

ORIGINAL

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REVIVED DECLARATION OF RESTRICTIONS REGARDING  
FAIRWAY OAKS

NOTICE OF RECORDING PURSUANT TO FLA. STAT. §720.407

Phyllis Berg, as President, and Vilma Davis, as Secretary, of Fairway Oaks Homeowners' Association, Inc., hereby attest to and execute the following documents as stated in Fla. Stat. §720.407, attached hereto and incorporated herein as *Composite Exhibit A*, in accordance with Fla. Stat. §§720.403-407:

1. The Revived Declaration of Covenants, Conditions and Restrictions for Fairway Oaks, as approved by the Florida Department of Economic Opportunity;
2. The Bylaws for Fairway Oaks Homeowners' Association, Inc., with amendments;  
and
3. The Articles of Incorporation of Fairway Oaks Homeowners' Association, Inc., with amendments.

The aforementioned documents were revitalized pursuant to Fla. Stat. §§720.403-407 as to all property described in the Fairway Oaks as set forth in *Exhibit B* attached hereto and as identified in the legal descriptions in the Property Owners list for Fairway Oaks attached hereto as *Exhibit C*.

As evidenced by the letter attached hereto as *Exhibit D*, the revitalization of the documents listed in Composite Exhibit A affecting the aforementioned property in Exhibits B and C was approved by the State of Florida Department of Economic Opportunity to revitalize the documents listed in Composite Exhibit A from extinguishment as a result of Chapter 712 of the Florida Statutes and Article XII, Section 4 of the Original Declaration of Covenants, Conditions and Restrictions of Fairway Oaks Declaration.

[Signatures on following page]

Notice of Recording Pursuant  
To Fla. Stat. §720.07

Witness:

Fairway Oaks Homeowners' Association, Inc.

[Signature]  
Print Name: MARY ANN MYSZKOWIAK  
[Signature]  
Print Name: SERVINE SCORCA

[Signature]  
Phyllis Berg, Its President

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 31 day of Dec 31 2014 by Phyllis Berg, as President of Fairway Oaks Homeowners' Association, Inc., a Florida not for profit corporation, who are  personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Name: MARY ANN MYSZKOWIAK

Serial #:

My Commission Expires:



MARY ANN MYSZKOWIAK  
MY COMMISSION # FF 070334  
EXPIRES: November 13, 2017  
Bonded Thru Budget Notary Services

Witness:

Attests:

[Signature]  
Print Name: MARY ANN MYSZKOWIAK  
[Signature]  
Print Name: SERVINE SCORCA

[Signature]  
Vilma Davis, Its Secretary

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 5 day of JANUARY 2015 by Vilma Davis, as Secretary of Fairway Oaks Homeowners' Association, Inc., a Florida not for profit corporation, who are  personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Name: MARY ANN MYSZKOWIAK

Serial #:

My Commission Expires:



MARY ANN MYSZKOWIAK  
MY COMMISSION # FF 070334  
EXPIRES: November 13, 2017  
Bonded Thru Budget Notary Services

REVIVED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

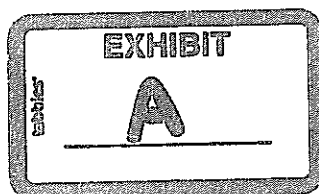
Declaration covering FAIRWAY OAKS, a subdivision of Pasco County, Florida, a subdivision comprised of the property set forth in Exhibit A attached hereto and incorporated herein.

WHEREAS, FAIRWAY OAKS JOINT VENTURE, a Florida joint venture and FAIRWAY OAKS COMMERCIAL INVESTMENTS, INC., a Florida corporation, and REGENCY LINKS, INC., a Florida corporation (hereinafter collectively referred to herein as "Fairway") were the Owners in fee simple of certain real property located in Pasco County, Florida, as their interest may appear, and REGENCY LINKS, INC., a Florida corporation (hereinafter referred to as "Developer") was the Developer of said property, known as FAIRWAY OAKS and comprised of the property set forth in Exhibit A attached hereto and incorporated herein.

WHEREAS, since the recording of the Original Declaration of Covenants, Conditions and Restrictions for Fairway Oaks recorded in Official Records Book 1777 at Page 0328, public records of Pasco County, Florida, ("Original Declaration") property has been annexed in whole, or in part, by the Developer, or "Fairway", or any of them to become part of and subject to the Original Declaration of Covenants, Conditions and Restrictions pursuant to Article XII of the Original Declaration.

WHEREAS, pursuant to the Stipulated Order Approving Settlement Agreement recorded in Official Records Book 7641 at Page 1029 of the Public Records of Pasco County, Florida in the case styled: *The Preserve at Fairway Oaks Homeowners Ass'n., Inc. v. Fairway Oaks Homeowners Ass'n., Inc.*, Pasco County Case No.: 51-2005-CA-000463, the Fairway Oaks Homeowners Association, Inc. shall not collect assessments from Owners of lots which are within the units in The Preserve at Fairway Oaks, except and excluding such assessments for the Beacon Woods East Master Association, Inc., a Florida corporation, which the Preserve at Fairway Oaks Homeowners Association, Inc. is required to pay directly to Fairway Oaks Homeowner Association, Inc., and such Owners of lots which are within the units in The Preserve at Fairway Oaks shall not vote or otherwise participate in the operations of Fairway Oaks Homeowners Association, Inc.

NOW, THEREFORE, for the purposes of enhancing and protecting the value, attractiveness and desirability of the lots constituting the lots in FAIRWAY OAKS, it is hereby declared that all of the platted real property described in Exhibit A attached hereto and incorporated herein and all property annexed hereto, and each part thereof shall be held, sold and conveyed only subject to the following easements, covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding upon all parties having any right, title or interest in the above-described property or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof, as provided for hereinafter.



ARTICLE I  
Definitions

SECTION 1. "Association" shall mean and refer to the FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, not for profit, its successors and assigns.

SECTION 2. "Owner(s)" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot, or unit, as hereinafter defined, which is a part of the hereinabove-described Exhibit "A" and annexed hereto and made a part hereof, but shall not include those persons or entities holding title merely as security for the performance of an obligation or the Developer.

SECTION 3. "Common Area" as used herein shall mean any and all real property owned by the Association together with any areas wherein an easement(s) is granted to the Association for the maintenance of same, including but not limited to drainage and conservation easements, if applicable, and entrance amenities, whether conveyed to the Association or provided by easement, and any and all improvements constructed thereon, for the common use and enjoyment of the Owners.

SECTION 4. "Developer" shall mean and refer to the person or entity who is developing the above described property, its successors and assigns.

SECTION 5. "Lot" shall mean and refer to any residential lot or Commercial Lot, as shown on the recorded plat, or the attached Exhibit "A", as referred to above with the exception of the Common Areas.

SECTION 6. "Golf Course Lot" shall mean any Lot located within the FAIRWAY OAKS SUBDIVISION, any portion of which such Lot abuts or is contiguous to the Golf Course property. Said Golf Course is as described in Exhibit "B".

SECTION 7. "Commercial Lot" for purposes of membership and voting assessment shall mean any parcel of real property or portion thereof located within Exhibit "A" attached hereto and made a part hereof or subsequently added hereto, that is designated as commercial or utilized for any purpose other than residential dwelling units, model centers and/or sales offices.

SECTION 8. "Unit" shall mean a residential dwelling contained within the real property, for which the controlling governmental authority has issued a certificate of occupancy. Where any building contains more than one (1) dwelling, each such dwelling shall be a Unit. A Unit may include, but is not limited to, a house, apartment, townhouse, patio home, cluster home or residential condominium unit. The term Unit shall include any interest in the real property owned in conjunction with the Unit. With respect to Commercial Lots only, the term "Unit" means the number of Units assigned to such business property for the purpose of determining said business property's contribution payment.

SECTION 9. "Subdivision" shall mean and refer to the subdivided real property hereinbefore described and such additions thereto as may be brought within the jurisdiction of the Association as hereinafter provided; provided however, Subdivision shall not include Commercial Lots.

SECTION 10. "Member" shall mean every person or entity of each class who holds membership in the Association, as hereinafter provided.

SECTION 11. "Maintenance" shall mean the exercise of reasonable care to keep the Common Areas, including but not limited to drainage, buffer and conservation easements, if applicable, entrance features and mitigation requirements, if applicable, of the Southwest Florida Water Management District, and the buildings, roads, landscaping, lighting and other related improvements and fixtures thereon in a condition comparable to their original condition, normal wear and tear excepted. If determined to be necessary by the Association through its Board of Directors, Maintenance shall further mean keeping those dedicated areas not part of the Common Area clean and free of debris. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

## ARTICLE II Property Rights

SECTION 1. Owner's Easements of Enjoyment. Every Owner of a Residential Lot, Residential Unit or Commercial Lot shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to said lot or unit, subject to the following provisions:

A. The right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Area other than those contemplated by Article IV hereof. Furthermore, the members shall not have the right to the use and enjoyment of Common Areas wherein such use and enjoyment will adversely affect the proper maintenance thereof by the Association or governmental agency having jurisdiction thereof.

B. The right of the Association to suspend the voting rights and right to use the facilities by an Owner for violation of the terms and conditions of this Declaration, including, but not limited to:

(1) any period during which any assessment against any lots or unit remain unpaid; or

(2) for a period not to exceed (60) days, for any infraction by an Owner of the published rules and regulations of the Association;

(3) the Members shall not have the right to the use and enjoyment of the drainage and conservation easement areas wherein the fee simple title to same is vested in an owner(s) of the adjoining property, and such owner(s) shall only have the right to the

use and enjoyment of same as not restricted, limited or prohibited by the Association as may be appropriate or necessary in order for the Association to properly maintain such area(s).

C. The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the members and the applicable government authorities; however, no such dedication or transfer shall be effective unless an instrument signed by fifty-one percent (51%) of each class of all the lot owners agreeing to such dedication or transfer has been recorded among the books or records of the Association and an instrument duly reflecting such dedication or transfer and executed by the properly authorized Association personnel has been duly filed among the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

## SECTION 2. Other Easements.

A. Utilities. Easements for installation and maintenance of utilities and drainage and conservation facilities are shown on the recorded subdivision plat or by separate instrument recorded in the Public Records of Pasco County, Florida. Within these easements, no structure, shrubbery, trees, bushes or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may damage, interfere with or change the direction of flow of drainage facilities in the easements. The easement area of each lot, if any, and all improvements therein shall be continuously maintained by the Owner of such lot, except for improvements or maintenance, for which a public authority or utility company is responsible or the drainage and conservation easements to be maintained by the Association as required by governmental rules, regulations and requirements.

B. Dwelling Units - Structure. No dwelling unit or other structure of any kind shall be built, erected or maintained on any such easement, reservation or right-of-way and such easements, reservations and rights-of-way shall at all times be open and accessible to the public and quasi-public utility corporations, their employees and contractors and shall also be open and accessible to Developer, its successors and assignees, all of whom shall have the right and privilege of doing whatever may be necessary, in, on, under and above such locations to carry out any of the purposes for which such easements, reservations and rights of entry are reserved.

SECTION 3. No Partition. There shall be no judicial partition of the Common Area nor shall Developer or any Owner or other person or entity acquiring any interest in the subject property or any part hereof, seek judicial partition thereof.

## ARTICLE III

### Membership In-Association: Voting Rights

SECTION 1. Membership. Every owner of a lot which is subject to assessment shall be a member of the Association. Memberships shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

SECTION 2. Classes of Voting Memberships. The Association shall have two (2) classes of voting memberships:

CLASS A. Class A members shall be all owners, with the exception of the Developer and Fairway, who shall be entitled to one (1) vote for each lot owned. Provided however, that the Owner of each Commercial Lot shall be entitled to one (1) vote per two thousand (2,000) square feet of gross rentable area or portion thereof of all structures constructed upon said Commercial Lot or a fraction thereof. As used herein, the term "structures" shall mean such buildings or similar structures containing rentable space and shall not mean parking lots, entrances, sidewalks, or similar areas. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot and the vote must be cast by one of the owners designated by the other to do so.

CLASS B. The Class B member shall be the Developer and Fairway, who shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

A. When the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership, or

B. on January 1, 1999.

SECTION 3. Vote. The vote required for the passage of any particular issue, which shall be the proper subject of a vote by the members of the Association, shall be that number as set forth in the Articles of Incorporation and By-Laws of FAIRWAY OAKS HOMEOWNERS ASSOCIATION, INC., as the same may be amended from time to time.

#### ARTICLE IV Covenant for Maintenance Assessments

SECTION 1. Creation of the Lien and Personal Obligation of Assessments. The owner, for each lot owned hereby covenants, and each owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

(a) general assessments or charges, which may be levied annually, semi-annually or quarterly as determined by the Board of Directors, and

(b) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The general and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with

maximum interest allowed by law, applicable late charges as may be from time to time established by the Association, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

SECTION 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to:

A. Promote the recreation, health, safety and welfare of the members of the Association; and

B. Provide for the improvement and maintenance of the Common Area and, if determined to be necessary by the Association through its Board of Directors, the cleaning of, and debris removal from the dedicated areas.

The Board of Directors is hereby empowered to prepare and adopt an annual budget and based thereon to determine the amount of the general assessment, in carrying out the purposes for which the general assessment shall be made as set forth hereinafter and subject to the economic reality of the sums necessary to be expended in providing the items of service as set forth herein and as same shall vary from time to time.

The Association shall acquire and pay for, out of the funds derived from general assessments, certain items of service which may include, but may not be limited to, the following:

1. electricity, lightbulbs, wiring and other necessary electrical utility service for the Common Area and any improvements located thereon;

2. maintenance of the grounds for the Common Area, dedicated areas and any area or areas wherein, including, but not limited to sprinkler system, other equipment and personnel necessary for lawn and shrubbery service and for maintenance of the sidewalks and walkways located in the dedicated areas not adjacent to a lot and in the Common Area and the rights-of-way outside the Common Area including but not limited to any main entrance-way(s) to said Subdivision, and any drainage conservation or landscaping easements;

3. carry and pay for public liability and other insurance, insuring the Association and its officers and directors against any and all liability to any Owner and others arising out of the occupancy and/or use of the Common or Easement Area(s). Policy limits shall be reviewed at least annually and increased or decreased at the discretion of the Board of Directors upon a proper vote as set forth in the By-laws hereto at a meeting duly called for the purpose of determining the annual assessments;

4. trash and garbage collection, sewer and water for the Common Area and any and all improvements located thereon;

5. maintenance of drainage and conservation area(s), if applicable,



and facilities therein or thereon;

6. any and all legal fees, audit fees and miscellaneous management fees, that are necessary and proper in the opinion of the Board of Directors and any and all materials, supplies, labor, services, maintenance, insurance, taxes or assessments which the Association is required to pay or to secure pursuant to the terms of the Declaration or the By-laws, or which is necessary or proper in the opinion of the Board of Directors, for the benefit of the Owners or for the enforcement of these restrictions;

7. there shall be no reserves for replacement; however, upon a proper vote as set forth in the By-laws, at a meeting duly called the Association may vote to establish a reserve fund for the happening of certain named contingencies which shall be determined and set forth in a resolution duly voted upon and executed by the Association;

8. any and all other purposes deemed necessary and proper upon a proper vote as set forth in the By-laws at a meeting duly called, the Association may vote to establish an additional category for the happening of certain named events or services which are required or desired by the Association, which vote shall be determined and set forth in a resolution duly voted upon and executed by the Association;

9. maintenance of street lighting, including, but not limited obligations not to, the payment of electric utility service provided for by a street lighting district;

10. notwithstanding the foregoing, except for the commercial parcels and improvements thereon which are situated immediately to the west of The Preserve as well as the monument at the corner of Little Road and South Hudson Ave, the Association will not provide maintenance for the real property located on the south side of Hudson Avenue within the subdivisions of The Preserve at Fairway Oaks and Fairways Oaks in Pasco County, Hudson, Florida, that is: (1) owned by either Fairway Oaks Homeowners' Association, Inc. or The Preserve at Fairway Oaks Homeowners' Association, Inc.; or (2) the subject of any maintenance or drainage easement in favor of Fairway Oaks or The Preserve, as well as any improvements, additions, expansions, or entrance amenities thereon, including, without limitation, the following:

a. Tracts A, B, C, E and F, together with a 5.0' buffer easement over, through, under and across Lots 2 through 12, THE PRESERVE AT FAIRWAY OAKS UNIT ONE, according to the map or plat thereof recorded in Plat Book 30, Pages 137-140, Public Records of Pasco County, Florida; AND

b. Tract D, together with a 5.0' buffer easement over, through, under and across Lots 13 through 35 and Lot 38, THE PRESERVE AT FAIRWAY OAKS UNIT TWO, according to the map or plat thereof recorded in Plat Book 33, Pages 28-30, Public Records of Pasco County, Florida; AND

c. Tracts G, H, K and M, together with a 5.0' buffer easement over, through, under and across Lots 434 and 435, THE PRESERVE AT FAIRWAY OAKS

UNIT THREE, according to the map or plat thereof recorded in Plat Book 35, Pages 27-30, Public Records of Pasco County, Florida; AND

d. Tracts S and T, together with a 5.0' landscape buffer easement over, through, under and across Lots 456, 457, 462 and 463, Lots 466 through 481, Lots 484 through 503, Lots 511 through 513, Lots 520 through 522, Lots 530 and 531 and Lots 369 through 376, THE PRESERVE AT FAIRWAY OAKS UNIT FOUR, according to the map or plat thereof recorded in Plat Book 39, Pages 23-29, Public Records of Pasco County, Florida; AND

e. Tract J, together with a 5.0' buffer easement over, through, under and across Lot 356, FAIRWAY OAKS UNIT SEVEN, according to map or plat thereof recorded in Plat Book 32, pages 5446-57, Public Records of Pasco County, Florida.

11. Fairway Oaks Homeowners' Association, Inc. will not provide maintenance for any residential lots located on the south side of Hudson Avenue which are exclusively within the Units of The Preserve at Fairway Oaks.

