrictive covenants and conditions shall constitute covenants running with the land and the provisions of this Declaration shall be binding upon and shall be for the benefit of all of the present and future owners of

any of the Lots, their heirs, devisees, personal representatives, grantees, successors and assigns.

SIGNED the day and year first above written.

Signed in the presence of the following two witnesses:

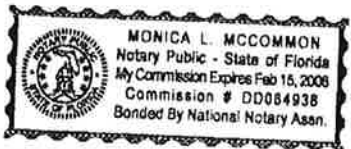
Connie Parenti  
Print Name: Connie Parenti  
Amy J. Cunningham  
Print Name: AMY J CUNNINGHAM

LM PROPERTIES, INC.

By: [Signature]  
Edward H. Laderer, Jr.  
Its: PRES

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2002, by Edward H. Laderer, Jr. as President of LM PROPERTIES, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or produced a Florida driver's license as identification.



(AFFIX NOTARY SEAL)

Monica A. McCommon  
NOTARY PUBLIC, State at Large  
Print Name: Monica L. McCommon  
My Commission Expires: Feb 15, 2006



I certify the attached is a true and correct copy of the Articles of Incorporation of TERRANOVA PHASE I HOMEOWNERS ASSOCIATION, INC., a Florida corporation, filed on August 1, 2002, as shown by the records of this office.

The document number of this corporation is N02000005855.



CR2EO22 (1-99)

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Second day of August, 2002

*Katherine Harris*

Katherine Harris  
Secretary of State

02 AUG - 1 PM 3:09  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION  
OF  
TERRANOVA PHASE I HOMEOWNERS ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE I. NAME**

The name of the corporation is Terranova Homeowners Association, Inc., hereinafter called the "Association."

**ARTICLE II. PRINCIPAL OFFICE**

The principal office of the Association is located at 2000 East Edgewood Drive, Suite 103, Lakeland, Florida 33803. The Board of Directors of the Association may change the location of the principal office of said Association from time to time.

**ARTICLE III. REGISTERED AGENT**

Edward H. Laderer, Jr., whose address is 2000 East Edgewood Drive, Suite 103, Lakeland, Florida 33803, is hereby appointed the initial registered agent of this Association.

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

LM Properties, Inc., a Florida corporation ("Developer"), has developed a residential subdivision in Polk County, Florida, known as Terranova I Subdivision, the plat of which, together with an additional phase to be known as Terranova Phase IA, will be recorded in the public records of Polk County, Florida, which will be referred to hereinafter as the "Subdivision". The Subdivision is subject to the terms of that certain Declaration of Covenants, Restrictions, Limitations and Conditions to be recorded in the public records of Polk County, Florida, which will refer to the Association and which will be

referred to herein collectively as the "Declaration". This Association does not contemplate pecuniary gain or profit to its members and is formed as the Association described and referred to in the Declaration and shall have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Declaration, shall have the power and authority to enforce the terms, restrictions and other provisions of the Declaration. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivision who are members of the Association.

In furtherance of such purposes, the Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided, the terms of which Declaration are incorporated herein by reference;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

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

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of 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;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided



that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of the members;

(f) Operate and maintain common property, specifically including, without limitation, the surface water management system, as permitted by South Florida Water Management District, including all lakes, retention areas, water management areas, pipes, ditches, culverts, structures and related appurtenances; and

(g) Have and to exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declaration and referred to herein as "Lot") in the Subdivision shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Each Lot shall be entitled to one (1) vote exercised by the owner or owners at any meeting of members of the Association in accordance with the Bylaws.

ARTICLE VI. DURATION

The period of duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

ARTICLE VII. INCORPORATOR

The name and residence address of the incorporator is:

NAME

ADDRESS

Edward H. Laderer, Jr 2000 E. Edgewood Dr., Suite 103  
Lakeland, Florida 33803

ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who, except for those Directors selected by the Developer, shall be members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: a President, Vice President, Secretary, and Treasurer. The officers shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

ARTICLE IX. INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

<u>NAME</u>	<u>ADDRESS</u>
Edward H. Laderer, Jr.	2000 E. Edgewood Dr., Suite 103 Lakeland, Florida 33803
Gregory A. Masters	2000 E. Edgewood Dr., Suite 103 Lakeland, Florida 33803
Sang Hui Kwan	2000 E. Edgewood Dr., Suite 103 Lakeland, Florida 33803

ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of

the Association shall be made and adopted by the initial Board of Directors of the Association.

ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3rds) of each class of the membership existing at the time of, and present at such meeting. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Polk County, Florida. Without the prior written approval of Southwest Florida Water Management District, there shall be no amendment to these Articles of Incorporation which would affect the surface water management system, the Retention Areas and Drainage Facilities described in the Declarations or which would affect the obligation of this Association to maintain the foregoing. So long as the Developer owns at least five percent (5%) of the Lots in the Subdivision, no amendment to these Articles of Incorporation shall be made without the prior written consent of the Developer.

ARTICLE XII. DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. So long as the Developer owns at least five percent (5%) of the Lots in the Subdivision, this Association shall not be dissolved without the prior written consent of the Developer.

ARTICLE XIII. FHA/VA APPROVAL

So long as there is a Class B membership, the following actions will require the prior written approval of the Federal Housing Administration or the Veterans' Administration: Annexation of additional properties, merger and

consolidations, mortgaging of the assets of the Association, dedication of any of the assets of the Association for public purposes, dissolution and amendment to these Articles of Incorporation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these Articles of Incorporation this 30<sup>th</sup> day of July, 2002.