12. Fairway Oaks Homeowners Association, Inc. shall not collect assessments from Owners of lots which are within the units in The Preserve at Fairway Oaks, except and excluding such assessments for the Beacon Woods East Master Association, Inc., a Florida corporation, and such Owners shall not vote or otherwise participate in the operations of Fairway Oaks Homeowners Association, Inc. while the Settlement Agreement and Court Order approving same in Pasco County Circuit Court Case Number 51-2005-CA-000463 is in effect. Notwithstanding herein to the contrary, the Settlement Agreement and Court Order approving same in Pasco County Circuit Court Case Number 51-2005-CA-000463 shall control the business affairs and matters of common interest shared by Fairway Oaks Homeowners Association, Inc. and The Preserve at Fairway Oaks Homeowners Association, Inc. In accord with the Settlement Agreement in Pasco County Circuit Court Case Number 51-2005-CA-000463, which was specifically approved by the Court without any objections from members of The Preserve at Fairway Oaks Homeowners Association, Inc. and Fairway Oaks Homeowners Association, Inc. following an Order to Show Cause Proceeding on February 14, 2007, Fairway Oaks shall not be responsible for the maintenance, upkeep, and repair of the property referenced in Article IV, Section 2, Paragraph 10 herein.

SECTION 3. Special Assessments for Capital Improvements. In addition to the general assessments authorized above, the Board of Directors may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent not less than of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

SECTION 4. Maximum General Assessment.

A. Until January 1 of the first year immediately following the conveyance of the first lot to an Owner, the maximum yearly assessment shall be Eighty-Four and no/100 Dollars (\$84.00) per lot.

B. From and after January 1 of the first year immediately following the conveyance of the first lot to an Owner, the maximum general assessment may be increased each year not more than fifteen percent (15%) above the maximum assessment for the previous year without a vote of the membership.

C. From and after January 1 of the first year immediately following the conveyance of the first lot to an owner, the maximum general assessment may be increased above fifteen percent (15%) only by a vote of not less than fifty-one percent (51%) of each class of all the lot owners who are voting in person or by proxy, at a meeting duly called for this purpose.

D. Upon being annexed hereto, a Commercial Lot shall be assessed annually a fee equal to the per unit contribution payment as set forth herein and as from time to time determined for each two thousand (2,000) square feet of gross leasable area or portion thereof, of all structures constructed upon said Commercial Lot.

E. The Board of Directors may fix the general assessment at an amount not in excess of the maximums set forth hereinabove required for the purposes set forth in Article IV, Section 2.

SECTION 5. Maintenance Contract. In regard to the obligation of the Association to maintain the premises as provided herein, the Association by and through its Board of Directors shall have the right and power to contract with a maintenance company to carry out the obligations in regard to the maintenance as set forth hereinabove.

SECTION 6. Uniformity. Both general and special assessments must be fixed at a uniform rate for all lots, subject, however, to the provisions of Article IV, Section 8.

SECTION 7. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any institutional first mortgage securing an indebtedness and shall also be subordinate to any mortgage owned or insured by the Federal Housing Administration or the Veterans' Administration. An institutional first mortgage referred to herein shall be a mortgage upon a single lot/unit originally granted to and owned by a bank, savings and loan association, or through their respective loan correspondents, intended to finance the purchase of a lot/unit or its refinance or secure loan when the primary security for the same is the single lot/unit involved. Should any institutional first mortgagee, as described hereinabove, foreclose its mortgage against a lot/unit and obtain title to said lot/unit secured by such first mortgage by conveyance in lieu of foreclosure, then so long thereafter as such institutional mortgagee shall hold title to said lot/unit, the first mortgagee shall pay its share of the general and special assessments as provided for herein. The sale or transfer of any lot/unit pursuant or

subsequent to a foreclosure or proceeding in lieu thereof shall not extinguish the personal obligation of the Owner who was the Owner of Record prior to said foreclosure or proceeding in lieu thereof.

SECTION 8. Budget. The Association subject to the maximum general assessments provided for herein, shall assess the members annually or semi-annually or quarterly through its Board of Directors a sum sufficient to equal the annual budget adopted from year to year by the Board of Directors and will instruct its members to commence with payments of their respective assessments to the Association simultaneously with the execution of this document.

ARTICLE V  
Exterior Maintenance

Exterior Maintenance Cost. In the event a need exists for maintenance of a lot caused through the wilful or negligent acts of its Owner, of the family, guests or invitees of the owner of the lot needing such maintenance, the cost of such exterior maintenance shall be added to and become a part of the assessment to which said lot is subject. The Association may enter upon the lot when necessary and with as little inconvenience to the owners as possible in connection with such maintenance care and preservation set forth hereinabove.

ARTICLE VI  
Subdivision Use Restrictions

The Subdivision shall be occupied and used only as follows:

- A. Each Subdivision unit shall be used as a residence for a single family and for no other purpose, specifically prohibiting the use of a residence for a care facility for compensation.
- B. No business of any kind shall be conducted in any Subdivision residence.
- C. No noxious or offensive activity or nuisance shall be carried on, in or about any Subdivision Lot, unit or Common Area.
- D. No sign of any kind shall be displayed to public view on a Subdivision Lot, unit or in the Common Area without the prior written consent of the Association, except customary name and address signs and lawn signs of not more than six (6) square feet in size advertising a lot or unit for sale or rent. The display of said signs shall be governed by the Association as its members through the Association's By-laws shall permit.
- E. Nothing shall be done or kept on a Subdivision Lot or on or about the Common Area or drainage easement(s) which would increase the rate of insurance relating thereto without the prior written consent of the Association and no Owner shall permit anything to be done or kept on his lot or on the Common Area which would result in the cancellation of insurance on any residence or on any part of the Common Area or which would be in violation of any law.

F. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Subdivision Lot or on the Common Area; however, dogs, cats and other customarily kept house pets may be kept on Subdivision Lots and in units subject to such rules and regulations as may be adopted by the Association so long as they are not kept, bred or maintained for commercial or business purposes. No pet shall be kept outside on a unit, or in a screened porch or patio, unless someone is present in the unit. Any pet must not be an unreasonable nuisance or annoyance to other residents of the Subdivision.

G. No rubbish, trash, garbage, grass clippings or other waste material shall be kept or permitted on any Subdivision Lot or on the Common Area or dedicated areas except in sanitary containers located in appropriate areas concealed from public view. Each Owner shall assure that any dedicated areas between his property line(s) and a street and/or Common Area shall be maintained and kept clean and free of grass clippings, waste material and other debris.

H. No outbuilding, basement, tent, shack, shed, carport, trailer or temporary structure of any kind shall be permitted upon any Subdivision Lot or upon any of the Common Area within the Subdivision either temporarily or permanently.

I. No oil drilling or development operations or refining, quarrying or mining operations of any kind shall be permitted upon or in any Subdivision Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts used in conjunction with any oil drilling or development operation, or refining, quarrying or mining operations of any kind shall be permitted upon or in any Subdivision Lot. No derrick or other structure designed for use in boring for oil or natural gas or minerals shall be erected, maintained or permitted on any Subdivision Lot.

J. There shall be a minimum setback for all Subdivision dwellings as follows:

1. There shall be a twenty (20) foot setback from the front lot structure to the building or any supporting structure.

2. The side lot line setback shall be seven and one-half (7 ½) feet from any structure and/or wing walls.

3. The setback from the rear of the lot shall be fifteen (15) feet except for pools and pool enclosures which shall be governed by the appropriate governmental rules and regulations, and in no case shall any structure be built on a utility or drainage easement; provided further, that in no event shall any pool or pool enclosure be closer than five (5) feet to any property line.

4. Corner lot side yard setback, where one side is next to the street, shall be a minimum of twenty (20) feet from the lot line abutting the street. The Association through its Board of Directors shall have the right to grant variances to these setbacks to the extent that such setbacks comply with minimum County setbacks.

K. No building shall be erected, altered, placed or permitted to remain on any Subdivision Lot other than one detached single-family dwelling approved prior to erection by the Association in writing.

L. Other than the above-mentioned single-family dwelling, no buildings may be erected on any Subdivision Lot or building plot, without the prior written consent of the Association's Architectural Committee and no structure of a temporary nature or character shall be used as a residence.

M. All buildings and fences and concrete sidewalks placed on any part of the Subdivision Lots herein described shall be constructed thereon according to plans and specifications which have been approved by the Association and Architectural committee in writing.

N. No building or structure shall be moved onto any Subdivision Lot or parcel in the area covered by these restrictions, it being the intent of the imposition of these restrictions that any and all buildings or structures on any of the properties hereinbefore described shall be constructed thereon.

O. All cans and containers of any sort for collection and disposal of refuse, garbage, rubbish or other discarded matter upon the premises must be placed in the rear and/or side of the Subdivision Lot and not displayed in any manner whatsoever, except on regular days for the collection of trash, garbage and rubbish, as provided by any sanitary service unit, and then only when such sanitary service unit requires the container or containers to be placed in front of any Subdivision Lot. Each Subdivision Lot owner shall be required to contract for garbage pick-up with an independent garbage service, if one is then available to the Subdivision Lot owner.

P. No swimming or motorized boating is allowed in any lake, canal or body of water within or contiguous to the Subdivision property.

Q. No Subdivision dwellings shall have a square footage of less than one thousand (1,000) square feet, exclusive of screened areas, open porches, terraces, patios, private attached garages and servants quarters or rooms.

R. No individual well will be permitted on any Subdivision Lot.

S. In connection with the development of any Subdivision Lot no tree with a diameter of four inches or greater shall be removed from said lot without first obtaining written permission from the Association and any governmental authority (if applicable) for such removal.

T. No Subdivision Lot shall be used as a dumping ground for rubbish. All oil tanks, bottle gas tanks, soft water tanks and similar structures or installation shall be placed

under the surface of the ground or in walled-in areas so as not to be visible from the street or objectionable to any adjacent Subdivision Lot, and shall be kept in a clean and sanitary condition.

U. No above-the-ground swimming pools shall be installed and/or maintained on any of the Subdivision Lots in said Subdivision.

V. Easements for installation and maintenance of utilities are reserved as shown on the recorded plat or as may heretofore or hereafter be provided by separate instrument. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Subdivision Lot and all improvements in it shall be maintained continuously by the owner of the Subdivision Lot; except for those improvements for which a public authority, utilities company or the Association is responsible.

W. No Subdivision Lot shall be subdivided, or boundaries changed, except with the written consent of the Association.

X. All Subdivision dwelling units shall have not less than a one-car attached garage and a concrete or asphalt driveway.

Y. Nothing shall be altered in, constructed on or removed from the Common Area or drainage and conservation area, except with the written consent of the Association.

Z. The Association shall have the right from time to time to promulgate such additional rules and regulations as shall be necessary to provide for the health, welfare and safety of the Owners residing in the Subdivision and to prevent such nuisances as shall arise from time to time as relates to the use of the Subdivision Lots and/or units and the Common Area, as set forth in the By-laws of the Association.

AA. No Subdivision dwelling unit shall exceed two and one-half (2 1/2) stories in height.

BB. Each residence shall have sodded front, side and rear lawns, including easements and rights-of-way with the sodding completed to the curb. All such lawns shall be maintained by the Owner in clean and presentable condition. No gravel or other artificial lawns of any kind whatsoever are permitted. All dead and diseased sod, plants, shrubs, trees or flowers shall be promptly replaced and excessive weeds, underbrush or unsightly growth shall be promptly removed.

CC. Subdivision Lot owners shall keep their property in clean and presentable condition. Any Subdivision property Owner in FAIRWAY OAKS, whether owner of vacant property or property with home, must keep the property free of any refuse, trash or debris, and must mow the lot as many times as is required to keep it neat. Should an Owner fail in keeping the property in a clean and neat condition, after fifteen (15) days' notice, the Developer, his agent, the Association, or the proper county authorities, shall have the right to enter upon the

property, perform such mowing or trash removal as required and charge back to the Subdivision Lot Owner all costs entailed for such services. Once billed, unpaid charges will become a lien on the property after sixty (60) days. Trash, garbage or other rubbish shall not be kept except in containers properly concealed from public view. Each Subdivision Lot Owner becomes responsible for items in this paragraph from the date of closing for the purchase of the Subdivision Lot, or Subdivision Lot and home.

DD. Fencing made of wood materials shall be constructed not to exceed six (6) feet in height. Hurricane or cyclone type metal fences (chain link) shall not exceed four (4) feet in height. No fencing, hedge or wall will be allowed in front of the front building line of any house, or outside of the side dwelling line of a corner Subdivision Lot line. All fences shall be erected so that the finished side faces the outside of the property line (i.e., the posts should not be visible to the outside). No used material, barbed wire or chicken wire may be used for the construction of a fence. No fences of any kind whatsoever shall be kept or maintained upon any portion of any Golf Course Lot.

EE. It is the intent of these Covenants, Conditions and Restrictions that in the event of a conflict between same and any covenant, condition or restriction of a governmental agency imposing similar covenants, conditions and restrictions that the more strict or restrictive provisions shall apply.

FF. If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons or the Association owning any real property situated in said development or Subdivision herein to prosecute any proceedings at law or in equity against the person or persons violating the same, the prevailing party shall be entitled to recover all costs incurred therein including reasonable attorneys fees incurred in any Court proceeding including appellate actions.

## ARTICLE VII Subdivision Architectural Control

No building, fence, satellite dish or other structure or residential dwelling shall be commenced, erected, installed or maintained upon the property, nor shall any exterior addition to or change or alteration therein, be made until the plan and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved, in writing, as to the harmony or external design and location in relation to surrounding structures and topography by the Developer. In addition to the guidelines set forth hereinabove, the guidelines to be followed by the Developer shall be as follows:

- A. Alterations, additions and improvements of residences. No Owner shall make any structural alteration, or shall undertake any exterior painting or repair of, or addition to, his residence which would substantially alter the exterior appearance thereof without the prior written approval of the plans and specifications thereof by the Developer. The Developer shall grant its approval only in the event that the



proposed work will benefit and enhance the entire Subdivision in a manner consistent with the plans of development thereof.

B. Miscellaneous additions and alterations. No building, fence, wall or other structure shall be erected or maintained on any lot within the Subdivision, nor shall any exterior addition, including replanting, antennae, clotheslines, or other external attachments be made until the plan and specifications showing the nature, kind, shape, height, materials, colors, and locations of the same have been submitted to and approved, in writing, by the Developer as to the harmony of external design and location in relation to surrounding structures and topography.

C. Damage and destruction of residences; approval of structural variances. Any Owner who has suffered damage to his residence by reason of fire or any other casualty may apply to the Architectural Committee for reconstruction, rebuilding or repair of his residence in a manner which will provide for an exterior appearance and design different from that which existed prior to the date of the casualty. Application for any such approval shall be made in writing by the Owner, together with full and complete plans, specifications, working drawings and elevations, showing the proposed reconstruction and the end result thereof. The Architectural Committee shall grant approval only if the design proposed by the Owner shall result in a finished residence of exterior design harmonious with the other residences in the Subdivision.

D. Approval of Association; how evidenced. Whenever in this Article the approval of the Association is required, such approval shall be in writing. In the event the Association fails to approve or disapprove within forty-five (45) days after receipt of a request to do so, approval shall be deemed to have been given and compliance with the terms of this Article conclusively presumed.

#### ARTICLE VIII Owners' Obligation to Repair

Each Owner shall, at his sole cost and expense, repair the interior of his unit or structure, keeping the same in a condition comparable to the condition of such residence or structure at the time of its initial construction, excepting only normal wear and tear.

#### ARTICLE IX Owners' Obligation to Rebuild

If all, or any portion of a residential unit or commercial unit, is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof, with all due diligence, to rebuild, repair or reconstruct such residence or commercial unit in a manner which will substantially restore it to its appearance and its condition immediately prior to the casualty. Reconstruction shall be undertaken within six (6) months after damage occurs and shall be completed within eighteen (18) months after the damage occurs, unless prevented by causes beyond the control of the Owner or the Owners.

ARTICLE X  
Parking Restrictions

No Owner of a Subdivision unit shall park, store, or keep any vehicle, except wholly within the garage or on the paved driveway, and no Owner shall park, store or keep any truck, camper, motor-home, boat trailer or aircraft, or any other vehicle other than a private passenger vehicle, on any uncovered parking driveway attached thereto. More specifically, no truck, camper, motor-home, boat, trailer, aircraft or any vehicle other than a private passenger vehicle, may be parked on the property other than within the garage. In no event shall any truck larger than a one-half (1/2) ton pickup be parked, stored or kept in any parking garage or driveway incident thereto. No Owner of a unit shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle of any portion of any lot, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility. No Owner shall park a vehicle on his parking garage driveway, attached to his unit, in such a manner that the vehicle extends into the street.

ARTICLE XI  
Commercial Lot Use Restrictions

Commercial Lots shall be used and occupied only as follows:

- A. No noxious or offensive activity or nuisance shall be carried on, in or about any Commercial Lot, unit or Common Area.
- B. Nothing shall be done or kept on a Commercial Lot or on or about the Common Area or drainage easement(s) which would increase the rate of insurance relating thereto without the prior written consent of the Association and no Owner shall permit anything to be done or kept on his lot or on the Common Area which would result in the cancellation of insurance on any Commercial Lot or on any part of the Common Area or which would be in violation of any law.
- C. No swimming or motorized boating is allowed lake, canal or body of water within or contiguous to the Commercial property.
- D. The provision of Article VII hereof pertaining to Architectural Control shall not be applicable to Commercial Lots.
- E. Nothing shall be altered in, constructed on or removed from the Common Area or drainage and conservation area, except with the written consent of the Association.
- F. It is the intent of these Covenants, Conditions and Restrictions that in the event of a conflict between same and any covenant, condition or restriction of a governmental agency imposing similar covenants, conditions and restrictions that the more strict or restrictive provisions shall apply.

G. If the parties hereto, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons or the Association owning any real property situated in said development or Subdivision herein to prosecute any proceedings at law or in equity against the person or persons violating the same, the prevailing party shall be entitled to recover all costs incurred therein including reasonable attorneys fees incurred in any Court proceeding including appellate actions.

H. Any Owner of a Commercial building who has suffered damages to his building by reason of fire or other casualty may apply to the Developer for the reconstruction, rebuilding or repair of said building in a manner which will provide an exterior appearance and design different from that which existed prior to the date of the casualty. Application for any such approval shall be made in writing by the Owner, together with full and complete plans, specifications, working drawings and elevations, showing the proposed reconstruction and the end result thereof. The Developer shall grant approval only if the design proposed by the Owner shall result in a finished commercial building of exterior design harmonious with the other commercial buildings in the Subdivision. Developer may assign this right of approval to a third party as Developer deems appropriate.

## ARTICLE XII General Provisions

SECTION 1. Enforcement. The Association, Developer, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and the party enforcing same shall be entitled to recover all court costs and reasonable attorneys fees whether incurred prior to litigation, for trial or appeal. Failure by the Association, Developer, or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 2. Severability. Invalidation of any one of these covenants, conditions or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

SECTION 3. Duration. The covenants and restrictions of this Declaration shall run with the land for a term of twenty-five (25) years from the date that the Declaration is recorded.

SECTION 4. Amendments. This Declaration may be amended during the twenty-five (25) year period by an instrument signed by two-thirds or more of all the lot owners. Any amendment must be recorded upon the public records of Pasco County, Florida, with the formalities necessary to the recordation of a deed.

SECTION 5. Commercial Zoning. Certain properties located within Fairway described in Exhibit "A" are zoned commercial. In the event Developer determines to utilize said property for residential purposes, the Developer shall have the option to include said property as a part of the residential development and impose the provision contained herein upon said property.

SECTION 6. Developer. Anything herein to the contrary notwithstanding during the time that Developer is actively developing or selling the Subdivision or the remaining lands described in Exhibit "A", or any property hereafter annexed, Developer reserves the right to amend this Declaration, the Articles of Incorporation and the By-laws of the Association in any manner whatsoever; provided, however, that Developer may not alter the character of the development as residential, nor may Developer delete any Common Area designated, submitted or committed to common usage. Developer's rights hereunder may be assigned to any successor to all or any part of Developer's interest in the Subdivision or the land described in Exhibit "A".

Section 7. Property Not Submitted. Any part of the property described in Exhibit "A" which is not made subject to these covenants may nevertheless be entitled to the non-exclusive use and benefit of private roads, Common Areas, utility and drainage systems within the Subdivision, provided that the Owners and/or occupants of said lands contribute to the cost of maintenance of the roads, Common Area, utility and drainage systems on a fair and equitable basis with the members of the Association.

Section 8. Withdrawal of Property. Any property that at any time may be submitted pursuant to the terms of the Declaration or any amendments thereto, may be withdrawn therefrom by Developer during the time that it owns such property provided that such withdrawal shall not isolate any lands remaining subject to this Declaration or amendments thereto.

### ARTICLE XIII Annexation

The Developer may be permitted to annex any additional property and Common Area, including but not limited to the additional lands within the area designated in Exhibit "A" attached hereto, in whole or in part, without the consent of the Association, Owners or Mortgagees, within fifteen (15) years of the date of the recordation of this instrument. Any such additional property shall become subject to the provisions of the Articles of Incorporation; Declaration of Covenants, Conditions and Restrictions; and the By-laws upon the filing of an amendment to the Declaration of Covenants, Conditions and Restrictions in the Public Records of Pasco County, Florida which said amendment shall be properly executed and acknowledged by the Developer, only, and shall not require the consent of the Association, Owners and/or Mortgagees. The amendment may contain such complementary additions and/or modifications of the Covenants of this Declaration as may be determined by the Developer provided that such additions and/or modifications are not substantially inconsistent with the Declaration.

Any such additional properties shall not be subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions, nor shall same constitute a cloud or encumbrance upon the title of said properties, until an amendment or amendments to the Declaration of Covenants, Conditions and Restrictions is/are recorded among the public record of Pasco County, Florida, from time to time.

ARTICLE XIV  
Master Association

SECTION 1. The subject property is a portion of a larger tract of land commonly referred to and known as "Beacon Woods East" (hereinafter referred to as "Parent Tract"). Pursuant to the development of the Parent Tract, the developer thereof has heretofore executed and recorded a Master Declaration for Beacon Woods East, the same being recorded in the Public Records of Pasco County, Florida at O.R. Book 1710, Page 0165 (hereinafter referred to as "Master Declaration"). The Master Association was created and organized in order to perform certain duties and responsibilities and in order to operate, maintain and preserve certain lands and facilities, all as described in the Master Declaration. Pursuant to that certain Agreement between the Master Association, Beacon Homes Ltd., a Florida Limited Partnership, the developer of the Parent Tract, and the owner as defined herein, certain obligations and benefits were created effecting the property subject to this Declaration. Said Agreement is recorded in O.R. Book 1739, Page 0327, Public Records of Pasco County, Florida. In accordance with said Agreement, Fairway Oaks Homeowners' Association, Inc. has the right and the obligation to collect the operations fee from and against the properties subject to this Declaration and to remit such fees to the Master Association. Furthermore, the Fairway Oaks Homeowners' Association, Inc. and/or the Master Association shall have the right, in the event of non-payment by the owner of a lot, commercial lot or unit as defined herein, to record a claim of lien in the Public Records of Pasco County, Florida, and to foreclose that lien in the manner in which a mortgage may be foreclosed. The lien right granted therein and herein shall be in addition to the lien right granted to the Master Association pursuant to the "Master Declaration". In addition to the lien rights established therein and herein, the payment of the operation fee shall be the personal liability of the owner. Any lien recorded hereunder shall be binding upon all subsequent owners; provided however, such lien shall be subordinate to the lien of the holder of any first mortgage upon any such property and in the event of a foreclosure thereof or a transfer to said holder by a Deed-in-Lieu of Foreclosure, said lien shall be extinguished. In the event of such extinguishment, said unpaid fee shall be deemed a common expense of all owners of portions of the real property and all owners, shared equally thereby, including the party acquiring the property or lot with respect to which said lien was extinguished. All of the platted real property described above and all property annexed hereto, shall further be held, sold and conveyed subject to the Agreement referenced herein, and the obligations thereof shall constitute covenants running with the land and shall be binding upon all parties having any right, title or interest therein, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

## EXHIBIT A

### LEGAL DESCRIPTIONS

FAIRWAY OAKS, UNIT ONE-A according to the plat thereof as recorded in Plat Book 27 Pages 61 through 62, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT ONE-B according to the plat thereof as recorded in Plat Book 27 Pages 95 through 100, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT TWO-A, according to the plat thereof as recorded in Plat Book 28, Pages 113 through 115, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT THREE-A, according to the plat thereof as recorded in Plat Book 29, Pages 29 through 34, Public Records of Pasco County, Florida.

FAIRWAY OAKS UNIT THREE-B, according to the plat thereof as recorded in Plat Book 35 pages 31 through 33, inclusive, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT FOUR, according to the plat thereof as recorded in Plat Book 29, Pages 122 through 123, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT FIVE, according to the plat thereof as recorded in Plat Book 29, pages 137 through 140, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT SIX, according to the plat thereof as recorded in Plat Book 30, Pages 107 through 110, Public Records of Pasco County, Florida.

FAIRWAY OAKS UNIT SEVEN, according to the plat thereof as recorded in Plat Book 32, Pages 56 and 57, Public Records of Pasco County, Florida.

### EXXON PARCEL

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

From the Northwest corner of said Section 36 as a point of reference; thence South 89°12'18" East, a distance of 15.00 feet; thence South 00°26'09" West, a distance of 985.84 feet; thence North 03°10'26" East, a distance of 230.26 feet to the Point of Beginning; thence North 00°26'09" East, a distance of 167.00 feet; thence South 89°42'55" East, a distance of 28.00 feet; thence North 00°26'09" East, a distance of 19.17 feet; thence North 54°29'55" East, a distance of 18.53 feet; thence South

89°42'55" East, a distance of 50.00 feet; thence North 00°26'09" East, a distance of 24.00 feet; thence South 89°42'55" East, a distance of 122.00 feet; thence South 00°26'09" West, a distance of 225.00 feet; thence North 89°42'55" West, a distance of 215.19 feet; thence North 03°10'26" East, a distance of 4.01 feet to the Point of Beginning.

#### LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 36; thence S 89°12'18" E, for 15.00 feet to a point on the easterly right-of-way line of Little Road; thence S 00°26'09" W along said right-of-way line, for 164.87 feet to the POINT OF BEGINNING; thence S 89°42'55" E, for 300.00 feet; thence S 00°26'09" W, for 250.00 feet to a point on the northerly right-of-way line of HUDSON AVENUE PHASE 2 as recorded in Plat Book 26, Pages 128 through 131, Public Records of Pasco County, Florida; thence N 89°42'55" W along said northerly right-of-way line, for 196.00 feet; thence departing said northerly right-of-way line and along that parcel of land known as the "Fairway Oaks - North Entrance Parcel" the following five (5) courses; (1) N 00°26'09" E, for 24.00 feet; (2) thence N 89°42'55" W, for 50.00 feet; (3) thence N 53°49' 33" W, for 18.48 feet; (4) thence N 00° 26'09" E, for 19.17 feet; (5) thence N 89°42'55" W, for 39.00 feet to a point on the easterly right-of-way line of Little Road; thence N 00°26'08" E along said right-of-way line, for 196.00 feet to the POINT OF BEGINNING.

Containing 1,636 acres, more or less.

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on December 16, 1988, as shown by the records of this office.

The document number of this corporation is N29759.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Eleventh day of June, 2014



CR2EO22 (1-11)

*Ken Detzner*

Ken Detzner  
Secretary of State



ARTICLES OF INCORPORATION

OF

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.  
A NOT-FOR-PROFIT FLORIDA CORPORATION

In compliance with the requirements of the Florida Statutes, the undersigned, all of whom are residents of Pasco County, Florida, and of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit. The undersigned hereby certify:

ARTICLE I

The name of the corporation is FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., (hereinafter referred to as "Association").

ARTICLE II

The principal and initial registered office of the Association is located at: 6709 Ridge Road, Suite 200, Port Richey, Florida 34668.

The registered agent is: THOMAS NAGELRERK.

ARTICLE III

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for ownership, maintenance and preservation of the "Common Area" and other commonly enjoyed improvements and areas as defined hereinafter in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration"), and to provide, according to the provisions of the Declaration, within that certain tract of property or so much thereof as has been made subject to the Declaration (hereinafter referred to as "Property") as shown and described in Exhibit "A", attached hereto and by reference incorporated herein, for the promotion of the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

MARTIN A. PIORSKI  
ATTORNEY AT LAW  
P.O. BOX 124  
NEW PORT SPRING, FLORIDA  
34108-0124  
(813) 633-8610

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 same may be amended from time to time as therein provided.

B. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied 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; provided, however, no such dedication or transfer shall be effective unless a resolution signed by the Board of Directors certifying that not less than fifty-one percent (51%) of each class agreed to such dedication or transfer has been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

D. Borrow money, and with the assent of not less than Fifty-one percent (51%) of each class, 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. Dedicate, sell or transfer all or any part of the Common Area to a public agency, authority, or utility for such purposes and subject to such conditions as may be provided in the Declaration, including but not limited to the Restrictions that has been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

F. Have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Corporations Not for Profit, Laws of the State of Florida, by law may or hereafter have or exercise.

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 no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE IV

The Developer, to the extent provided in the Declaration, and every person or entity who is a record Owner of a fee or undivided fee interest in any unit and/or residential lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE V

The period of duration of this Association shall be perpetual.

ARTICLE VI

The name and address of each subscriber is:

THOMAS NAGELKERR  
6709 Ridge Road, Suite 200  
Port Richey, Florida 34668

JOSEPH CINQUEMANO  
6709 Ridge Road, Suite 200  
Port Richey, Florida 34668

MARIANNE SPOZATE  
6709 Ridge Road, Suite 200  
Port Richey, Florida 34668

ARTICLE VII

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) persons who need not be members of the Association. The first Board of Directors shall have three (3) members, and in the future that number will be determined from time to time in accordance with the provisions of the By-Laws.

The names and address of the persons who are to act initially in the capacity of directors until the selection of their successors are: THOMAS NAGELKERK, JOSEPH CINQUEMANO and MARIANNE SPOZATE.

ARTICLE VIII

The officers of this Association shall be a President, a Vice President, both of who shall at all times be members of the Board of Directors, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors.

ARTICLE IX

The By-Laws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any regular or special meeting duly called for such purpose, on the affirmative vote of not less than fifty-one percent (51%) of each class existing at the time of any such meeting and present at the meeting in person or by proxy except that the initial By-Laws of the Association shall be made and adopted by the Board of Directors.

ARTICLE X

The Association shall have two classes ("A" and "B") of voting membership which shall exist and possess such rights and be subject to such limitations as set forth in the Declaration.

ARTICLE XI

In the event of dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, or

distributed to the members as appurtenances (if real property or any interest therein) to the members' lots, subject to any and all applicable laws. This Article is subject to provisions of Florida Statutes 617.0105.

ARTICLE XII

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by not less than two-thirds (2/3rd) of the total number of votes of each class voting in person or by proxy at a special or regular meeting of the members.

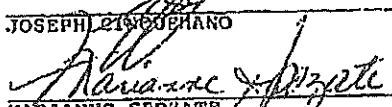
ARTICLE XIII

Anything herein to the contrary notwithstanding during the time that Developer, as defined in the By-Laws, is actively developing or selling the Subdivision or the remaining lands described in Exhibit "A", or any property hereafter annexed, Developer reserves the right to amend this Declaration, the Articles of Incorporation and the By-laws of the Association in any manner whatsoever; provided, however, that Developer may not alter the character of the development as residential, nor may Developer delete any Common Area designated, submitted or committed to common usage. Developer's rights hereunder may be assigned to any successor to all or any part of Developer's interest in the Subdivision or the land described in Exhibit "A".

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation this 15<sup>th</sup> day of December, 1988.

  
THOMAS NAGELKERR

  
JOSEPH ZINGALASANO

  
MARIANNE SPOZATE

MARTIN & FIGURSKI  
ATTORNEYS AT LAW  
P.O. BOX 114  
NEWPORT BEACH, FLORIDA  
32415-0114  
(407) 248-0811

STATE OF FLORIDA )  
COUNTY OF PASCO )

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, the following persons, to-wit: THOMAS HAGELKERK, JOSEPH CINQUEMANO and MARIANNE SPOZATE, to me well known and known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the said instrument as their free and voluntary act and deed for the use and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 1st day of December, 1980.

*Shirley D. Taylor*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. AUG 14, 1992  
ISSUED BY GENERAL DIS 120 R16/AA7

FILED  
12 DEC 1980  
NOTARY PUBLIC

MARTIN & PIORSKI  
ATTORNEYS AT LAW  
PO BOX 114  
NEW PALTZ BLDG., FLORIDA  
3344071  
10714112111

Lots 6, 13, and 14 and a portion of Lot 21 in Section 36, Township 24 South, Range 18 East, of the Fort McHenry Land Company Subdivision, as recorded in Plat Book 1, Page 99, Public Records of Pasco County, Florida, and a portion of the Northwest 1/4 of said Section 36, being more particularly described as follows:

From the Northwest corner of said Section 36 as a point of reference, thence S 89° 12' 18" E, for 45.00 feet; thence S 20° 33' 00" W, for 223.20 feet; thence N 03° 10' 38" E, for 222.78 feet; thence N 00° 28' 08" E, for 184.00 feet; thence N 84° 27' 16" E, for 48.48 feet; thence S 89° 42' 53" E, for 103.00 feet to the POINT OF BEGINNING; thence S 89° 42' 53" E, for 212.20 feet to a point of curve; thence along the arc of a curve concave to the Northwest having for its elements a radius of 1,492.70 feet, a central angle of 74° 28' 21", an arc length of 436.14 feet, a chord bearing of N 73° 51' 33" E, and a chord length of 811.33 feet; thence N 65° 31' 44" E, for 634.85 feet to a point of curve; thence along the arc of a curve concave to the Southeast, having for its elements a radius of 1,023.02 feet, a central angle of 14° 15' 00", an arc length of 152.28 feet, a chord bearing of N 78° 24' 14" E, and a chord distance of 252.02 feet to the easterly line of the Northwest 1/4 of Section 36; thence S 00° 41' 21" W, along said easterly line, for 266.69 feet; thence S 89° 33' 06" E, along the northerly line of said Lot 6, for 1,319.89 feet to the Northeast corner of said Lot 6; thence S 00° 41' 26" W, along the easterly line of said Lots 6 and 13, for 280.72 feet to the Southeast corner of said Lot 13; thence N 85° 21' 37" W, for 279.90 feet to the Northeast corner of said Lot 14; thence S 00° 41' 41" W, for 210.80 feet to the Southeast corner of said Lot 14; thence N 85° 21' 35" W, along the southerly line of said Lot 14, for 478.23 feet to the easterly line of FIVE-A-RANCHES UNIT 7 as recorded in Plat Book 7, Page 33, Public Records of Pasco County, Florida; thence N 00° 41' 21" E, along the easterly line of said FIVE-A-RANCHES UNIT 7, for 280.72 feet to the northeasterly corner of said FIVE-A-RANCHES UNIT 7; thence N 81° 21' 04" W, along the northerly line of said FIVE-A-RANCHES UNIT 7 and the northerly line of Lot 14, of said Fort McHenry Land Company Subdivision, for 2,201.44 feet; thence N 00° 28' 08" E, for 20.00 feet; thence S 85° 21' 44" E, for 262.00 feet; thence N 45° 28' 07" E, for 1,070.00 feet to the POINT OF BEGINNING.