[Signature]  
EDWARD H. LADERER, JR.

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2002, by EDWARD H. LADERER, JR., who is personally known to me or produced a Florida driver's license as identification.

[Signature]  
NOTARY PUBLIC, STATE AT LARGE  
Print Name: Monica L. McCommon  
My Commission Expires: Feb 15, 2006

(AFFIX NOTARY SEAL)



**ACCEPTANCE OF REGISTERED AGENT**

The undersigned hereby accepts the appointment as registered agent of TERRANOVA PHASE I HOMEOWNERS ASSOCIATION, INC., as set forth in the foregoing Articles of Incorporation.

DATED this 30<sup>th</sup> day of July, 2002.

[Signature]  
EDWARD H. LADERER, JR.  
Registered Agent

SECRETARY OF STATE  
ALACHUA COUNTY, FLORIDA  
02 AUG - 1 PM 3:09  
FILED

**EXHIBIT "B"**

**BYLAWS**

**OF**

**TERRANOVA PHASE I HOMEOWNERS ASSOCIATION, INC.**

**A NONPROFIT CORPORATION**

**ARTICLE I. NAME AND LOCATION**

The name of the corporation is Terranova Phase I Homeowners Association. The initial principal office of the corporation shall be located at 2000 E. Edgewood Drive, Suite 102, Lakeland, Florida 33803, but meetings of Members and Directors may be held at such places within the State of Florida as may be designated by the Board of Directors. The address of the principal office may be changed from time to time by the Board of Directors.

**ARTICLE II. DEFINITIONS**

2.1 "Association" shall mean and refer to Terranova Phase I Homeowners Association, Inc., a Florida corporation not-for-profit, its successors and assigns.

2.2 "Owner" or "Owners" shall mean the holders of the fee simple title to the Lots.

2.3 "Developer" shall mean LM Properties, Inc., its successors and assigns.

2.4 "Subdivision" shall mean all of the real property described in that certain Plat of Terranova Phase I, recorded in Plat Book \_\_\_\_, Page \_\_\_\_, public records of Polk County, Florida, together with an additional Phase to be known as Terranova Phase IA, to be recorded in the public records of Polk County, Florida.

2.5 "Lot" or "Lots" shall have the same meaning as "Lot" or "Lots" in the Declaration.

2.6 "Directors" shall mean the members of the Board of Directors of the Association and their successors in office duly elected and serving in that capacity in accordance with the Bylaws.

2.7 "Member" shall mean every person or entity who holds membership in the Association.

2.8 "Declaration" shall mean and refer to the Declaration of Covenants, Restrictions, Limitations and Conditions to which these Bylaws are attached, whose lot owners are to be Members of the Association, and which is recorded in the Public Records of Polk County, Florida and the terms of which are incorporated herein by reference.

2.9 "Mortgage" shall mean a Mortgage encumbering a Lot which Mortgage is held either by a bank, life insurance company, federal or state savings and loan association, real estate or mortgage investment trust, mortgage company, federal or state agencies, the Developer or such other mortgagee which shall be acceptable and approved by the Directors.

2.10 "Mortgagee" shall mean the holder of a Mortgage.

Any other defined term used herein shall have the meaning ascribed to such term in the Declaration.

### ARTICLE III. MEMBERS

3.1 Membership in the Association. Every Owner of a Lot shall be a Member of the Association and membership shall be established as set forth in the Declaration.

3.2 Voting Rights. If a corporation is the Owner of a Lot or if a Lot is owned by more than one (1) person, the Association may require prior to any vote by the Members, a voting certificate by which the registered Owner or Owners of the Lot designates an officer, if a corporation, or designates one (1) of the Owners of the Lot, if there is more than one (1) Owner, to designate the person entitled to vote at any meeting of the Members of the Association. The Association shall have two classes of voting membership:

#### 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.

Class B

The Class B Member(s) 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 and the Members, other than the Developer, shall be entitled to elect at least a majority of the Directors of the Association upon the earlier of the occurrence of the following events:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership (i.e., when seventy-five percent (75%) of the Lots in the Subdivision have been conveyed to Members other than the Developer); or
- (b) On the date specified by the Developer in a written notice to be given to all of the Class A Members.

For purposes of this section of these Bylaws, the term "Members other than the Developer" shall not include builders, contractors or others who purchase a Lot for the purpose of constructing improvements thereon for resale. So long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Lots in the Subdivision, the Developer shall be entitled to elect at least one of the Directors.

3.3 Termination of Membership. Membership in the Association terminates when such Member ceases to be an Owner of a Lot.

3.4 Transfer of Membership. Membership in this Association is not transferable or assignable, but shall pass with the title to each Member's Lot.

ARTICLE IV. MEETINGS OF MEMBERS

4.1 Annual Meetings. The first annual meeting of Members shall be held within one (1) year from the date of incorporation of the Association, which date shall be established by appropriate resolution of the Directors. At the first annual meeting of Members, a date and time shall be established for all subsequent annual meetings. If the date for any annual meeting of Members is a legal holiday, the meeting will be held at the same hour on the next following day which is not a legal holiday.

4.2 Special Meetings. Special meetings of Members may be called at any time by the president or by the Board of Directors, or upon written request of no less than ten percent (10%) of the total voting interest of the Association.