Lots 8, 13, and 14 and a portion of Lot 21 in Section 38, Township 14 South, Range 16 East, of the Fort Richey Land Company Subdivision, as recorded in Plat Book 1, Page 66, Public Records of Pasco County, Florida, and a portion of the Northwest 1/4 of said Section 38, being more particularly described as follows:

From the Northwest corner of said Section 38 as a point of reference; thence  $S 09^{\circ} 12' 13''$  E, for 15.00 feet; thence  $S 00^{\circ} 20' 00''$  W, for 205.96 feet; thence  $N 03^{\circ} 30' 20''$  E, for 220.70 feet; thence  $N 00^{\circ} 20' 00''$  E, for 195.00 feet; thence  $N 51^{\circ} 37' 16''$  E, for 14.83 feet; thence  $S 81^{\circ} 47' 33''$  E, for 993.00 feet to the POINT OF BEGINNING; thence  $S 08^{\circ} 41' 59''$  E, for 312.10 feet to a point of curve; thence along the arc of a curve concave to the Northwest having for its elements a radius of 1,402.30 feet, a central angle of  $24^{\circ} 35' 11''$ , an arc length of 438.16 feet, a chord bearing of  $N 10^{\circ} 44' 11''$  E, and a chord length of 811.32 feet; thence  $N 83^{\circ} 31' 44''$  E, for 654.55 feet to a point of curve; thence along the arc of a curve concave to the Southeast, having for its elements a radius of 1,013.03 feet, a central angle of  $26^{\circ} 49' 00''$ , an arc length of 452.50 feet, a chord bearing of  $N 70^{\circ} 14' 16''$  E, and a chord distance of 450.03 feet to the easterly line of the Northwest 1/4 of Section 38; thence  $S 00^{\circ} 01' 31''$  W, along said easterly line, for 800.88 feet; thence  $S 89^{\circ} 31' 08''$  E, along the northerly line of said Lot 8, for 1,310.00 feet to the Northwest corner of said Lot 8; thence  $S 00^{\circ} 41' 30''$  W, along the easterly line of said Lots 8 and 13, for 680.79 feet to the Southeast corner of said Lot 13; thence  $N 89^{\circ} 31' 37''$  W, for 370.00 feet to the Northwest corner of said Lot 14, thence  $S 00^{\circ} 01' 41''$  W, for 890.00 feet to the Southeast corner of said Lot 14; thence  $N 00^{\circ} 00' 59''$  W, along the southerly line of said Lot 14, for 420.00 feet to the easterly line of FIVE-A-RANCHES UNIT 3 as recorded in Plat Book 7, Page 55, Public Records of Pasco County, Florida; thence  $N 00^{\circ} 41' 31''$  E, along the easterly line of said FIVE-A-RANCHES UNIT 3, for 290.16 feet to the northeasterly corner of said FIVE-A-RANCHES UNIT 3, thence  $N 69^{\circ} 31' 44''$  W, along the northerly line of said FIVE-A-RANCHES UNIT 3 and the northerly line of Lot 20, of said Fort Richey Land Company Subdivision, for 2,000.61 feet; thence  $N 00^{\circ} 10' 09''$  E, for 60.00 feet; thence  $S 80^{\circ} 37' 44''$  E, for 842.00 feet; thence  $N 90^{\circ} 30' 00''$  E, for 1,070.00 feet to the POINT OF BEGINNING.



A portion of Lots 40, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in Section 28, Township 24 South, Range 18 East, of the Fort Richey Land Company Subdivision, as recorded in Plat Book 1, Page 48, Public Records of Pasco County, Florida, together with portions of the Southwest 1/4 of said Section 28 and the Northwest 1/4 of Section 28, Township 24 South, Range 18 East, and a portion of Tract 30 of said Section 28 of said Plat of the Fort Richey Land Company Subdivision, Pasco County, Florida, all being more particularly described as follows:

From the Southwest corner of said Section 28 as a point of reference, thence S 86° 13' 10" E, for 17.00 feet to the POINT OF BEGINNING; thence N 00° 20' 10" E, on a line 15.00 feet East of and parallel to the westerly line of said Section 28, for 111.66 feet; thence S 88° 03' 43" E for 184.00 feet; thence N 71° 30' 00" E for 14.72 feet; thence S 80° 00' 40" E for 132.00 feet; thence S 61° 31' 49" E for 110.00 feet; thence S 75° 23' 40" E for 93.39 feet; thence S 01° 31' 49" E for 73.50 feet; thence N 10° 30' 41" E for 170.17 feet; thence N 00° 54' 41" E for 417.30 feet; thence N 20° 00' 33" E for 324.30 feet; thence N 00° 23' 40" W for 200.23 feet; thence N 20° 19' 00" E for 204.07 feet; thence N 00° 23' 40" W for 190.43 feet; thence N 20° 03' 43" W for 410.72 feet; thence N 81° 00' 00" W for 170.53 feet; thence S 00° 30' 30" W for 100.50 feet; thence S 12° 23' 31" W for 20.33 feet; thence S 81° 30' 40" W for 192.07 feet; thence S 10° 02' 13" W for 310.43 feet; thence S 91° 20' 16" W for 74.20 feet; thence S 30° 43' 31" W for 201.04 feet; thence S 87° 31' 43" W for 411.73 feet; thence N 20° 03' 43" W for 80.00 feet; thence N 00° 23' 40" E, along a line 11.00 feet east of and parallel to the westerly boundary of said Section 28, for 70.29 feet to a point of curve; thence along the arc of a curve concave to the Southeast, having for its elements a radius of 1,003.07 feet, a central angle of 09° 21' 21", an arc length of 1,177.80 feet, a chord bearing of N 80° 41' 30" E and a chord length of 1,011.50 feet; thence departing said arc on a non-tangent line S 00° 23' 40" E, said line being 201.70 feet South of and parallel to the northerly line of the Southwest 1/4 of said Section 28, for 2,010.73 feet to a point on the easterly line of said Southwest 1/4; thence N 00° 48' 34" W, along said easterly line for 1,024.53 feet; thence N 00° 11' 33" W, for 202.00 feet; thence S 00° 41' 31" W, for 111.50 feet; thence S 43° 49' 44" E, for 137.47 feet; thence S 00° 41' 31" W, for 47.01 feet; to a point on the arc of a non-tangent curve, from which a radial line bears S 04° 21' 03" E, to the center of said curve; thence along the arc of a curve concave to the Southeast, having for its elements a radius of 1,022.07 feet, a central angle of 21° 11' 10", an arc length of 318.36 feet, a chord bearing of S 73° 21' 22" W and a chord length of 314.30 feet; thence S 01° 10' 41" W, for 86.00 feet to a point of curve; thence along the arc of said curve concave to the Northwest, having for its elements a radius of 1,112.10 feet, a central angle of 01° 00' 13", an arc length of 43.10 feet, a chord bearing of S 01° 14' 32" W, and a chord length of 43.10 feet; thence departing said arc on a radial line N 20° 03' 43" W, for 30.00 feet; thence S 04° 04' 12" W, for 35.00 feet; thence N 20° 06' 31" E, for 30.00 feet to a point on the arc of a curve from which a radial line bears N 20° 04' 35" W, to the center of said curve; thence along the arc of said curve concave to the North-west, having for its elements a radius of 1,112.10 feet, a central angle of 22° 22' 00", an arc length of 200.71 feet, a chord bearing of S 71° 29' 45" W, and a chord length of 200.30 feet; thence N 00° 41' 00" W, for 423.00 feet; thence N 00° 20' 00" E, for 300.00 feet; thence N 00° 03' 00" W, for 200.00 feet; thence N 00° 20' 00" E, for 100.00 feet to the POINT OF BEGINNING.

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A portion of lots 31, 32, 33, 34, 35, 36, 37, and 38 in Section 23, Township 20 South, Range 18 East, of the Fort Mickey Land Company Subdivision, as recorded in Plat Book 1, Page 80, Public Records of Pasco County, Florida, together with a portion of the Southwest 1/4 of said Section 23, all being more particularly described as follows:

From the Southwest corner of said Section 23 as a point of reference; thence S 89° 11' 18" E, for 15.00 feet; thence N 60° 58' 18" E, along a line 14.00 feet East of and parallel with the Westerly boundary of said Section 23, for 1,018.31 feet; thence S 89° 02' 45" E, for 80.00 feet to the POINT OF BEGINNING; thence S 29° 02' 45" E for 148.48 feet to a point of curve; thence westerly along the arc of said curve concave northerly, having for its elements a radius of 710.00 feet, a central angle of 33° 43' 18", an arc length of 223.81 feet and a chord bearing and distance of N 29° 02' 45" E for 221.85 feet to a point of tangency; thence N 67° 32' 59" E, for 253.45 feet; thence N 38° 47' 01" W for 180.00 feet; thence N 81° 03' 42" W for 105.17 feet; thence N 34° 47' 33" E for 108.65 feet to a point on the arc of a non-tangent curve from which a radial line bears N 21° 35' 43" E, to the center of said curve; thence along the arc of said curve concave to the Northeast, having for its elements a radius of 311.12 feet, a central angle of 32° 28' 13", an arc length of 80.85 feet, a chord bearing of N 81° 20' 20" W, and a chord length of 80.47 feet; thence departing said curve on a radial line N 21° 41' 37" E, for 30.00 feet to a point on the arc of a curve from which a radial line bears N 21° 47' 37" E to the center of said curve; thence along the arc of said curve concave to the Northeast, having for its elements a radius of 333.18 feet, a central angle of 14° 25' 23", an arc length of 80.85 feet, a chord bearing of S 83° 30' 09" E, and a chord length of 80.81 feet; thence N 34° 47' 33" E, for 101.17 feet; thence N 80° 32' 10" E for 730.18 feet; thence S 28° 30' 33" E for 784.37 feet; thence S 39° 26' 05" W for 82.30 feet; thence S 80° 30' 34" E for 86.00 feet; thence continue S 80° 30' 34" E, for 49.36 feet to a point of curve; thence along the arc of said curve concave to the Northeast, having for its elements a radius of 1,340.13 feet, a central angle of 03° 29' 18", an arc length of 88.87 feet, a chord bearing of S 81° 42' 03" E, and a chord length of 81.87 feet; thence departing said curve on a non-tangent line S 29° 29' 04" W for 30.00 feet to a point on the arc of a curve from which a radial line bears N 37° 12' 12" E to the center of said curve; thence along the arc of said curve concave to the Northeast, having for its elements a radius of 1,398.31 feet, a central angle of 02° 16' 49", an arc length of 51.57 feet, a chord bearing of N 61° 33' 13" W, and a chord length of 51.57 feet; thence N 60° 30' 31" W, for 31.51 feet; thence S 34° 18' 44" W, for 105.80 feet; thence S 23° 32' 41" W for 827.18 feet; thence S 47° 54' 41" W for 323.02 feet; thence S 71° 11' 42" W for 300.32 feet; thence N 80° 17' 33" W for 705.00 feet; thence N 39° 40' 01" W for 80.00 feet; thence N 18° 54' 01" W for 177.31 feet; thence N 60° 17' 33" W for 40.37 feet; thence N 60° 00' 11" E, along a line 10.00 feet East of and parallel with the Westerly boundary of said Section 23 for 225.38 feet to the POINT OF BEGINNING.

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

From the Northwest corner of said Section 36 as a point of reference; thence S 89°11'18" E, a distance of 15.00 feet; thence S 00°26'09" W, a distance of 985.84 feet to the POINT OF BEGINNING; thence N 01°10'26" E, a distance of 230.26 feet; thence N 00°26'09" E, a distance of 195.00 feet; thence N 54°22'56" E, a distance of 44.66 feet; thence S 89°42'55" E, a distance of 595.00 feet; thence S 00°26'09" W, a distance of 1,070.61 feet; thence N 89°27'44" W, a distance of 642.00 feet; thence N 00°26'09" E, a distance of 617.03 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

From the Northwest corner of said Section 36 as a point of reference; thence S 89°12'19" E, a distance of 15.00 feet; thence S 00°26'09" W, a distance of 164.07 feet to the POINT OF BEGINNING; thence S 89°42'55" E, a distance of 100.00 feet; thence S 00°26'09" W, a distance of 230.00 feet; thence N 89°42'55" W, a distance of 264.00 feet; thence N 53°49'33" W, a distance of 44.35 feet; thence N 00°26'09" E, a distance of 224.00 feet to the POINT OF BEGINNING.

BY-LAWS

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC.  
A NOT-FOR-PROFIT FLORIDA CORPORATION

ARTICLE I

The name of the corporation is FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, not-for-profit, (hereinafter referred to as the "Association"). The principal office of the corporation shall be located at: 6709 Ridge Road, Suite 200, Fort Richey, Florida 34668, 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 from time to time.

ARTICLE II

Definitions

SECTION 1. "Association" shall mean and refer to FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, not-for-profit, its successors and assigns.

SECTION 2. "Common Area" shall be as defined in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") for the FAIRWAY OAKS SUBDIVISION.

SECTION 3. "Developer" shall mean REGENCY LINKS, INC., a Florida corporation, its successors and assigns. REGENCY LINKS, INC., shall at all times have the right to assign its interest herein to any successor or nominee.

SECTION 4. "Lot" shall mean any Residential Lot and Commercial Lot, shown on the recorded subdivision plat as referred to herein or on Exhibit "A" with the exception of the Common Area.

SECTION 5. "Golf Course Lot" shall mean any Lot located within FAIRWAY OAKS SUBDIVISION, any portion of which such Lot abuts or is contiguous to the Golf Course property. Said course is as described on Exhibit "B".

SECTION 6. "Commercial Lot" for purposes of membership, voting and assessment, shall mean any parcel of real property or portion thereof located within FAIRWAY OAKS as set forth in Exhibit "A" attached hereto and made a part hereof or subsequently added hereto, that is designated as commercial or utilized for any purpose other than residential dwelling units, model centers and/or sales offices.

SECTION 7. "Maintenance of Common Area" shall mean the exercise of reasonable care to keep buildings, roads, landscaping, lighting and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted, including but not limited to the maintenance of drainage and conservation easements in accordance with the Southwest Florida Water Management District rules and regulations, if applicable, and entrance amenities. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

SECTION 8. "Member" shall mean every person or entity of each class who holds membership in the Association.

SECTION 9. "Owner" shall mean the record Owner, whether one or more persons, or entities, of a fee simple title to any Residential Lot, Residential Unit, or Commercial Lot, which is a part of the property described in Exhibit "A", but shall not include those holding title merely as security for performance of any obligations.

SECTION 10. "Subdivision" shall mean and refer to the subdivided real property hereinbefore described and such additions thereto as may be brought within the jurisdiction of the Association as hereinafter provided; provided however, Subdivision shall not include any Commercial Lots.

ARTICLE III

Meeting of Members

SECTION 1. Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of Ten o'clock a.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. The first meeting of the Board of Directors of the Association shall be immediately succeeding the annual meeting of the Members.

SECTION 2. Special Meeting. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of a majority of the Members of each class.

SECTION 3. Notice of Meetings. Written notice of each meeting of Members shall be given, by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least seven (7) days before such meeting to each Member entitled to vote thereat, addressed to the members' addresses last appearing on the books of the Association, or supplied by such Member to the Association for the purposes of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

SECTION 4. Quorum. The presence at the meeting of Members of each class entitled to cast votes, or of proxies entitled to cast votes, equal to twenty-five percent (25%) of each class of all the Members and the lot owners, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions, (hereinafter referred to

as the "Declaration") or these By-Laws. If, however, such quorum shall not be present or represented at the meeting, the Members of each class entitled to vote 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 represented.

SECTION 5. Proxies. At all meetings of Members of each class, each Member of each class may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his lot.

SECTION 6. Vote Required. At every meeting of the Members of each class, the owner or owners of each lot, either in person or by proxy, shall have the right to cast the number of votes to which he is entitled as set forth in the Declaration. The vote of the majority of the votes cast by those present of each class, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Declaration, the Articles of Incorporation, or of these By-Laws, a different vote is required, in which case such express provisions shall govern and control.

SECTION 7. Order of Business. The order of business at all annual or special meetings of the Members of each class shall be as follows:

- A. Roll Call
- B. Proof of notice of meeting or waiver of notice
- C. Reading of minutes of previous meeting
- D. Reports of Officers
- E. Reports of Committees
- F. Election of officers or directors (if election to be held)
- G. Unfinished business
- H. New business
- I. Adjournment

ARTICLE IV

Board of Directors: Selection - Term of Office

SECTION 1. Number. The affairs of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) members. The first Board of Directors shall have three (3) members.

SECTION 2. Term of Office. Each member of the Board shall serve for a term of one (1) year until the next annual meeting, or until such time as his successor is chosen. The eligibility of a member to be elected for more than one (1) term shall not be abridged.

SECTION 3. Removal. Any director may be removed from the Board with or without cause, by a majority of each class of the Members of the Association entitled to vote. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board of Directors and he shall serve for the unexpired term of his predecessor.

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

SECTION 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

SECTION 6. The First Board of Directors. The first Board of Directors shall consist of three (3) persons who shall be appointed by the Developer and who, subject to the provisions set forth hereinabove with regard to resignation and death, shall be the sole voting members of the Board of Directors of the Corporation and shall hold office until:



A. Seven (7) years from the date the first sale of a lot in FAIRWAY OAKS has been completed; or

B. the date on which an aggregate of ninety percent (90%) of the lots in FAIRWAY OAKS are sold, whichever occurs first. At the time that either A or B occurs, the lot owners shall be entitled to elect the members of the Board of Directors of the Association.

PROVIDED HOWEVER, that upon sale of not less than fifty-one percent (51%) of the lots in FAIRWAY OAKS are sold, the lot owners shall be entitled to elect one (1) member of the Board of Directors of the Association. PROVIDED FURTHER, that in any event until such time as the Developer has sold all of the lots in FAIRWAY OAKS, the Developer shall have the right, but not the obligation, to appoint one (1) member of the Board of Directors of the Association.

The first Board of Directors, as appointed by the Developer are: THOMAS NAGELKERK, JOSEPH CINQUEMANO and MARIANNE SPOZATE.