4.3 Place of Meetings. The Board of Directors may designate any place within Polk County, Florida as the place of meeting for any annual or special meeting.

4.4 Notice of Meetings. Written notice of each meeting of Members shall be given by, or at the direction of, the secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of receiving notice. Such Notice shall specify the day, hour and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

4.5 Quorum. The presence at the meeting in person or by proxy of Members entitled to cast ten percent (10%) of the votes of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation, these Bylaws or by law. After a quorum has been established at a Member's meeting, the subsequent withdrawal of Members so as to reduce the number of Members entitled to vote at the meeting below the number required for a quorum, shall not affect the validity of any action taken at the meeting or any adjournment thereof. If a quorum is not present 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.

4.6 Proxies. At all meetings of Members, each Member may vote in person or by proxy in the manner provided by law. All proxies shall be in writing and filed with the secretary. Proxies shall be revocable, and the proxy of any Owner shall automatically terminate on conveyance by him of his Lot.

4.7 Waiver of Notice. A written Waiver of Notice signed by a Member, whether before or after the meeting, shall be equivalent to the giving of such notice. Any certificate to be filed as a result of the Members action under this Section shall state that written consent was given in accordance with the applicable provisions of Chapter 617 of the Florida Statutes.

4.8 Action Without Meeting. Any action of the Members may be taken without a meeting, without prior notice and without vote, if a consent in writing setting forth the action so taken is signed by a majority of the Members of the Association. Within ten days after obtaining such authorization by written consent,



notice must be given to those Members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. Any certificate to be filed as a result of the Members action under this section shall state that written consent was given in accordance with the applicable provisions of Chapter 617 of the Florida statutes.

4.9 Voting Record. If the Association has six or more Members of record, the officers having charge of the membership records of the Association shall make, at least ten days before each meeting of Members, a complete list of the Members entitled to vote at such meeting or any adjournment thereof. The list shall be kept on file at the registered office of the Association or at the principal place of business of the Association, and any Member shall be entitled to inspect a list at any time during usual business hours. The list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any Member at any time during the meeting. If no such demand is made, failure to comply with the requirements of this section shall not affect the validity of any action taken at such meeting.

4.10 Absentee Ballots. Absentee ballots will be permitted in connection with votes on such matters as the Directors shall permit from time to time, including specifically, annual meetings of the Members. In the event absentee ballots are permitted, they will only be available to those Members who are physically absent from the Subdivision at the time the meeting is to be held or they have a physical disability or limitation which makes it impossible for them to attend the meeting. If an absentee ballot is permitted, the secretary of the Association shall mail the ballot to the Member who shall return the ballot to the secretary no later than three days prior to the meeting. Any absentee ballot may be revoked at the meeting in the event that the Member voting by absentee ballot is present at the meeting. Absentee ballots may be considered for purposes of establishing a quorum only on those matters voted on in the absentee ballot.

4.11 Order of Business. The order of business at the annual meeting of the Members and as far as practicable at other meetings, shall be:

- (a) call of the roll,
- (b) proof of notice of meeting,
- (c) reading and disposition of any unapproved minutes,
- (d) the report of officers,
- (e) report of committees,
- (f) appointment of inspectors of election,
- (g) election of directors,
- (h) unfinished business,
- (i) new business,

(j) adjournment.

ARTICLE V. BOARD OF DIRECTORS

5.1 Number. The affairs of the Association shall be managed by a board of three (3) Directors who shall be Members of the Association, except for those Directors who are elected by the Developer.

5.2 Term of Office. The present members of the Board of Directors or successors of the present members of the Directors as appointed by them in the event of the removal or disability of one or all of said Directors, shall hold office until the next annual meeting of the Members, at which time the successors shall be elected. Each Director thereafter shall hold office until the next annual meeting of the Members and until his successor shall have been elected and qualified, or until removed by a majority vote of the Members for misfeasance or malfeasance, at a special meeting of the Members called for that purpose.

5.3 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.

5.4 Election of Directors. After the Class B membership has ceased, the election of the Directors shall be in the following manner:

(a) No later than four (4) months prior to the annual meeting of the Members, the President shall appoint a nominating committee consisting of a chair person and four (4) other persons who shall be Members in good standing of the Association. A report of this committee shall be presented to the Board of Directors at least twenty-one (21) days before the annual meeting of the Members.

(b) At the annual meeting of the Members, the nominating committee will present their list of qualified nominees to the membership. To qualify to serve as a Director, the person nominated must have been a Member in good standing for a period of at least six (6) months prior to the time of the annual meeting, except those designated by the Developer. Any number of persons may be presented as nominees and nominations may be made from the floor if properly qualified.

(c) Each nominee must either accept or decline the nomination. If unable to be present at the meeting, a letter from the nominee

accepting the nomination must be submitted to the Secretary before the meeting. At the annual meeting, the President shall appoint one (1) of the Members to be a chairperson for the election committee who will select other Members to assist with the election process and the counting of ballots.

(d) The election shall be by a majority vote and shall be by secret ballot. Election will be by a plurality of votes cast, each person voting being entitled to cast his vote for as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

5.5 Annual Meetings. The Board of Directors shall hold its annual meeting at the same place as and immediately following each annual meeting of Members for the purpose of the election of Officers and the transaction of such other business as may come before the meeting. If a majority of the Directors are present at the annual meeting of Members, no prior notice of the annual meeting of the Board of Directors shall be required. However, another place and time for such meeting may be fixed by written consent of all of the Directors.