#### ARTICLE V

##### Election of Directors

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

#### ARTICLE VI

##### Meeting of Directors

SECTION 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

SECTION 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

SECTION 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

Powers and Duties of the Board of Directors

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

A. adopt and publish rules and regulations governing the use of the Common Area and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

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

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

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

E. employ a manager, management company, an independent contractor and/or such other employees as the Board deems necessary and to prescribe the duties to be undertaken and the compensation therefor, and authorize the purchase of necessary supplies and equipment and to enter into contracts with regard to the foregoing items or services;

F. accept such other functions or duties with respect to the property hereunder, including Architectural Control, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors; and

G. delegate to and contract with a financial institution for collection of the assessments of the Association.

SECTION 2. Duties. It shall be the duty of the Board of Directors:

A. to cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members of each class, or at any special meeting when such statement is required in writing by fifty-one percent (51%) of each class of all the lot owners;

B. to supervise all officers, agents and employees of the Association and to see that their duties are properly performed;

C. to fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period and to send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and in relation thereto, to establish the Annual Budget as provided in the Declaration described hereinabove;

D. to foreclose the lien against any property for which assessments are not paid or to bring an action at law against the Owner personally obligated to pay the same, at the election of the Board of Directors;

E. to issue or cause to be issued by an appropriate officer, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

F. to procure and maintain adequate liability insurance on property owned by the Association, and such other insurance which in the opinion of a majority of the directors may be necessary or desirable for the Association, the policies and limits to be reviewed at least annually and increased and decreased at the discretion of the majority of the members of the Board of Directors;

G. to cause the Common Area to be maintained; and

H. to fix and determine the amount of special assessments for capital improvements as set forth in the Declaration, to send written notice of each special assessment to every Owner subject thereto at least thirty (30) days in advance of the due date thereof, and to collect or cause to be collected such sum or sums as are deemed to be due by virtue of said special assessment.

#### ARTICLE VIII

##### Officers and Their Duties

SECTION 1. Enumeration of Officers. The officers of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors; a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create.

SECTION 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors which shall immediately follow the adjournment of each annual meeting of members.

SECTION 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

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

B. Standing Committees. The Board shall appoint such standing committees as are required under the Declaration, the Articles or these By-laws, as well as such other committees as are necessary or desirable from time to time, which committees shall exist for such periods of time, have such authority, and perform such duties as the Board may, from time to time, determine in its discretion.

SECTION 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

SECTION 6. Vacancies. A vacancy in any office may be filled by appointment by a majority vote of the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

SECTION 7. Multiple Offices. The offices of president and secretary may not be held by the same person.

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

A. President: The president shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

B. Vice President: The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board of Directors.

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

D. Treasurer: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association along with the president; keep proper books of account; cause a financial report of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

Committees

The Board of Directors may, at its discretion, create such committees as it sees fit from time to time.

ARTICLE X

Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation, and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, or such other address as the Board of Directors may from time to time designate, and copies may be purchased at a reasonable cost at such address.

ARTICLE XI

Assessments

As more fully provided in the Declaration, except as therein provided, each Member of each class is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made and are a personal obligation of the Member of each class.

ARTICLE XII

Corporate Seal

The Association shall have a seal in circular form, having within its circumference the words: FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, not-for-profit, 1988.

ARTICLE XIII

Amendments

SECTION 1. Requirements to Amend. These By-Laws may be amended at a regular or special meeting of the members by a vote of fifty-one percent (51%) of each class of the Members present

in person or by proxy except as otherwise provided in the Declaration.

SECTION 2. Control of Conflict. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration, the Articles of Incorporation, and/or these By-Laws, the Declaration shall control.

ARTICLE XIV.

Miscellaneous

SECTION 1. Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of each year, except that the first fiscal year shall begin on the date of incorporation of the Association.

SECTION 2. Indemnification. The Association shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

SECTION 3. Insurance. The Board of Directors may, but is not required to, elect to carry a policy of officers and directors liability insurance, insuring the officers and directors against any claims made against them whatsoever, except claims of wilful negligence and misfeasance of office.

IN WITNESS WHEREOF, we, the directors of FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 19th day of December, 1988, for and on behalf of the Association.

WITNESSES:

Virginia S. Sule

Thomas Nagelkerk L.S.  
THOMAS NAGELKERK

Peter M. Bush

Joseph Cinquemano L.S.  
JOSEPH CINQUEMANO

Marianne E. Spozate

Marianne Spozate L.S.  
MARIANNE SPOZATE



CERTIFICATION

I, the undersigned, do hereby certify that I am duly elected and acting Secretary of FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, and that the foregoing By-Laws constitute the original By-Laws of the said Association, as duly adopted at the meeting of the Board of Directors thereof, held on this 19th day of December, 1988.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the said Association this 19th day of December, 1988.

Marianne Szate

RF6/AA

## EXHIBIT B

### LEGAL DESCRIPTIONS

FAIRWAY OAKS, UNIT ONE-A according to the plat thereof as recorded in Plat Book 27 Pages 61 through 62, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT ONE-B according to the plat thereof as recorded in Plat Book 27 Pages 95 through 100, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT TWO-A, according to the plat thereof as recorded in Plat Book 28, Pages 113 through 115, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT THREE-A, according to the plat thereof as recorded in Plat Book 29, Pages 29 through 34, Public Records of Pasco County, Florida.

FAIRWAY OAKS UNIT THREE-B, according to the plat thereof as recorded in Plat Book 35 pages 31 through 33, inclusive, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT FOUR, according to the plat thereof as recorded in plat Book 29, Pages 122 through 123, Public Records of Pasco County, Florida.

FAIRWAY OAKS, UNIT FIVE, according to the plat thereof as recorded in Plat Book 29, pages 137 through 140, Public Records of Pasco County, Florida.

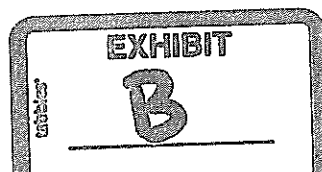
FAIRWAY OAKS, UNIT SIX, according to the plat thereof as recorded in Plat Book 30, Pages 107 through 110, Public Records of Pasco County, Florida.

FAIRWAY OAKS UNIT SEVEN, according to the plat thereof as recorded in Plat Book 32, Pages 56 and 57, Public Records of Pasco County, Florida.

### EXXON PARCEL

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

From the Northwest corner of said Section 36 as a point of reference; thence South 89°12'18" East, a distance of 15.00 feet; thence South 00°26'09" West, a distance of 985.84 feet; thence North 03°10'26" East, a distance of 230.26 feet to the Point of Beginning; thence North 00°26'09" East, a distance of 167.00 feet; thence South 89°42'55" East, a distance of 28.00 feet; thence North 00°26'09" East, a distance of 19.17 feet; thence North 54°29'55" East, a distance of 18.53 feet; thence South



89°42'55" East, a distance of 50.00 feet; thence North 00°26'09" East, a distance of 24.00 feet; thence South 89°42'55" East, a distance of 122.00 feet; thence South 00°26'09" West, a distance of 225.00 feet; thence North 89°42'55" West, a distance of 215.19 feet; thence North 03°10'26" East, a distance of 4.01 feet to the Point of Beginning.

#### LEGAL DESCRIPTION

A portion of the Northwest 1/4 of Section 36, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 36; thence S 89°12'18" E, for 15.00 feet to a point on the easterly right-of-way line of Little Road; thence S 00°26'09" W along said right-of-way line, for 164.87 feet to the POINT OF BEGINNING; thence S 89°42'55" E, for 300.00 feet; thence S 00°26'09" W, for 250.00 feet to a point on the northerly right-of-way line of HUDSON AVENUE PHASE 2 as recorded in Plat Book 26, Pages 128 through 131, Public Records of Pasco County, Florida; thence N 89°42'55" W along said northerly right-of-way line, for 196.00 feet; thence departing said northerly right-of-way line and along that parcel of land known as the "Fairway Oaks - North Entrance Parcel" the following five (5) courses; (1) N 00°26'09" E, for 24.00 feet; (2) thence N 89°42'55" W, for 50.00 feet; (3) thence N 53°49' 33" W, for 18.48 feet; (4) thence N 00° 26'09" E, for 19.17 feet; (5) thence N 89°42'55" W, for 39.00 feet to a point on the easterly right-or-way line of Little Road; thence N 00°26'08" E along said right-of-way line, for 196.00 feet to the POINT OF BEGINNING.

Containing 1,636 acres, more or less.

PROPERTY OWNERS LIST  
 FAIRWAY OAKS  
 LOTS 1 - 392  
 012924.00000

#	PARCEL ID	OWNER LAST NAME	OWNER 1	OWNER 2	PROPERTY ADDRESS	CITY, STATE, ZIP	MAILING ADDRESS	LOT	SUBDIVISION
1	36-24-16-011A-00000-0010	HILL	THOMAS S HILL	ELIZABETH A HILL	9160 DUFFER CT	HUDSON FL 34667-6581	55969 JAYNE DR ELKHART IN 46514-1325	1	UNIT ONE-B
2	36-24-16-011A-00000-0020	LOWCOCK	RANDALL LEE LOWCOCK	DIANA D LOWCOCK	9154 DUFFER CT	HUDSON FL 34667-6581		2	UNIT ONE-B
3	36-24-16-011A-00000-0030	WARREN & SULLIVAN	BARBARA WARREN	CHRISTY SULLIVAN	9146 DUFFER CT	HUDSON FL 34667-6581		3	UNIT ONE-B
4	36-24-16-011A-00000-0040	TOMASULO	ROBERT J TOMASULO	BARBARA A CALVAN	9140 DUFFER CT	HUDSON FL 34667-6581		4	UNIT ONE-B
5	36-24-16-011A-00000-0050	CALVAN	JOHN F CALVAN	ELIZABETH FORJAN-JOHNSON, INDIVIDUALLY AND AS TRUSTEE OF THE ELIZABETH FORJAN-JOHNSON REVOCABLE LIVING TRUST DATED 4/28/10	9141 DUFFER CT	HUDSON FL 34667-6581		5	UNIT ONE-B
6	36-24-16-011A-00000-0060	JOHNSON & FORJAN, JOHNSON	ROBERT L JOHNSON		9147 DUFFER CT	HUDSON FL 34667-6581		6	UNIT ONE-B
7	36-24-16-011A-00000-0080	CHILMIGRAS	JOHN C CHILMIGRAS	KATHY G CHILMIGRAS	N/A			8	UNIT ONE-B
8	36-24-16-011A-00000-0090	CHILMIGRAS	JOHN C CHILMIGRAS	KATHY G CHILMIGRAS	13943 INVITATIONAL DR	HUDSON FL 34667-6585	PO BOX 942 PORT RICHEY FL 34655-0942	9	UNIT ONE-B
9	36-24-16-011A-00000-0100	LUDINGTON	ERIC C LUDINGTON	ANITA M LUDINGTON	13951 INVITATIONAL DR	HUDSON FL 34667-6585		10	UNIT ONE-B
10	36-24-16-005A-00000-0110	VISOU	FANEL VISOU	SORINA VISOU	14005 INVITATIONAL DR	HUDSON FL 34667-6585		11	UNIT ONE-B
11	36-24-16-005A-00000-0120	SEELEY	JOHN M SEELEY	ELIZABETH A SEELEY	9150 TOURNAME NT DR	HUDSON FL 34667-6502		12	UNIT ONE-B
12	36-24-16-005A-00000-0130	JOHNS	DAVID C JOHNS	VIRGINIA JOHNS	9142 TOURNAME NT DR	HUDSON FL 34667-6502		13	UNIT ONE-B
13	36-24-16-005A-00000-0140	ABBOTT	BARBARA ABBOTT		9134 TOURNAME NT DR	HUDSON FL 34667-6502		14	UNIT ONE-B
14	36-24-16-005A-00000-0150	STERN	MILDRED STERN		9128 TOURNAME NT DR	HUDSON FL 34667-6502		15	UNIT ONE-B
15	36-24-16-005A-00000-0160	VAROBEI	JOSEPH J VAROBEI	MEREDITH VAROBEI	9122 TOURNAME NT DR	HUDSON FL 34667-6502		16	UNIT ONE-B
16	36-24-16-005A-00000-0170	GRAND	ARTHUR GRAND		9114 TOURNAME NT DR	HUDSON FL 34667-6502		17	UNIT ONE-B
17	36-24-16-005A-00000-0180	BROWN	ELLEN BROWN		9108 TOURNAME NT DR	HUDSON FL 34667-6502	PO BOX 295 FL 34660-0295	18	UNIT ONE-B
18	36-24-16-005A-00000-0190	WILSON	MARK A WILSON		9102 TOURNAME NT DR	HUDSON FL 34667-6502		19	UNIT ONE-B
19	36-24-16-011A-00000-0200	WIGGINS	ROBERT M WIGGINS, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT M & ELIZABETH H TRUST DATED JUNE 4, 1990	ELIZABETH H WIGGINS, INDIVIDUALLY AND AS TRUSTEE OF THE ROBERT M & ELIZABETH H TRUST DATED JUNE 4, 1990	9040 PAR CT	HUDSON FL 34667-6586	PO BOX 15148, SPRING HILL FL 34604-0113	20	UNIT ONE-B
20	36-24-16-011A-00000-0210	AULAGNE MITCHELL & ZABO	MARCEL G AULAGNE	M ZABO	9034 PAR CT	HUDSON FL 34667-6586		21	UNIT ONE-B
21	36-24-16-011A-00000-0220	RYMAN	ELLYN T RYMAN	WILLIAM V RYMAN	9028 PAR CT	HUDSON FL 34667-6586		22	UNIT ONE-B
22	36-24-16-011A-00000-0230	CINELLI	RICHARD CINELLI	BARBARA CINELLI	9022 PAR CT	HUDSON FL 34667-6586		23	UNIT ONE-B
23	36-24-16-011A-00000-0240	CAMPUZANO	JOE A CAMPUZANO	ROSA C CAMPUZANO & JILL C CAMPUZANO	9016 PAR CT	HUDSON FL 34667-6586		24	UNIT ONE-B
24	36-24-16-011A-00000-0250	CICCOTELLI	MARISOL CICCOTELLI	ERNEST CICCOTELLI	9010 PAR CT	HUDSON FL 34667-6586		25	UNIT ONE-B
25	36-24-16-005A-00000-0260	RENO	GAIL A RENO		9011 PAR CT	HUDSON FL 34667-6586		26	UNIT ONE-B
26	36-24-16-005A-00000-0270	BOLING	IRMGARD BOLING		9019 PAR CT	HUDSON FL 34667-6586	121 NORTONTOWN RD MADISON CT 06443-1937	27	UNIT ONE-B
27	36-24-16-005A-00000-0280	DISTEFANO	ROSALIE DISTEFANO, INDIVIDUALLY AND AS TRUSTEE OF THE ROSALIE DISTEFANO TRUST DATED AUGUST 7, 2012		9027 PAR CT	HUDSON FL 34667-6586		28	UNIT ONE-B
28	36-24-16-005A-00000-0290	CHERTOWSKY	MICHELE CHERTOWSKY		9035 PAR CT	HUDSON FL 34667-6586		29	UNIT ONE-B
29	36-24-16-005A-00000-0300	NICHOLSON	RONALD NICHOLSON	ELIAN NICHOLSON	9042 TOURNAMENT DR	HUDSON FL 34667-6500	27 WESTERN CONCOURSE BRIGHTON MARINA SUSSEX BN2 5UP UNITED KINGDOM	30	UNIT ONE-B

EXHIBIT

C

30	25-24-16-005A-00000-0310	MCGINN	WILLIAM J MCGINN JR		9032 TOURNAMENT DR	HUDSON FL 34667-8500		31	UNIT ONE-B
31	25-24-16-005A-00000-0320	GRINMAN	MARILEY I GRINMAN		9026 TOURNAMENT DR	HUDSON FL 34667-8500		32	UNIT ONE-B
32	25-24-16-005A-00000-0330	ELIAS	MARILYN I ELIAS		9028 TOURNAMENT DR	HUDSON FL 34667-8500		33	UNIT ONE-B
33	25-24-16-005A-00000-0340	MARBELLA & BUTTA	ANTHONY MARBELLA		9014 TOURNAMENT DR	HUDSON FL 34667-8500		34	UNIT ONE-B
34	25-24-16-005A-00000-0350	BRISCIANO	ANTHONY BRISCIANO		9015 TOURNAMENT DR	HUDSON FL 34667-8501		35	UNIT ONE-B
35	25-24-16-005A-00000-0360	CORES	ANGEL CORES		9021 TOURNAMENT DR	HUDSON FL 34667-8501	627 WILLOW ST MAMARONECK NY 10543-1945	36	UNIT ONE-B
36	25-24-16-005A-00000-0370	KELLER	WILLIAM C KELLER	JOSEFA CORES	9027 TOURNAMENT DR	HUDSON FL 34667-8501		37	UNIT ONE-B
37	25-24-16-005A-00000-0380	NEEDHAM	REBECCA A NEEDHAM	YOLANDA K KELLER	9035 TOURNAMENT DR	HUDSON FL 34667-8501		38	UNIT ONE-B
38	25-24-16-005A-00000-0390	AVENDANO	RAFAEL B AVENDANO		9043 TOURNAMENT DR	HUDSON FL 34667-8501		39	UNIT ONE-B
39	25-24-16-005A-00000-0400	DURRANT	JAMES DURRANT	SUSAN DURRANT	9101 TOURNAMENT DR	HUDSON FL 34667-8503	10 EAST AVE BRUNDALL NR135PB UNITED KINGDOM	40	UNIT ONE-B
40	25-24-16-005A-00000-0410	DALGLEISH	ANDREW SCOTT DALGLEISH	SUSAN ELLEN DALGLEISH	9109 TOURNAMENT DR	HUDSON FL 34667-8503		41	UNIT ONE-B
41	25-24-16-005A-00000-0420	TOURPONSE & HULL	GEORGE TOURPONSE JR	MICHELLE HULL	9117 TOURNAMENT DR	HUDSON FL 34667-8503	THE OLD MANSE HIGH CROSS AVE MELROSE ROXBURGHSHIRE UNITED KINGDOM	42	UNIT ONE-B
42	25-24-16-005A-00000-0430	SPENCER	DONALD G SPENCER	DIANE H SPENCER	9125 TOURNAMENT DR	HUDSON FL 34667-8503		43	UNIT ONE-B
43	25-24-16-005A-00000-0440	PARKER	JUDITH O PARKER		9133 TOURNAMENT DR	HUDSON FL 34667-8503		44	UNIT ONE-B
44	25-24-16-005A-00000-0450	SEIBER	WANDA L SEIBER		9141 TOURNAMENT DR	HUDSON FL 34667-8503		45	UNIT ONE-B
45	25-24-16-005A-00000-0460	PERISCH	ANTHONY J PERISCH	LETICIA PERISCH	9149 TOURNAMENT DR	HUDSON FL 34667-8505		46	UNIT ONE-B
46	25-24-16-005A-00000-0470	MARKSKA	JOYCE E MARKSKA		9201 TOURNAMENT DR	HUDSON FL 34667-8505		47	UNIT ONE-B
47	25-24-16-005A-00000-0480	VAEGGER	JEANNETTE VAEGGER	ROSE M FANNING	9209 TOURNAMENT DR	HUDSON FL 34667-8505		48	UNIT ONE-B
48	25-24-16-005A-00000-0490	ULLER & FANNING	JAMES A ULLER	SUNSHINE RISOLA	9217 TOURNAMENT DR	HUDSON FL 34667-8505		49	UNIT ONE-B
49	25-24-16-005A-00000-0500	RISOLA	DANIEL RISOLA	CAROL KENNEY	9225 TOURNAMENT DR	HUDSON FL 34667-8505		50	UNIT ONE-B
50	25-24-16-005A-00000-0510	KENNEY	GEORGE KENNEY		9231 TOURNAMENT DR	HUDSON FL 34667-8505	7 WILLOW DR, SALE CHESHIRE M334NN, ENGLAND	51	UNIT ONE-B
51	25-24-16-005A-00000-0520	SMITH & ANDERSON	PETER EVANS SMITH	PAULINE MARIA ANDERSON	9239 TOURNAMENT DR	HUDSON FL 34667-8505		52	UNIT ONE-B
52	25-24-16-005A-00000-0530	THOMSON	WILLIAM S THOMSON	HELEN THOMSON	9247 TOURNAMENT DR	HUDSON FL 34667-8505	159 WATERSIDE RD CARMILNOC, GLASGOW G76 9AL, SCOTLAND	53	UNIT ONE-B
53	25-24-16-005A-00000-0540	COLMAN	EDWIN W COLMAN, INDIVIDUALLY AS TRUSTEE OF THE COLMAN FAMILY TRUST DATED 8/22/06	BARBARA A COLMAN, INDIVIDUALLY AND AS TRUSTEE OF THE COLMAN FAMILY TRUST DATED 8/22/06	9255 TOURNAMENT DR	HUDSON FL 34667-8505		54	UNIT ONE-B
54	25-24-16-005A-00000-0550	MCCAULEY	SCOTT MCCAULEY	JEANNE MCCAULEY	9301 TOURNAMENT DR	HUDSON FL 34667-8507	23141 ARGYLE ST, NOVI MI 48374-4303	55	UNIT ONE-B
55	25-24-16-005A-00000-0560	TET SYSTEMS INC	TET SYSTEMS INC		9309 TOURNAMENT DR	HUDSON FL 34667-8507	7 KRISTIN WAY, HAMILTON NJ 08690-2441	56	UNIT ONE-B
56	25-24-16-005A-00000-0570	GIRQUARD	ALFRED GIRQUARD	CHONG GIRQUARD	9317 TOURNAMENT DR	HUDSON FL 34667-8507		57	UNIT ONE-B
57	25-24-16-005A-00000-0580	ROBINSON	RICHARD F ROBINSON	LINDA A ROBINSON	14121 PAMBERTON DR	HUDSON FL 34667-8582		58	UNIT ONE-B
58	25-24-16-0110-00000-0590	WRIGHT	BONNIE WRIGHT		9222 DUFFER CT	HUDSON FL 34667-8582		59	UNIT ONE-A
59	25-24-16-0110-00000-0600	CARTER	MICHAEL J CARTER	DOMNA M CARTER	9216 DUFFER CT	HUDSON FL 34667-8582		60	UNIT ONE-A
60	25-24-16-0110-00000-0610	MAURICIN & PARIS	HARRY MAURICIN	MIRITHA PARIS	9210 DUFFER CT	HUDSON FL 34667-8582		61	UNIT ONE-A
61	25-24-16-0110-00000-0620	HARRISON	C SPENCER HARRISON	JANICE C HARRISON	13934 INVITATIONAL DR	HUDSON FL 34667-8584		62	UNIT ONE-A
62	25-24-16-0110-00000-0630	CONNAL LLC	CONNAL LLC		13942 INVITATIONAL DR	HUDSON FL 34667-8584	538 GOON HILL RD, GREAT FALLS MT 39405-8120	63	UNIT ONE-A
63	25-24-16-005A-00000-0640	AGUILAR	HECTOR AGUILAR	EILEEN M AGUILAR	14009 INVITATIONAL DR	HUDSON FL 34667-8584		64	UNIT ONE-B
64	25-24-16-005A-00000-0650	WILLIAMS	BERNETTA WILLIAMS	PATRICIA PICKENS	14008 INVITATIONAL DR	HUDSON FL 34667-8584		65	UNIT ONE-B
65	25-24-16-0110-00000-0660	PICKENS	JAMES PICKENS		9223 DUFFER CT	HUDSON FL 34667-8582		66	UNIT ONE-A
66	25-24-16-0110-00000-0670	HI2 PROPERTY FLORIDA LP	HI2 PROPERTY FLORIDA LP		9229 DUFFER CT	HUDSON FL 34667-8582	C/O ALTUS GROUP, 21001 N TATUM BLVD STE 1630630, PHOENIX AZ 85050-5289	67	UNIT ONE-A
67	25-24-16-0050-00000-0680	ZAPKA	SONJA C ZAPKA, INDIVIDUALLY AND AS TRUSTEE OF THE FRANK ZAPKA AND SONJA C ZAPKA REVOCABLE LIVING TRUST DATED 2/1/93		9235 DUFFER CT	HUDSON FL 34667-8582		68	UNIT ONE-A
68	25-24-16-0050-00000-0690	SMITH & ADGIE	RANDALL F SMITH	MELISSA SMITH & CAROL ADGIE	9241 DUFFER CT	HUDSON FL 34667-8582		69	UNIT ONE-A
69	25-24-16-0050-00000-0700	MAYO	PETER PAUL MAYO	CECILIA MAYO	9240 DUFFER CT	HUDSON FL 34667-8582		70	UNIT ONE-A
70	25-24-16-0050-00000-0710	MCKINLEY	KIM I MCKINLEY	BEVERLY A MCKINLEY	9234 DUFFER CT	HUDSON FL 34667-8582		71	UNIT ONE-A

71	25-24-16-005A-00000-0720	NATIONSTAR MORTGAGE LLC	NATIONSTAR MORTGAGE LLC	SMONE CARRABA	9210 TOURNAMENT DR	HUDSON FL 34667-8504	350 HIGHLAND DR LEWISVILLE TX 75067-4177	72	UNIT ONE-B
72	25-24-16-005A-00000-0730	CARRABA	KEVIN A CARRABA	9218 TOURNAMENT DR	HUDSON FL 34667-8504			73	UNIT ONE-B
73	25-24-16-005A-00000-0740	CAGLIONE	CAROL ANN CAGLIONE	9226 TOURNAMENT DR	HUDSON FL 34667-8504			74	UNIT ONE-B
74	25-24-16-005A-00000-0750	INTERMAN	MARY A INTERMAN	9234 TOURNAMENT DR	HUDSON FL 34667-8504			75	UNIT ONE-B
75	25-24-16-005A-00000-0760	SHAW	STEADMAN M SHAW, DECEASED	9242 TOURNAMENT DR	HUDSON FL 34667-8504			76	UNIT ONE-B
76	25-24-16-005A-00000-0770	HEBERT & SWANN	JASON E HEBERT	14055 FORE CT	HUDSON FL 34667-8583			77	UNIT ONE-B
77	25-24-16-005A-00000-0780	KANE	KEVIN P KANE	14047 FORE CT	HUDSON FL 34667-8583			78	UNIT ONE-B
78	25-24-16-005A-00000-0790	SWYANSKI	EDWARD P SZYMANSKI	14039 FORE CT	HUDSON FL 34667-8583			79	UNIT ONE-B
79	25-24-16-005A-00000-0800	HAFFNER	CHARISSA HAFFNER	14030 FORE CT	HUDSON FL 34667-8583			80	UNIT ONE-B
80	25-24-16-005A-00000-0810	PIKE	NORAH E PIKE	14038 FORE CT	HUDSON FL 34667-8583			81	UNIT ONE-B
81	25-24-16-005A-00000-0820	GREENAWALT	TERRY L GREENAWALT	14046 FORE CT	HUDSON FL 34667-8583			82	UNIT ONE-B
82	25-24-16-005A-00000-0830	MINNIHAN	NEIL MINNIHAN	9300 TOURNAMENT DR	HUDSON FL 34667-8506			83	UNIT ONE-B
83	25-24-16-005A-00000-0840	MULKERN	ANDREW MULKERN, INDIVIDUALLY AND AS TRUSTEE OF THE MULKERN FAMILY TRUST DATED 3/7/09	9310 TOURNAMENT DR	HUDSON FL 34667-8506			84	UNIT ONE-B
84	25-24-16-005A-00000-0850	SULTANA	JOSEPHINE SULTANA	14101 PIMBERTON DR	HUDSON FL 34667-8591			85	UNIT ONE-B
85	25-24-16-005A-00000-0860	WHITE	SUZANNE WHITE	14057 PIMBERTON DR	HUDSON FL 34667-8588			86	UNIT ONE-B
86	25-24-16-005A-00000-0870	HOOTEN	EUGENE HOOTEN, INDIVIDUALLY AND AS TRUSTEE OF THE HOOTEN REVOCABLE TRUST DATED 8/18/92	14049 PIMBERTON DR	HUDSON FL 34667-8588			87	UNIT ONE-B
87	25-24-16-005A-00000-0880	HEBET & HORVATH	TIBOR HELETY	14041 PIMBERTON DR	HUDSON FL 34667-8588			88	UNIT ONE-B
88	25-24-16-005A-00000-0890	BUTLER	MARY BEATRICE BUTLER	14033 PIMBERTON DR	HUDSON FL 34667-8588			89	UNIT ONE-B
89	25-24-16-005A-00000-0900	MCDOWELL	EDWARD MCDOWELL	14027 PIMBERTON DR	HUDSON FL 34667-8588			90	UNIT ONE-B
90	25-24-16-005A-00000-0910	MARCINKOWSKI	ELIZABETH MARCINKOWSKI	14019 PIMBERTON DR	HUDSON FL 34667-8588		1518 SWAMP ROSE LN, TRINITY FL 34655-4979	91	UNIT ONE-B
91	25-24-16-005A-00000-0920	JAMISON	MAVNA JAMISON	14011 PIMBERTON DR	HUDSON FL 34667-8588			92	UNIT ONE-B
92	25-24-16-005A-00000-0930	FIELD S	DONALD B FIELDS	14001 PIMBERTON DR	HUDSON FL 34667-8588			93	UNIT ONE-B
93	25-24-16-005A-00000-0940	DAVENPORT	JAMES R DAVENPORT	14028 PIMBERTON DR	HUDSON FL 34667-8587			94	UNIT ONE-B
94	25-24-16-005A-00000-0950	GOETZ	KRISTOFER GOETZ	14036 PIMBERTON DR	HUDSON FL 34667-8587			95	UNIT ONE-B
95	25-24-16-005A-00000-0960	OLIVER	JOSEPH W OLIVER, INDIVIDUALLY AND AS TRUSTEE OF THE OLIVER FAMILY TRUST DATED 10/18/06	14044 PIMBERTON DR	HUDSON FL 34667-8587			96	UNIT ONE-B
96	25-24-16-005A-00000-0970	KOCH	KARIN KOCH	14054 PIMBERTON DR	HUDSON FL 34667-8587		6814 WINDWILLOW DR, NEW PORT RICHEY FL 34655-3921	97	UNIT ONE-B
97	25-24-16-005A-00000-0980	CREAMER	RICHARD CREAMER JR	14100 PIMBERTON DR	HUDSON FL 34667-8589		14846 POTTERTON CIR, HUDSON FL 34667-4189	98	UNIT ONE-B
98	25-24-16-005A-00000-0990	RUTIGLIANO	LINDA RUTIGLIANO	14108 PIMBERTON DR	HUDSON FL 34667-8589			99	UNIT ONE-B
99	25-24-16-005A-00000-1000	CARUSO	KASEN CARUSO	14124 PIMBERTON DR	HUDSON FL 34667-8590			100	UNIT ONE-B
100	25-24-16-0060-00000-1010	PORTER	FORD DAVID PORTER	9347 TOURNAMENT DR	HUDSON FL 34667-8528		PENTHOUSE 4, 1 PRUTHERO GARDENS, LONDON NW4 3ST UNITED KINGDOM	101	UNIT TWO-A
101	25-24-16-0060-00000-1020	NINGARD	JOHN EDWARD NINGARD JR	9365 TOURNAMENT DR	HUDSON FL 34667-8528			102	UNIT TWO-A
102	25-24-16-0060-00000-1030	GLOVER	WILLIAM C GLOVER	9401 TOURNAMENT DR	HUDSON FL 34667-8538			103	UNIT TWO-A
103	25-24-16-0060-00000-1040	SKINNER	GEORGE EDWARD SKINNER	9409 TOURNAMENT DR	HUDSON FL 34667-8538			104	UNIT TWO-A
104	25-24-16-0060-00000-1050	TODD	ANNA TODD	14149 FALDO CT	HUDSON FL 34667-8541			105	UNIT TWO-A
105	25-24-16-0060-00000-1060	LEILA	JOYCE R LEILA	9346 TOURNAMENT DR	HUDSON FL 34667-8523			106	UNIT TWO-A
106	25-24-16-0060-00000-1070	2013-1 IH BORROWER LP	2013-1 IH BORROWER LP	9354 TOURNAMENT DR	HUDSON FL 34667-8523		C/O ALTUS GROUP, 21001 N TATUM BLVD STE 1690630, PHOENIX AZ 85050-5269	107	UNIT TWO-A
107	25-24-16-0060-00000-1080	CORVENE	LEWIS D CORVENE	9402 TOURNAMENT DR	HUDSON FL 34667-8527			108	UNIT TWO-A
108	25-24-16-0060-00000-1090	SUDANO	FRANK SUDANO	9408 TOURNAMENT DR	HUDSON FL 34667-8537		13841 GREYHAWK CT, HUDSON FL 34669-0817	109	UNIT TWO-A
109	25-24-16-0060-00000-1100	BARBARO	MARIA E BARBARO	9414 TOURNAMENT DR	HUDSON FL 34667-8537			110	UNIT TWO-A
110	25-24-16-0060-00000-1110	MITCHELL	MELISSA VAN BUREN MITCHELL	14141 FALDO CT	HUDSON FL 34667-8540			111	UNIT TWO-A
111	25-24-16-0060-00000-1120	ANGELO	PETER GRAFFAGNINO	14133 FALDO CT	HUDSON FL 34667-8540			112	UNIT TWO-A
112	25-24-16-0060-00000-1130	SMTH	DONNA F SMTH	14125 FALDO CT	HUDSON FL 34667-8540			113	UNIT TWO-A
113	25-24-16-0060-00000-1140	LOPEZ	HECTOR H LOPEZ	14176 FALDO CT	HUDSON FL 34667-8540			114	UNIT TWO-A
114	25-24-16-0060-00000-1150	GRIFFIN	GLORIA S GRIFFIN	14109 FALDO CT	HUDSON FL 34667-8540			115	UNIT TWO-A
115	25-24-16-0060-00000-1160	CROFT	STEPHEN J CROFT	14105 FALDO CT	HUDSON FL 34667-8540			116	UNIT TWO-A
116	25-24-16-0060-00000-1170	STONES	RAYMOND STONES	14101 FALDO CT	HUDSON FL 34667-8540			117	UNIT TWO-A