5.6 Regular Meetings. Regular meetings of the Board of Directors may be held at such time and at such place as shall be determined from time to time by the Board of Directors.

5.7 Special Meetings. Special meetings of the Board of Directors may be called by the Chairman of the Board (if there is one), the President or any Director. The person or persons authorized to call special meetings of the Board of Directors may fix a reasonable time and place for holding them.

5.8 Action Without Meeting. Any action of the Board of Directors may be taken without a meeting if a consent in writing setting forth the action so taken signed by all of the Directors is filed in the minutes of the Board of Directors. Such consent shall have the same effect as a unanimous vote.

5.9 Notice and Waiver. All meetings of the Directors must be open to all Members except for meetings between the Directors and its attorneys with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. Notices of all meetings of the Directors must be posted in a conspicuous place in the Subdivision at least forty-eight (48) hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the Subdivision, notice of each Board meeting must be mailed or delivered to each Members at least seven (7) days before the meeting, except in an emergency. Assessments may not be levied by the Directors unless the

notice of the meeting includes a statement that assessments will be considered at such meeting, specifying the nature of the proposed assessments. Notice to the Directors of any special meeting of the Directors shall be given at least three (3) days prior thereto by written notice delivered personally, by mail or by telegram to each Director at his address. If mailed, such notice shall be deemed to be delivered three (3) days after being deposited in the United States Mail with postage prepaid. If notice is given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any Director may waive notice of any meeting, either before, at, or after such meeting by signing a waiver of notice. The attendance of a Director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of such meeting or the manner in which it has been called or convened, except when a Director states at the beginning of the meeting any objection to the transaction of business because the meeting is not lawfully called or convened.

5.10 Quorum and Voting. A majority of Directors in office shall constitute a quorum for the transaction of business. The vote of a majority of Directors present at a meeting at which a quorum is present shall constitute the action of the Board of Directors. If less than a quorum is present, then a majority of those Directors present may adjourn the meeting from time to time without notice until a quorum is present.

5.11 Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors even though it is less than a quorum of the Board of Directors, unless otherwise provided by law or the Articles of Incorporation. However, any Director which the Developer selected pursuant to the Declaration shall be replaced by a person designated by the Director. A Director elected to fill a vacancy shall hold office only until the next election of Directors by the Members. Any directorship to be filled by reason of an increase in the number of Directors shall be filled by election at an annual meeting of Members or a special meeting of Members called for that purpose.

5.12 Removal. At any meeting of Members called expressly for that purpose, any Director or Directors may be removed from office, with or without cause, by vote of a majority of both classes of the Members then entitled to vote at an election of Directors. New Directors may be elected by the Members for the unexpired terms of Directors removed from office at the same meetings at which such removals are voted. If the Members fail to elect persons to fill the unexpired terms of removed Directors, and if the Members did not intend to decrease the number of Directors to serve on the Board, then the vacancies unfilled shall be filled in accordance with provisions in these Bylaws for vacancies.

5.13 Resignations. Any Director may resign at any time by submitting a written resignation which shall take effect at the time and as specified in the notice

of resignation or if no time is specified, at the time of receipt by the President. The acceptance of a resignation shall not be necessary to make it effective.

5.14 Presumption of Assent. A Director of the Association who is present at a meeting of the Board of Directors at which action on any Association matter is taken shall be presumed to have assented to the action taken unless he votes against such action or abstains from voting because of an asserted conflict of interest.

5.15 Increase of Number of Directors. The number of Directors may be increased by amendment to these Bylaws or by the affirmative vote of a majority of the Members at the annual meeting or at a special meeting called for that purpose. The additional Directors may be chosen at such annual meeting by a majority vote of each class of the membership. Such new Directors shall hold office until the next annual meeting and until the election, qualification and taking of office of their successors.

5.16 Powers. All corporate powers shall be vested in and exercised under the authority of the Board of Directors and the management and affairs of the Association shall be controlled by the Board of Directors. The Board of Directors shall have all powers given to the Directors by the Articles of Incorporation, these Bylaws, the Declaration and the Florida Not For Profit Corporation Act and in addition shall have powers to:

- (a) 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;
- (b) Exercise on behalf of the Association all powers, duties and authority vested in or delegated to the Association and not specifically reserved to the membership by the Declaration, Articles of Incorporation or by other provisions of these Bylaws.
- (c) Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent from three (3) consecutive regular meetings of the Board of Directors; and
- (d) Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

5.17 Duties. It shall be the duty of the Board of Directors 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 each annual

meeting or at any special meeting at which such a statement is requested in writing by a majority of the membership entitled to vote thereat;

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

(c) Fix the amount of the annual assessment against each Lot at least sixty (60) days in advance of each annual assessment period;

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

(e) Foreclose the lien against any Lot for which assessments are not paid within thirty (30) days after the due date, or to bring an action at law against the Owner personally obligated to pay the same.

(f) Issue, or cause an appropriate officer to issue, on demand by any person, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board of Directors may impose a reasonable charge for the issuance of these certificates;

(g) Procure and maintain adequate liability and hazard insurance on all property owned by the Association;

(h) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(i) Perform the maintenance required to be performed by the Association as provided in the Declaration.

#### ARTICLE VI. OFFICERS AND THEIR DUTIES

6.1 Officers. The Officers of this Association shall be a President, Vice President, Secretary and Treasurer, each of whom shall be elected by the Board of Directors. A Chairman of the Board, and such other officers and assistant officers as may be deemed appropriate may be elected by the Board of Directors from time to time. Any two or more offices may be held by the same person. A failure to elect a President, Secretary or Treasurer shall not affect the existence of the Association.