117	25-24-16-0060-00000-1180	BRIGGS	JOHNNY BRIGGS						14100 FALDO CT	HUDSON FL 34667-8539		118	UNIT TWO-A
118	25-24-16-0060-00000-1190	FEMINELLA	JOHN A FEMINELLA						14104 FALDO CT	HUDSON FL 34667-8539		119	UNIT TWO-A
119	25-24-16-0060-00000-1200	RODRIGUEZ	VIVIAN RODRIGUEZ						14108 FALDO CT	HUDSON FL 34667-8539		120	UNIT TWO-A
120	25-24-16-0060-00000-1210	SCIOSCIA	CYNTHIA SCIOSCIA						14112 FALDO CT	HUDSON FL 34667-8539		121	UNIT TWO-A
121	25-24-16-0060-00000-1220	COCUBINSKY	NANCY COCUBINSKY						14116 FALDO CT	HUDSON FL 34667-8539		122	UNIT TWO-A
122	25-24-16-0060-00000-1230	NAPIELLO-ROBINSON & NAPIELLO	LISA L NAPIELLO-ROBINSON						14120 FALDO CT	HUDSON FL 34667-8539		123	UNIT TWO-A
123	25-24-16-0060-00000-1240	HOWES	ROBERT REGINALD HOWES						14124 FALDO CT	HUDSON FL 34667-8539	THE GLEN THE GLADE CRAPSTONE, YELVERTON DEVON PL207PPR, UNITED KINGDOM	124	UNIT TWO-A
124	25-24-16-0060-00000-1250	CROSS & CONNELLY	ANN CROSS						14128 FALDO CT	HUDSON FL 34667-8539	77 DOVE RD WOMBWEILL BARNSELY, SOUTH YORKSHIRE 573 0SN, ENGLAND	125	UNIT TWO-A
125	25-24-16-0060-00000-1260	SCHRECONGOST	GZIME FACENDOLA						14132 FALDO CT	HUDSON FL 34667-8539		126	UNIT TWO-A
126	25-24-16-0060-00000-1270	LACY	THEODORE E LACY						14136 FALDO CT	HUDSON FL 34667-8539		127	UNIT TWO-A
127	25-24-16-0060-00000-1280	TURNER & DEJONG	THOMAS TURNER						14140 FALDO CT	HUDSON FL 34667-8539		128	UNIT TWO-A
128	25-24-16-0060-00000-1290	DESIDERIO	JOSEPH A DESIDERIO						14144 FALDO CT	HUDSON FL 34667-8539		129	UNIT TWO-A
129	25-24-16-0060-00000-1300	COX	JANET M COX						14148 FALDO CT	HUDSON FL 34667-8539		130	UNIT TWO-A
130	25-24-16-0060-00000-1310	JERABEK & DUPONT	MATTHEW JERABEK						14152 FALDO CT	HUDSON FL 34667-8539		131	UNIT TWO-A
131	25-24-16-0060-00000-1320	CHRISTENSEN	EVELYN JOYCE CHRISTENSEN						14156 FALDO CT	HUDSON FL 34667-8539		132	UNIT TWO-A
132	25-24-16-0060-00000-1330	DODGE	FREDRICK DODGE						14160 FALDO CT	HUDSON FL 34667-8539		133	UNIT TWO-A
133	25-24-16-0060-00000-1340	LANE	CURTIS TERRANCE LANE						14164 FALDO CT	HUDSON FL 34667-8539		134	UNIT TWO-A
134	25-24-16-0060-00000-1350	COX	RAYMOND E COX						14168 FALDO CT	HUDSON FL 34667-8539		135	UNIT TWO-A
135	25-24-16-0060-00000-1360	RENNINGER	ELWOOD E RENNINGER						14172 FALDO CT	HUDSON FL 34667-8539		136	UNIT TWO-A
136	25-24-16-0060-00000-1370	MARCINKA	JAMES G MARCINKA						14176 FALDO CT	HUDSON FL 34667-8539		137	UNIT TWO-A
137	25-24-16-0060-00000-1380	EGGERT	DOROTHY EGGERT						14177 FALDO CT	HUDSON FL 34667-8541		138	UNIT TWO-A
138	25-24-16-0070-00000-1390	RILEY, McDONALD & SMITH	FRANK G RILEY JR & CAROLYN M RILEY						14140 PIMBERTON DR	HUDSON FL 34667-6580		139	UNIT THREE-A
139	25-24-16-0070-00000-1400	POWELL	ESTATE OF CHARLES V POWELL						14148 PIMBERTON DR	HUDSON FL 34667-6580		140	UNIT THREE-A
140	25-24-16-0070-00000-1410	MARZENKO	STEPHEN R MARZENKO						14200 PIMBERTON DR	HUDSON FL 34667-8542		141	UNIT THREE-A
141	25-24-16-0070-00000-1420	EVANS	GERAINT EVANS						14208 PIMBERTON DR	HUDSON FL 34667-8542	6 ADULAN ROW FELINFOEL, LLANELLI WALES SA15 4LR, UNITED KINGDOM	142	UNIT THREE-A
142	25-24-16-0070-00000-1430	NADWIDNEY	HARRY R NADWIDNEY, INDIVIDUALLY AND AS TRUSTEE OF THE TRUST AGREEMENT DATED 6/12/91						14216 PIMBERTON DR	HUDSON FL 34667-8542		143	UNIT THREE-A
143	25-24-16-0080-00000-1440	MAGOON & JOHNSON	ROBERT MAGOON						14224 PIMBERTON DR	HUDSON FL 34667-8542		144	UNIT FOUR
144	25-24-16-0080-00000-1450	GILLESPIE	JOSEPH E GILLESPIE						14230 PIMBERTON DR	HUDSON FL 34667-8542		145	UNIT FOUR
145	25-24-16-0080-00000-1460	GOUDY	SHIRLEY A GOUDY						9348 DIBOT CT	HUDSON FL 34667-8588		146	UNIT FOUR
146	25-24-16-0080-00000-1470	BARRETT	LOWELLA A BARRETT						9400 DIBOT CT	HUDSON FL 34667-8586		147	UNIT FOUR
147	25-24-16-0080-00000-1480	HELD	BARBARA HELD						9408 DIBOT CT	HUDSON FL 34667-8586		148	UNIT FOUR
148	25-24-16-0080-00000-1490	JACKS	JAMES F JACKS						9416 DIBOT CT	HUDSON FL 34667-8588	2948 188TH ST, LANSING IL 60438-3418	149	UNIT FOUR
149	25-24-16-0080-00000-1500	HIGBY	BRIAN D HIGBY						9422 DIBOT CT	HUDSON FL 34667-8586		150	UNIT FOUR
150	25-24-16-0080-00000-1510	SHARKEY	PAUL L SHARKEY						9423 DIBOT CT	HUDSON FL 34667-8586		151	UNIT FOUR
151	25-24-16-0080-00000-1520	STORRS & FINCH	PHILLIP W STORRS						9417 DIBOT CT	HUDSON FL 34667-8586		152	UNIT FOUR
152	25-24-16-0080-00000-1530	NAEYAERT	JOHN NAEYAERT						9409 DIBOT CT	HUDSON FL 34667-8586		153	UNIT FOUR
153	25-24-16-0080-00000-1540	SOUTHWICK	EDWARD J SOUTHWICK						9401 DIBOT CT	HUDSON FL 34667-8588		154	UNIT FOUR
154	25-24-16-0080-00000-1550	MARIN	RAUL MARIN						9347 DIBOT CT	HUDSON FL 34667-8586		155	UNIT FOUR
155	25-24-16-0080-00000-1560	CAIN	ROBERT L CAIN						9344 HOLNOWN CT	HUDSON FL 34667-8548		156	UNIT FIVE
156	25-24-16-0080-00000-1570	AGNELLO & WEBB	ANTHONY MAGNELLO						9402 HOLNOWN CT	HUDSON FL 34667-8548		157	UNIT FIVE
157	25-24-16-0080-00000-1580	WALLACE	MARGARET A WALLACE						9408 HOLNOWN CT	HUDSON FL 34667-8548		158	UNIT FIVE
158	25-24-16-0080-00000-1590	CHILMIGRAS	KATHY G CHILMIGRAS						9414 HOLNOWN CT	HUDSON FL 34667-8548		159	UNIT FIVE
159	25-24-16-0080-00000-1600	KRAMER	DEBORAH L KRAMER						9424 HOLNOWN CT	HUDSON FL 34667-8548		160	UNIT FIVE
160	25-24-16-0080-00000-1610	CLIFT	BRENTON O CLIFT						14307 SANDBUNKER CT	HUDSON FL 34667-8597		161	UNIT FIVE
161	25-24-16-0080-00000-1620	GIFFORD	WAYNE R GIFFORD						14303 SANDBUNKER CT	HUDSON FL 34667-8597		162	UNIT FIVE

162	25-24-16-0090-00000-1630	PRUKA	KENNETH PRUKA	PAMELA E PRUKA	14302 SANDBUNKER CT	HUDSON FL 34667-8597	226 NEW HAMPSHIRE DR, PORTAGE MI 49024-1334	163	UNIT FIVE
163	25-24-16-0090-00000-1640	STARR-ODAJEWSKI	JEFFREY STARR-ODAJEWSKI	RHONDA STARR-ODAJEWSKI	14314 SANDBUNKER CT	HUDSON FL 34667-8597		164	UNIT FIVE
164	25-24-16-0090-00000-1650	WOLD	RICHARD J WOLD	RITA E WOLD	9434 HOLNWNON CT	HUDSON FL 34667-8549	WOODHOUSE LODGE RODBOROUGH LN, STROUD GLS 2LN, ENGLAND	165	UNIT FIVE
165	25-24-16-0090-00000-1660	CARTER	MICHAEL E CARTER	MARGARET A CARTER	9436 HOLNWNON CT	HUDSON FL 34667		166	UNIT FIVE
166	25-24-16-0090-00000-1670	WOODS	DONALD M WOODS		9440 HOLNWNON CT	HUDSON FL 34667-8549		167	UNIT FIVE
167	25-24-16-0090-00000-1680	CYCAN	STEVEN CYCAN	BARBARA L CYCAN	9444 HOLNWNON CT	HUDSON FL 34667-8549		168	UNIT FIVE
168	25-24-16-0090-00000-1690	CENLAR FSB	CENLAR FSB		9446 HOLNWNON CT	HUDSON FL 34667-8549		169	UNIT FIVE
169	25-24-16-0090-00000-1700	EDWIN	FREDERICK EDWIN	PATRICIA EDWIN	9448 HOLNWNON CT	HUDSON FL 34667-8549		170	UNIT FIVE
170	25-24-16-0090-00000-1710	STEWART-HART &	JOYCE CLARA STEWART-HART	RAYMOND JOHN HART	9449 HOLNWNON CT	HUDSON FL 34667-8551		171	UNIT FIVE
171	25-24-16-0090-00000-1720	JIM	SAN K JIM, INDIVIDUALLY AND AS TRUSTEE OF TRUST AGREEMENT DATED 8/26/04	LAI L JIM, INDIVIDUALLY AND AS TRUSTEE OF TRUST AGREEMENT DATED 8/26/04	9445 HOLNWNON CT	HUDSON FL 34667-8551		172	UNIT FIVE
172	25-24-16-0090-00000-1730	ROUND	PAUL ROUND	DAWN ELIZABETH ROUND	9441 HOLNWNON CT	HUDSON FL 34667-8551		173	UNIT FIVE
173	25-24-16-0090-00000-1740	VON BARGEN & MACKEN	HEATHER VON BARGEN	MATTHEW M MACKEN	9437 HOLNWNON CT	HUDSON FL 34667-8551		174	UNIT FIVE
174	25-24-16-0090-00000-1750	CATHERWOOD &	JANET D CATHERWOOD	BETH CATHERWOOD	9433 HOLNWNON CT	HUDSON FL 34667-8551		175	UNIT FIVE
175	25-24-16-0090-00000-1760	FREEMAN	RICHARD C FREEMAN	MARC VINCENT PAZIENZA	9425 HOLNWNON CT	HUDSON FL 34667-8551		176	UNIT FIVE
176	25-24-16-0090-00000-1770	LACORTE	PAUL LACORTE	MURIEL D FREEMAN	9417 HOLNWNON CT	HUDSON FL 34667-8551		177	UNIT FIVE
177	25-24-16-0090-00000-1780	CATALANO & GOMES	JOSEPH A CATALANO	EVELIEN LACORTE	9407 HOLNWNON CT	HUDSON FL 34667-8551		178	UNIT FIVE
178	25-24-16-0090-00000-1790	GARCIA	DOINNA M GARCIA	DEBORAH A GOMES	9401 HOLNWNON CT	HUDSON FL 34667-8551		179	UNIT FIVE
179	25-24-16-0090-00000-1800	TITUS	RICHARD W TITUS, INDIVIDUALLY AND AS TRUSTEE OF THE TITUS FAMILY TRUST DATED 10/2/12	PATRICIA M TITUS, INDIVIDUALLY AND AS TRUSTEE OF THE TITUS FAMILY TRUST DATED 10/2/12	9343 HOLNWNON CT	HUDSON FL 34667-8551		180	UNIT FIVE
180	25-24-16-0090-00000-1810	COLFIN AI-FL 2 LLC	COLFIN AI-FL 2 LLC		14342 PIMBERTON DR	HUDSON FL 34667-8545		181	UNIT FIVE
181	25-24-16-0090-00000-1820	BORROWER LP	2013-1 IH BORROWER LP		9318 WOODSTONE LN	HUDSON FL 34667-8552		182	UNIT FIVE
182	25-24-16-0090-00000-1830	BROWN	JAMIE L BROWN		9324 WOODSTONE LN	HUDSON FL 34667-8552		183	UNIT FIVE
183	25-24-16-0090-00000-1840	JENKINS	RANDAL JENKINS		9328 WOODSTONE LN	HUDSON FL 34667-8552		184	UNIT FIVE
184	25-24-16-0090-00000-1850	RYCHLOWSKA-JONES	KRYSTYNA RYCHLOWSKA-JONES		9317 WOODSTONE LN	HUDSON FL 34667-8553		185	UNIT FIVE
185	25-24-16-0070-00000-1860	SUPP	GEORGE R SUPP, INDIVIDUALLY AND AS TRUSTEE OF THE GEORGE R & DOROTHY W SUPP REVOCABLE TRUST DATED 7/14/11	DOROTHY W SUPP, INDIVIDUALLY AND AS TRUSTEE OF THE GEORGE R & DOROTHY W SUPP REVOCABLE TRUST DATED 7/14/11	14135 PIMBERTON DR	HUDSON FL 34667-6592		186	UNIT THREE-A
186	25-24-16-0070-00000-1870	PANNUCI	EDDIE SERRANO	ANDREINA SERRANO	14143 PIMBERTON DR	HUDSON FL 34667-6592		187	UNIT THREE-A
187	25-24-16-0070-00000-1880	HIGGINS	LEONARD PANNUCI	DORIS PANNUCI	14153 PIMBERTON DR	HUDSON FL 34667-6592		188	UNIT THREE-A
188	25-24-16-0070-00000-1890	ZONGOR & CRAIGO	CHARLES E HIGGINS	JUDITH B HIGGINS	14207 PIMBERTON DR	HUDSON FL 34667-6592		189	UNIT THREE-A
189	25-24-16-0070-00000-1900	SAMPSON	RONALD R ZONGOR	CHARLOTTE M CRAIGO	14217 PIMBERTON DR	HUDSON FL 34667-6544		190	UNIT THREE-A
190	25-24-16-0080-00000-1910	BORRELLO	KATHERYN J SAMPSON		14223 PIMBERTON DR	HUDSON FL 34667-8544		191	UNIT FOUR
191	25-24-16-0080-00000-1920		ERNA J BORRELLO		14231 PIMBERTON DR	HUDSON FL 34667-8544		192	UNIT FOUR
192	25-24-16-0080-00000-1930	MACIVER	CHARLES W MACIVER	DOROTHY A MACIVER	14241 PIMBERTON DR	HUDSON FL 34667-8544		193	UNIT FOUR
193	25-24-16-0090-00000-1940	IIZUKA	MAIORU IIZUKA	ALLA IIZUKA	14305 PIMBERTON DR	HUDSON FL 34667-8546		194	UNIT FIVE
194	25-24-16-0090-00000-1950	FUNK	GERALD M FUNK	SHIRLEY M FUNK	14313 PIMBERTON DR	HUDSON FL 34667-8546		195	UNIT FIVE