6.2 Election and Term of Office. The Officers of the Association shall be elected annually by the Board of Directors at its meeting after each annual meeting of Members. If the election of Officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. Each Officer shall hold office until his successor shall have been duly elected and shall have qualified, or until his death, or until he shall resign or shall have been removed in the manner hereinafter provided.

6.3 Removal. Any Officer may be removed from office at any time, with or without cause, on the affirmative vote of a majority of the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby. Removal shall be without prejudice to any contract rights of the person so removed, but election of an Officer shall not of itself create contract rights.

6.4 Vacancies. Vacancies in offices, however occasioned, may be filled at any time by election by the Board of Directors for the unexpired terms of such offices.

6.5 Duties. The Chairman of the Board, or the President if there is no Chairman of the Board, shall preside at all meetings of the Board of Directors and of the Members. The President shall be the chief executive officer of the Association and shall, in general, control all of the business and affairs of the Association. The Vice President shall, in the case of the absence or disability of the President, perform all of the duties of the President. The Vice President shall perform such other duties as may be assigned by the Board of Directors or the President. The Secretary shall keep a record of the proceedings of the meetings of the Board of Directors and the meetings of the Members of the corporation. The Secretary shall also keep an accurate record of the attendance at meetings and shall have charge of the corporate seal and shall affix the corporate seal to such instruments as are authorized by the Board of Directors. The Treasurer shall have charge of the funds of the Association and shall keep a correct account of all monies received and disbursed by the corporation. The Treasurer shall present a financial report to the Board of Directors at each regular Board meeting for the period since the date of the last Board meeting. The Treasurer shall also present a report of the receipts and disbursements for the previous year and a budget for the upcoming year at each annual meeting of the Association. Subject to the foregoing, the Officers of the Association shall have such powers and duties as usually pertain to their respective offices and such additional powers and duties specifically conferred by law, by the Articles of Incorporation, by these Bylaws, or as may be assigned to them from time to time by the Board of Directors.

6.6 Delegation of Duties. In the absence or disability of any Officer of the Association or for any other reason deemed sufficient by the Board of Directors, the Board may delegate his powers or duties to any other Officer or to any other Director.

6.7 Compensation. Officers of the Association shall not receive any compensation for acting as such but nothing herein contained shall be construed to preclude any officer from serving the Association in any other capacity and receiving compensation therefor.

## ARTICLE VII. COMMITTEES

7.1 Creation of Committees. The Board of Directors may, by resolution passed by a majority of the whole Board, designate an Executive Committee and one or more other committees.

7.2 Executive Committee. The Executive Committee (if there is one) shall consult with and advise the Officers of the Corporation in the management of its affairs and shall have and may exercise, to the extent provided in the resolution of the Board of Directors creating such Executive Committee, such powers of the Board of Directors as can be lawfully delegated by the Board.

7.3 Other Committees. Such other committees shall have such functions and may exercise such power of the Board of Directors as can be lawfully delegated and to the extent provided in the resolution or resolutions creating such committee or committees.

7.4 Meetings. Regular meetings of the Executive Committee and other committees may be held without notice at such time and at such place as shall from time to time be determined by the Executive Committee or such other committees, and special meetings of the Executive Committee or such other committees may be called by any Member thereof upon two (2) days' notice to the other members of such committee, or on such shorter notice as may be agreed to in writing by each of the other members of such committee, given either personally or in the manner provided in these Bylaws pertaining to notice for Directors' meetings.

7.5 Vacancies. Vacancies on the Executive Committee or on other committees shall be filled by the Board of Directors then in office at any regular or special meeting of the Board of Directors.

7.6 Quorum. At all meetings of the Executive Committee or other committees, a majority of the committee's members then in office shall constitute a quorum for the transaction of business.

7.7 Manner of Acting. The acts of a majority of the members of the Executive Committee or other committees present at any meeting at which there is a quorum shall be the act of such committee.



7.8 Minutes. The Executive Committee (if there is one) and the other committees shall keep regular minutes of their proceedings and report the same to the Board of Directors when required.

ARTICLE VIII. ASSESSMENTS

For the operation of the Association and performance of the maintenance obligations of the Association and for the purpose of complying with the other terms, conditions and provisions imposed upon the Association by the Declaration, it is necessary to require the Owners of Lots to pay annual assessments in the manner specified below, each Owner accepts the obligation to pay assessments and as provided in the Declaration covenants and agrees to pay such assessments by the acceptance of such Owner's deed:

8.1 Purpose of Annual Assessments. The annual assessments levied by the Association shall be used exclusively to promote the health, safety, welfare, recreation, common benefit and enjoyment of the Owners and other Residents in the Subdivision and for the purposes specified herein and in the Declaration. Annual assessments shall include, and the Association shall expend out of the funds derived from the annual assessments, the following costs and expenses:

- (a) The cost of performing the maintenance required by or permitted by the Declaration to be performed by or at the direction of the Association.
- (b) The costs and expenses incurred in fulfilling the obligations and responsibilities of the Association specified in the Articles of Incorporation of the Association and the Declaration.
- (c) The cost of liability insurance insuring the Association against any and all liability to the public, to any Owner, or to any invitees or tenants of the Owner arising out of any of the activities or responsibilities of the Association. The policy limit shall be set by the Directors and shall be reviewed at least annually and increased or decreased in the discretion of the Directors.
- (d) The cost of workers' compensation insurance to the extent necessary to comply with Chapter 440 of the Florida Statutes and any other insurance deemed necessary by the Board of Directors of the Association.

(e) The cost of a standard fidelity bond covering all Directors and all other employees of the Association in an amount to be determined by the Directors.

(f) The cost of any other materials, supplies, furniture, labor, services (including professional services such as legal, accounting, engineering and architectural), maintenance, repairs, structural alterations, insurance, taxes or assessments which the Association is required to secure or pay pursuant to the terms of the Declaration or by law or which shall be necessary or proper in the opinion of the Directors for the operation of the Association, for the benefit of the Owners or for the enforcement of the provisions of the Declaration.

8.2 Maximum Annual Assessment. So long as the Developer is in control of the Association and entitled to elect a majority of the Directors, the Developer guarantees to the Members that the annual assessment for each Lot for each fiscal year shall not exceed one hundred fifteen percent (115%) of the annual assessment for the immediately preceding fiscal year of the Association. In addition, so long as the Developer is in control of the Association and is entitled to elect a majority of the Directors, the Developer will not be obligated to pay assessments; provided however, that the Developer obligates itself to pay any operating expenses incurred by the Association that exceed the assessments receivable from Members other than the Developer, together with other income of the Association. The Developer shall have the right to be released from the foregoing obligation to pay any shortfall or deficit occurring or arising after the Developer gives notice of its desire to turn over, and does turn over, control of the Association to the Members other than the Developer.

8.3 Procedure for Adoption of Assessment. Written notice of any meeting of the Directors called for the purpose of adopting any budget and annual assessment, together with a copy of the proposed annual budget for the Association shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. Mailing of such notice and copy of the budget shall be deemed sufficient if deposited in the United States mail and addressed to the address of each Owner of each Lot as shown on the records of the Office of the Polk County Property Appraiser. No vote of the Members is required to adopt a budget or approve an annual assessment. Such budget meeting shall be held at least sixty (60) days prior to the commencement of the next fiscal year of the Association.

8.4 Uniform Rate of Assessment. Annual assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly, quarterly or annual basis, as determined by the Directors.

8.5 Commencement of Annual Assessment. Except with respect to Lots owned by the Developer, the annual assessment provided for above shall commence on the date of the sale of each Lot by the Developer. Written notice of the annual assessment shall be sent to each Owner and the due date shall be established by the Directors. The Association shall, upon demand of a Lot Owner, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

8.6 Interest on Assessments. All Assessments and installments of such assessments paid on or before thirty (30) days after the date when due shall not bear any interest. However, all assessments and installments of assessments specified in this Article VIII, which are not paid on or before thirty (30) days after the date when they are due shall bear interest at the ten percent (10%) per annum from and after such thirty (30) days until paid. All payments toward the assessments shall be applied first to interest and then to the assessment payment first due.

8.7 Lien for Assessments. The Association shall have a lien on a Lot for all unpaid assessments applicable and chargeable to the Owner of such Lot, together with interest thereon and cost of collection specified below. The Lien shall be superior to all other liens and encumbrances on the Lot, except for the lien for ad valorem taxes and the lien for all sums which the Owner of such Lot is obligated to pay under any Mortgage encumbering such Lot duly recorded in the public records of Polk County, Florida. All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in the public records, shall be deemed to consent to the liens and assessments of the Association and such other liens and encumbrances shall be inferior to future liens for assessments of the Association whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances. The Association may, but is not obligated to as a prerequisite to enforcing its lien rights, record in the public records of Polk County, Florida, a notice of the lien setting forth the amount of any delinquent assessment. A sale or transfer of any Lot shall not affect the assessment lien.

8.8 Enforcement of Lien and Collection. The Directors may take such action as they deem necessary to collect delinquent assessments, by legal proceedings personally against an Owner or by proceedings to enforce and foreclose the lien for the assessments and may settle and compromise such amounts that are due, if deemed by the Directors to be in the best interests of the Association. Each Owner by the acceptance of the deed to such Owner's Lot vests in the Association or its agents the right and power to bring all actions against such Owner personally for the collection of the assessment as a debt or to foreclose the lien in the same manner as other liens for improvement of real property are foreclosed. The lien provided for in this article

shall be in favor of the Association and shall be for the benefit of all Owners. No Owner may waive or otherwise escape liability for the assessments provided for in this Article VIII by abandonment of such Owner's Lot. At any foreclosure sale held pursuant to a foreclosure of the lien, the Association shall be entitled to bid at such sale and to apply as a cash credit against the Association's bid all sums due the Association covered by the lien being foreclosed.

8.9 Rights of Mortgagee. Notwithstanding anything to the contrary contained in this Declaration, when a Mortgagee acquires title to a Lot as a result of the foreclosure of a Mortgage or when the Mortgagee accepts a deed to the Lot in lieu of foreclosure, such Mortgagee, its successors and assigns, shall not be liable for the assessments by the Association pertaining to such Lot which become due prior to acquisition of title as a result of such foreclosure or acceptance of a deed in lieu of foreclosure unless a notice of lis pendens was filed in connection with a foreclosure of a lien for assessments prior to the recording of the foreclosed Mortgage. Such unpaid assessments shall be deemed to be common expenses collectable from all of the other Owners, including such entity acquiring title as a result of such foreclosure or deed in lieu of foreclosure. The new Owner by virtue of acquiring such title shall forthwith become liable for payment of assessments.

#### ARTICLE IX. BOOKS, RECORDS AND REPORTS

9.1 Report to Members. The Association shall send an annual report to the Members of the Association not later than sixty (60) days after the close of each fiscal year of the Association. Such report shall include a balance sheet as of the close of the fiscal year of the Association and a revenue and disbursement statement for the year ending on such closing date. Such financial statements shall be prepared from and in accordance with the books of the Association, in conformity with generally accepted accounting principles applied on a consistent basis.

9.2 Inspection of Corporate Records. Any person who is a Member of the Association shall have the right, for any proper purpose and at any reasonable time, on written demand stating the purpose thereof, to examine and make copies from the relevant books and records of accounts, minutes, and records of Members of the Association. Upon the written request of any Member, the Association shall mail to such Member a copy of the most recent balance sheet and revenue and disbursement statement. If such request is received by the Association before such financial statements are available for its last fiscal year, the Association shall mail such financial statements as soon as they become available. In any event, the financial statements must be mailed within sixty (60) days after the close of the last fiscal year. Additionally, balance sheets and revenue and disbursement statements shall be filed in the registered office of the Association in Florida, shall be kept for at least five (5)

years, and shall be subject to inspection during business hours by any Member, in person or by agent.

ARTICLE X. CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the name of the Association and the words "corporate seal 2002."

ARTICLE XI. FISCAL YEAR

The fiscal year of the Association shall be established by the Directors.

ARTICLE XII. AMENDMENTS

These Bylaws may be amended at a regular or special meeting of Members by a vote of a majority of the Members present in person or by proxy; provided, however, so long as there is a Class B membership, any such amendment shall require the approval of the Federal Housing Administration or the Veterans' Administration. So long as the Developer owns at least five percent (5%) of the Lots in the Subdivision, there shall be no amendment to these Bylaws without the prior written consent of the Developer.

ARTICLE XIII. CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

*This Instrument was Prepared by, and After Recording Return to:*  
Christopher M. Fear, Esquire  
GRAY ROBINSON, P.A.  
P.O. Box 3  
One Lake Morton Drive  
Lakeland, FL 33802-0003  
(863) 284-2200

(Recording Data Above)

**SECOND AMENDMENT  
TO  
DECLARATION OF COVENANTS, RESTRICTIONS, LIMITATIONS  
AND CONDITIONS OF  
TERRANOVA PHASE I**

This Second Amendment to Declaration of Covenants, Restrictions, Limitations and Conditions of Terranova Phase I ("Amendment") is made by LM PROPERTIES OF POLK COUNTY, INC., a Florida corporation ("Developer").

RECITALS

A. Developer previously filed a Declaration of Covenants, Restrictions, Limitations and Conditions of Terranova Phase I recorded September 9, 2002, in Official Records Book 5108, Page 1025, as amended by First Amendment recorded August 14, 2004, in Official Records Book 5473, Page 1851, both in the Public Records of Polk County, Florida (collectively the "Declaration"). The Plat of Terranova Phase I was recorded in Plat Book 119, Pages 30 and 31, Public Records of Polk County, Florida ("Phase I Plat"). In addition, the Developer filed the Plat of Terranova Phase I-A in Plat Book 122, Pages 31 and 32, Public Records of Polk County, Florida ("Phase I-A Plat"). All terms defined in the Declaration and used in this Amendment shall have the meanings ascribed to such terms in the Declaration, except to the extent provided in this Amendment.

B. Developer has filed the Plat of Terranova V recorded in Plat Book 129, Pages 4 and 5, Public Records of Polk County, Florida ("Phase V Plat"). The Phase V Plat reflected that Tract C and a portion of Tract B as depicted on the Phase I Plat were replatted as Lot 73, as depicted on the Phase V Plat ("Lot 73"). The Developer is the owner of Lot 73. One of the purposes of this Amendment is to reflect that Lot 73 as depicted on the Phase V Plat is subject to the terms of the Declaration and shall be deemed a Lot under the terms of the Declaration.

C. The Developer has also filed the Plat of Terranova Phase I-B in Plat Book 139, Pages 29 and 30, Public Records of Polk County, Florida ("Phase I-B Plat"). The Phase I-B Plat

reflects the resubdivision of Lots 4 and 5 and Tract A as depicted upon the Phase I Plat. The Developer is the owner of Lots 1, 2 and 3 as depicted upon the Phase I-B Plat ("Lots 1, 2 and 3"). The purpose of this Amendment is to provide and confirm that Lots 1, 2 and 3 are subject to the provisions of the Declaration and are Lots as defined under the Declaration.

NOW THEREFORE, the Declaration is hereby amended in the following respects:

1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by reference.

2. Amendment. The Declaration is amended to provide and confirm that Lot 73 as depicted upon the Phase V Plat is subject to all of the terms, conditions and provisions of the Declaration and shall be deemed a Lot for purposes of the Declaration. In addition, Lots 1, 2 and 3 as depicted upon the Phase I-B Plat shall be and are hereby confirmed to be subject to the provisions of the Declaration and shall be deemed Lots for purposes of the Declaration. The definition of "Lot" or "Lots" in the Declaration is hereby amended as follows:

"Lot" or "Lots" shall mean and include all parcels of land into which the Subdivision has been subdivided by the Developer as depicted upon the Plat of the Subdivision, subject to the provisions of paragraph 24 of this Declaration, and shall include Lot 73 as depicted upon the Plat of Terranova Phase V according to Plat Book 129, Pages 4 and 5, and shall include Lot 1, Lot 2 and Lot 3 as depicted upon the Plat of Terranova Phase I-B, according to the Plat thereof recorded in Plat Book 139, Pages 29 and 30, both in the Public Records of Polk County, Florida, but shall exclude the Private Roads depicted upon the Plat of the Subdivision and depicted upon the said Plat of Terranova Phase V and shall exclude Tract A as depicted upon the said Plat of Terranova Phase I-B.

3. Other Provisions. In all other respects, the Declaration remains in full force and effect and unamended.

Signed in the presence of the following two witnesses:

Luke Mackham  
Print Name: Luke Mackham

Callie Nestlund  
Print Name: Callie Nestlund

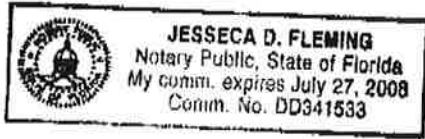
LM PROPERTIES OF POLK COUNTY,  
INC.

By: Edward H. Laderer, Jr.  
Edward H. Laderer, Jr.,  
Vice President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September, 2006, by Edward H. Laderer, Jr. as Vice President of LM Properties of Polk County, Inc., a Florida corporation, on behalf of such corporation, who is personally known to me.

(AFFIX NOTARY SEAL)



Jessica D. Fleming  
NOTARY PUBLIC, State at Large  
JESSECA D. FLEMING

(Type or print name of Notary)

My commission expires: 7-27-08



**JOINDER BY ASSOCIATION**

Terranova Phase V Homeowners Association, Inc., a Florida not-for-profit corporation, hereby joins in and consents to the foregoing Amendment to the Declaration.

Signed this 1<sup>st</sup> day of November, 2006.

Signed in the presence of the following two witnesses:

[Signature]  
Print Name: Luke Markham

Callie Neslund  
Print Name: Callie Neslund

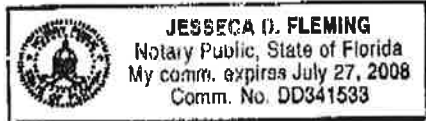
TERRANOVA PHASE I HOMEOWNERS' ASSOCIATION, INC.

By: [Signature]  
Edward H. Laderer, Jr., President

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2006, by Edward H. Laderer, Jr. as President of Terranova Phase I Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of such corporation,  who is personally known to me or  who has produced a Florida driver's license as identification.

(AFFIX NOTARY SEAL)



Jessica D. Fleming  
NOTARY PUBLIC, State at Large  
JESSECA D. FLEMING  
(Type or print name of Notary)  
My commission expires: 7-27-08

**JOINDER AND CONSENT  
OF MORTGAGEE**

WACHOVIA BANK, N.A., the holder of a Mortgage encumbering certain Lots in the Subdivision, hereby joins in this Second Amendment for the purpose of consenting to the Second Amendment and subordinating the lien of its Mortgage to all of the terms, conditions and provisions of the Declaration as amended by this Second Amendment.

Signed this 23 day of October, 2006.

Signed in the presence of the following two witnesses;

Clare Erick  
Print Name: Clare Erick

Lucy Rodriguez  
Print Name: Lucy Rodriguez

WACHOVIA BANK, N.A.

By: [Signature]  
Print Name: LAWRENCE M. WELLER  
Title: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

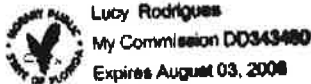
The foregoing Consent and Joinder was acknowledged before me this 23 day of October, 2006, by LAWRENCE Weller as Vice President of Wachovia Bank, N.A., a national banking association, on behalf of such banking association, who is personally known to me or who produced a Florida driver's license as identification.

(AFFIX NOTARY SEAL.)

Lucy Rodriguez  
NOTARY PUBLIC, State at Large  
Lucy Rodriguez

(Type or print name of Notary)

My commission expires: 8.3.08



**JOINDER AND CONSENT  
OF MORTGAGEE**

COMMUNITY NATIONAL BANK AT BARTOW, a national banking corporation, the holder of a Mortgage encumbering certain Lots in the Subdivision, hereby joins in this Second Amendment for the purpose of consenting to the Second Amendment and subordinating the lien of its Mortgage to all of the terms, conditions and provisions of the Declaration as amended by this Second Amendment.

Signed this 13<sup>th</sup> day of October, 2006.

Signed in the presence of the following two witnesses:

H. Margaret Dasinger  
Print Name: H. Margaret Dasinger

Sherry E. Foley  
Print Name: Sherry E. Foley

COMMUNITY NATIONAL BANK AT  
BARTOW

By: James A. Cook, Jr.  
Print Name: JAMES A. COOK, JR.  
Title: SENIOR VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing Consent and Joinder was acknowledged before me this 13<sup>th</sup> day of October 2006, by James A. Cook, Jr. as Dr. Vice President of Community National Bank at Bartow, a national banking corporation, on behalf of such corporation, who is personally known to me ~~or who produced a Florida driver's license as identification.~~

(AFFIX NOTARY SEAL)



H. Margaret Dasinger  
NOTARY PUBLIC, State at Large  
H. Margaret Dasinger  
(Type or print name of Notary)  
My commission expires: June 28, 2010