195	25-24-16-0090-00000-1960	STRATMAN	THOMAS J STRATMAN	KIMBERLY J STRATMAN	14321 PIMBERTON DR	HUDSON FL 34667-8546	196	UNIT FIVE
196	25-24-16-0090-00000-1970	WELSH	LINDA J WELSH		14329 PIMBERTON DR	HUDSON FL 34667-8546	197	UNIT FIVE
197	25-24-16-0090-00000-1980	LEE	JULIE NG LEE		14337 PIMBERTON DR	HUDSON FL 34667-8546	198	UNIT FIVE
198	25-24-16-0090-00000-1990	BARROW	DOROTHY BARROW		14345 PIMBERTON DR	HUDSON FL 34667-8546	199	UNIT FIVE
199	25-24-16-0090-00000-2000	TORKOS	JOHN TORKOS JR	MAUREEN M TORKOS	14351 PIMBERTON DR	HUDSON FL 34667-8546	200	UNIT FIVE
200	25-24-16-0090-00000-2010	ZAMORSKI	WALTER A ZAMORSKI JR	LYN C ZAMORSKI	14401 PIMBERTON DR	HUDSON FL 34667-8018	201	UNIT FIVE
201	25-24-16-0070-00000-2020	HANSON	DALE E HANSON	THEO L HANSON	9272 WATER HAZARD DR	HUDSON FL 34667-8567	202	UNIT THREE-A
202	25-24-16-0070-00000-2030	GILL	CLIFFORD S GILL	JANET M GILL	9274 WATER HAZARD DR	HUDSON FL 34667-8567	203	UNIT THREE-A
203	25-24-16-0070-00000-2040	WERDIN	ELSIE L WERDIN		9250 WATER HAZARD DR	HUDSON FL 34667-8567	204	UNIT THREE-A
204	25-24-16-0070-00000-2050	ELMORE	RONALD R ELMORE	LUCILE N ELMORE	9250 WATER HAZARD DR	HUDSON FL 34667-8567	205	UNIT THREE-A
205	25-24-16-0070-00000-2060	HIGGINBOTHAM	ROGER D HIGGINBOTHAM	JANIS D HIGGINBOTHAM	9242 WATER HAZARD DR	HUDSON FL 34667-8567	206	UNIT THREE-A
206	25-24-16-0070-00000-2070	DALY	TIMOTHY M DALY	CAROLE F DALY	9234 WATER HAZARD DR	HUDSON FL 34667-8567	207	UNIT THREE-A
207	25-24-16-0070-00000-2080	MULLANE	DANIEL MULLANE	BARBARA MULLANE	9226 WATER HAZARD DR	HUDSON FL 34667-8567	208	UNIT THREE-A
208	25-24-16-0070-00000-2090	ALVAREZ	INAKI ALVAREZ	DIANA A ALVAREZ	9218 WATER HAZARD DR	HUDSON FL 34667-8567	209	UNIT THREE-A
209	25-24-16-0070-00000-2100	BEARRY	BERNARD L BEARRY	EARLAINE BEARRY	9212 WATER HAZARD DR	HUDSON FL 34667-8567	210	UNIT THREE-A
210	25-24-16-0070-00000-2110	JARDINE	JAMES R JARDINE	SHEILA A JARDINE	9208 WATER HAZARD DR	HUDSON FL 34667-8567	211	UNIT THREE-A
211	25-24-16-0070-00000-2120	PLETCHER	JAMES A PLETCHER	BETTY J PLETCHER	9204 WATER HAZARD DR	HUDSON FL 34667-8567	212	UNIT THREE-A
212	25-24-16-0070-00000-2130	WROE	JAN WROE	G M WROE	9150 WATER HAZARD DR	HUDSON FL 34667-8529	213	UNIT THREE-A
213	25-24-16-0070-00000-2140	CROWE	KAREN W CROWE		9148 WATER HAZARD DR	HUDSON FL 34667-8529	214	UNIT THREE-A
214	25-24-16-0110-00000-2150	TARASKAS	VERNELL B TARASKAS		9134 WATER HAZARD DR	HUDSON FL 34667-8529	215	UNIT THREE-B
215	25-24-16-0110-00000-2160	TAYLOR	MICHAEL G TAYLOR	SARA E TAYLOR	9126 WATER HAZARD DR	HUDSON FL 34667-8529	216	UNIT THREE-B
216	25-24-16-0110-00000-2170	HUDAK	ANN J HUDAK, INDIVIDUALLY AND AS TRUSTEE OF THE ANN J HUDAK REVOCABLE TRUST DATED 10/28/03	JACQUELINE M ROSS	9118 WATER HAZARD DR	HUDSON FL 34667-8529	217	UNIT THREE-B
217	25-24-16-0110-00000-2180	ROSS	JAMES J ROSS		9112 WATER HAZARD DR	HUDSON FL 34667-8529	218	UNIT THREE-B
218	25-24-16-0110-00000-2190	CAPANO	FRANK R CAPANO JR	MAUREEN CAPANO	9104 WATER HAZARD DR	HUDSON FL 34667-8529	219	UNIT THREE-B
219	25-24-16-0110-00000-2200	STREIF	MICHAEL P STREIF	LINDA S STREIF	9050 WATER HAZARD DR	HUDSON FL 34667-6501	220	UNIT THREE-B
220	25-24-16-0110-00000-2210	FEATHER	RICHARD J FEATHER	JANE FEATHER	9044 WATER HAZARD DR	HUDSON FL 34667-6501	221	UNIT THREE-B
221	25-24-16-0110-00000-2220	FREO FLORIDA LLC	FREO FLORIDA LLC		9038 WATER HAZARD DR	HUDSON FL 34667-6501	222	UNIT THREE-B
222	25-24-16-0110-00000-2230	GORE	RODNEY J GORE	PHYLLIS A GORE	9028 FLAGSTICK LN	HUDSON FL 34667-8555	223	UNIT THREE-B
223	25-24-16-0110-00000-2240	BERG	PHYLLIS L BERG		9020 FLAGSTICK LN	HUDSON FL 34667-8555	224	UNIT THREE-B
224	25-24-16-0110-00000-2250	BEANE	BRYAN BEANE	KATHY BEANE	9014 FLAGSTICK LN	HUDSON FL 34667-8555	225	UNIT THREE-B
225	25-24-16-0110-00000-2260	HAY	CEDRIC P HAY	LAURA HAY	9015 FLAGSTICK LN	HUDSON FL 34667-8590	226	UNIT THREE-B
226	25-24-16-0110-00000-2270	MOUKAS	TOM MOUKAS	CHRYSANTHE MOUKAS	9019 FLAGSTICK LN	HUDSON FL 34667-8590	227	UNIT THREE-B
227	25-24-16-0110-00000-2280	MCCANN	HAROLD G MCCANN JR	NANCY R MCCANN	9025 FLAGSTICK LN	HUDSON FL 34667-8590	228	UNIT THREE-B
228	25-24-16-0110-00000-2290	PETERS	PAUL T PETERS	KAREN A PETERS	9033 FLAGSTICK LN	HUDSON FL 34667-8590	229	UNIT THREE-B
229	25-24-16-0110-00000-2300	DECKER	DAVID R DECKER	LILLIAN A DECKER	9039 FLAGSTICK LN	HUDSON FL 34667-8590	230	UNIT THREE-B
230	25-24-16-0110-00000-2310	R & L SLAUGHTER INC	R & L SLAUGHTER INC		9045 FLAGSTICK LN	HUDSON FL 34667-8590	231	UNIT THREE-B
231	25-24-16-0110-00000-2320	GARDNER	ANGELA J GARDNER		9105 FLAGSTICK LN	HUDSON FL 34667-8566	232	UNIT THREE-B
232	25-24-16-0110-00000-2330	DAVIERO	VINCENT J DAVIERO	CAROLA DAVIERO	9111 FLAGSTICK LN	HUDSON FL 34667-8566	233	UNIT THREE-B
233	25-24-16-0110-00000-2340	CARROLL	THOMAS E J CARROLL	JEANETTE S CARROLL	9119 FLAGSTICK LN	HUDSON FL 34667-8566	234	UNIT THREE-B
234	25-24-16-0070-00000-2350	MIKOLAJCZAK	EDWARD A MIKOLAJCZAK	MARGAURITE MIKOLAJCZAK	14225 FOURSDOME DR	HUDSON FL 34667-8561	235	UNIT THREE-A

235	25-24-16-0070-00000-2360	MUSKET	KAREN JEAN MUSKET			14233 FOURSOME DR	HUDSON FL 34667-8561		236	UNIT THREE-A
236	25-24-16-0070-00000-2370	ACCENT CUSTOM HOMES INC	ACCENT CUSTOM HOMES INC					6235 ROWAN RD, NEW PORT RICHEY FL 34683-4048	237	UNIT THREE-A
237	25-24-16-0070-00000-2380	ALLABY	JAMES V ALLABY		JEAN ALLABY	14248 FOURSOME DR	HUDSON FL 34667-8561		238	UNIT THREE-A
238	25-24-16-0070-00000-2390	AZBILL	JOSE C AZBILL		JENNIFER LAZBILL	14253 FOURSOME DR	HUDSON FL 34667-8561		239	UNIT THREE-A
239	25-24-16-0070-00000-2400	KRUPINSKI	JOY N KRUPINSKI			9127 IRONDALE LN	HUDSON FL 34667-8563		240	UNIT THREE-A
240	25-24-16-0070-00000-2410	CABE	ROSS D CABE		BONNIE L CABE	9137 IRONDALE LN	HUDSON FL 34667-8563	2101 WILLOW HILL LN CLAYTON NC 27520-5943	241	UNIT THREE-A
241	25-24-16-0070-00000-2420	LANE	WILLIAM T LANE		SHARRON M LANE	9145 IRONDALE LN	HUDSON FL 34667-8563		242	UNIT THREE-A
242	25-24-16-0070-00000-2430	NOLET	JOSEPH A NOLET			9153 IRONDALE LN	HUDSON FL 34667-8563	11643 MANISTIQUE WAY, NEW PRT ROCHY FL 34694-4428	243	UNIT THREE-A
243	25-24-16-0070-00000-2440	KIKLICA	GERARD L KIKLICA			9211 IRONDALE LN	HUDSON FL 34667-8566		244	UNIT THREE-A
244	25-24-16-0070-00000-2450	TER KEURST	BERNARD TER KEURST			9219 IRONDALE LN	HUDSON FL 34667-8566		245	UNIT THREE-A
245	25-24-16-0070-00000-2460	GROSSO	JOSEPH JOHN GROSSO		LOIS DIANE GROSSO	9227 IRONDALE LN	HUDSON FL 34667-8566	5058 PALUXY DR APT 2109, TYLER TX 75703-6328	246	UNIT THREE-A
246	25-24-16-0070-00000-2470	SKLAR	STEVEN SKLAR		MARICEL B SKLAR	9233 IRONDALE LN	HUDSON FL 34667-8566		247	UNIT THREE-A
247	25-24-16-0070-00000-2480	DESALVO	DIANA M DESALVO			9237 IRONDALE LN	HUDSON FL 34667-8566	9 LANDIS PL, YONKERS NY 10704-2309	248	UNIT THREE-A
248	25-24-16-0070-00000-2490	DIFIGLIA & PATRICOLA	MARION DIFIGLIA		JOAN PATRICOLA	9237 IRONDALE LN	HUDSON FL 34667-8566		249	UNIT THREE-A
249	25-24-16-0070-00000-2500	KIEGEL	GARY KIEGEL		MARY KIEGEL	9251 IRONDALE LN	HUDSON FL 34667-8566		250	UNIT THREE-A
250	25-24-16-0070-00000-2510	SMITH	TOM SMITH		PATTY SMITH	9251 IRONDALE LN	HUDSON FL 34667-8566	227 N WASHINGTON ST, GREENFIELD OH 45123-1341	251	UNIT THREE-A
251	25-24-16-0070-00000-2520	PRETE	FRANK J PRETE JR		TIFFANY S PRETE	9275 WATER HAZARD DR	HUDSON FL 34667-8568		252	UNIT THREE-A
252	25-24-16-0070-00000-2530	CRUME	JESSE P CRUME		RHONDA W CRUME	9289 WATER HAZARD DR	HUDSON FL 34667-8568	36 KINGSGATE CRES, MOUNT ALBERT ON LOG 1M0, CANADA	253	UNIT THREE-A
253	25-24-16-0070-00000-2540	LEE	WADE JOHN LEE		KELLY LEIGH LEE	9281 WATER HAZARD DR	HUDSON FL 34667-8568		254	UNIT THREE-A
254	25-24-16-0070-00000-2550	CRUDEN	ANTHONY CRUDEN		CECILIA CRUDEN	9283 WATER HAZARD DR	HUDSON FL 34667-8568	21 MEADOWFIELD, SANDYFORD DUBLIN 18, IRELAND	255	UNIT THREE-A
255	25-24-16-0070-00000-2560	QUINN & DOYLE	GRAINNE QUINN		DANIEL DOYLE	9245 WATER HAZARD DR	HUDSON FL 34667-8568		256	UNIT THREE-A
256	25-24-16-0070-00000-2570	KARR	MILDRED E KARR		ROBERT L KARR	9237 WATER HAZARD DR	HUDSON FL 34667-8568		257	UNIT THREE-A
257	25-24-16-0070-00000-2580	BENSON	ADRIAN BENSON		ELIZABETH BENSON	9229 WATER HAZARD DR	HUDSON FL 34667-8568		258	UNIT THREE-A
258	25-24-16-0070-00000-2590	HAGAR	DARRELL G HAGAR		KATHY HAGAR	9217 WATER HAZARD DR	HUDSON FL 34667-8568	215 WHILEY RD, GROTON, MA 01450-2239	259	UNIT THREE-A
259	25-24-16-0070-00000-2600	SANGIOLO	THOMAS SANGIOLO			9205 WATER HAZARD DR	HUDSON FL 34667-8568	RAMILLIES FARM STOURTON, CALNDLE DORSET DT102JJ, ENGLAND	260	UNIT THREE-A
260	25-24-16-0070-00000-2610	JOHNSON	EDWARD F JOHNSON			14150 FOURSOME DR	HUDSON FL 34667-8557		261	UNIT THREE-A
261	25-24-16-0070-00000-2620	PRITCHARD	EVAN A PRITCHARD		JOAN T PRITCHARD	14200 FOURSOME DR	HUDSON FL 34667-8559	PEAR TREE COTTAGE, LITTLE HAVEN HAVERFORDWEST, PEMBROKESHIRE WALES SA62 3UR, UNITED KINGDOM	262	UNIT THREE-A
262	25-24-16-0070-00000-2630	CARTER	CLIFFORD L CARTER, INDIVIDUALLY AND AS TRUSTEE OF THE CLIFFORD L CARTER AND BEVERLY H CARTER REVOCABLE LIVING TRUST DATED 1/21/10		BEVERLY H CARTER, INDIVIDUALLY AND AS TRUSTEE OF THE CLIFFORD L CARTER AND BEVERLY H CARTER REVOCABLE LIVING TRUST DATED 1/21/10		HUDSON FL 34667-8559		263	UNIT THREE-A
263	25-24-16-0070-00000-2640	BLANCHETTE	ALBERT BLANCHETTE		MARY G BLANCHETTE	14216 FOURSOME DR	HUDSON FL 34667-8559	6945 KALAR ROAD, NIAGRA FALLS ON L2H 2T3, CANADA	264	UNIT THREE-A
264	25-24-16-0070-00000-2650	FRONCZAK	DANIEL S FRONCZAK		ALBERTA A FRONCZAK	14224 FOURSOME DR	HUDSON FL 34667-8559		265	UNIT THREE-A
265	25-24-16-0070-00000-2660	GRACIN	MARCO GRACIN		MARIANNA GRACIN	14232 FOURSOME DR	HUDSON FL 34667-8559		266	UNIT THREE-A
266	25-24-16-0070-00000-2670	KRAJEWSKI	CHESTER J KRAJEWSKI, INDIVIDUALLY AND AS TRUSTEE OF TRUST AGREEMENT DATED 11/18/03			14240 FOURSOME DR	HUDSON FL 34667-8559		267	UNIT THREE-A

267	25-24-16-0070-00000-2680	MICHALAK & LUKE KETTLEWELL	JOHN JOSEPH MICHALAK	JOHN CLAYTON LUKE JR	14250 FOURSORME DR	HUDSON FL 34667-8559	PO BOX 7161, HUDSON FL 34674-7161	268	UNIT THREE-A
268	25-24-16-0070-00000-2680	KETTLEWELL WILLAN	TERENCE HENRY WILLAN	ELIZABETH KETTLEWELL	9150 IRONDALE LN	HUDSON FL 34667-8564		269	UNIT THREE-A
269	25-24-16-0070-00000-2700			KAREN ELIZABETH WILLAN	9230 IRONDALE LN	HUDSON FL 34667-8564		270	UNIT THREE-A
270	25-24-16-0070-00000-2710	ADAMSON	PAUL M ADAMSON	LAURA L ADAMSON	9210 IRONDALE LN	HUDSON FL 34667-8564	5920 E INLOW SPRINGS RD, MUNCIE IN 47302-9022	271	UNIT THREE-A
271	25-24-16-0070-00000-2720	SCHREPEL	ERIC R SCHREPEL	KRISTINE K SCHREPEL	9220 IRONDALE LN	HUDSON FL 34667-8564		272	UNIT THREE-A
272	25-24-16-0070-00000-2730	WOLVERTON	DAVID A WOLVERTON	PATRICIA WOLVERTON	9230 IRONDALE LN	HUDSON FL 34667-8564		273	UNIT THREE-A
273	25-24-16-0070-00000-2740	SANDERS	JAMES SANDERS	USA SANDERS	14153 FOURSOME DR	HUDSON FL 34667-8558	2073 CARSON AVE, SPRING HILL FL 34608-5914	274	UNIT THREE-A
274	25-24-16-0070-00000-2750	KARR & BLANQUER	RAYMOND L KARR	LISA MARIE BLANQUER	14146 FOURSOME DR	HUDSON FL 34667-8558		275	UNIT THREE-A
275	25-24-16-0070-00000-2760	JONES	MARLYN J JONES		14137 FOURSOME DR	HUDSON FL 34667-8558		276	UNIT THREE-A
276	25-24-16-0110-00000-2770	POWERS	JOHN R POWERS JR		9133 WATER HAZARD DR	HUDSON FL 34667-8593		277	UNIT THREE-B
277	25-24-16-0110-00000-2790	DAWSON	CHRISTINE BEDELL DAWSON		9113 WATER HAZARD DR	HUDSON FL 34667-8593		279	UNIT THREE-B
278	25-24-16-0110-00000-2800	HELLER	WILLIAM S HELLER, INDIVIDUALLY AND AS TRUSTEE OF THE HELLER FAMILY REVOCABLE LIVING TRUST DATED 8/8/01	BEVERLY J HELLER, INDIVIDUALLY AND AS TRUSTEE OF THE HELLER FAMILY REVOCABLE LIVING TRUST DATED 8/8/01	9103 WATER HAZARD DR	HUDSON FL 34667-8593		280	UNIT THREE-B
279	25-24-16-0110-00000-2810	SKORANSKI	ALLEN D SKORANSKI	BETTY M SKORANSKI	9043 WATER HAZARD DR	HUDSON FL 34667-8503		281	UNIT THREE-B
280	25-24-16-0110-00000-2820	JOHNSTONE	IVOR JOHNSTONE	DEBORAH JOHNSTONE	9041 WATER HAZARD DR	HUDSON FL 34667-8503		282	UNIT THREE-B
281	25-24-16-0110-00000-2830	VEENENDAAL	BRENDA VEENENDAAL		9110 FLAGSTICK LN	HUDSON FL 34667-8568	RINGLIKERSTRASSE 4, 8142 UTTIKON WALDEGG, SWITZERLAND	283	UNIT THREE-B
282	25-24-16-0110-00000-2840	CALLAHAN	LARRY M CALLAHAN	DIANE W CALLAHAN	9114 FLAGSTICK LN	HUDSON FL 34667-8568	9335 SW 65TH LOOP, OCALA FL 34481-2506	284	UNIT THREE-B
283	25-24-16-0110-00000-2850	ONOFRIO	KAREN A ONOFRIO	DOUGLAS E ONOFRIO	9118 FLAGSTICK LN	HUDSON FL 34667-8589	203 HARDCRABBLE RD, NORTH SALEM NY 10560, 10'10	285	UNIT THREE-B
284	25-24-16-0110-00000-2860	SECRETARY OF HOUSING & URBAN DEVELOPMENT	SECRETARY OF HOUSING & URBAN DEVELOPMENT		9122 FLAGSTICK LN	HUDSON FL 34667-8589	C/O MICHAELSON CONNOR & BOUL, 4400 WILL ROGERS PKWY STE 300, OKLAHOMA CITY OK 73108-1870	286	UNIT THREE-B
285	25-24-16-0070-00000-2870	AZAR	CRAIG AZAR, INDIVIDUALLY AND AS TRUSTEE OF THE CRAIG AZAR TRUST		9136 FLAGSTICK LN	HUDSON FL 34667-8589		287	UNIT THREE-A
286	25-24-16-0100-00000-3030	PALLADINO	RICHARD M PALLADINO	TERRY A PALLADINO	14517 PIMBERTON DR	HUDSON FL 34667-8018		303	UNIT SIX
287	25-24-16-0100-00000-3040	RIBBE	JOHN E RIBBE	SYLVIA E RIBBE	14511 PIMBERTON DR	HUDSON FL 34667-8018		304	UNIT SIX
288	25-24-16-0100-00000-3050	MEHAN	JOYCE A MEHAN		14507 PIMBERTON DR	HUDSON FL 34667-8018		305	UNIT SIX
289	25-24-16-0100-00000-3060	HAMILTON	DOUGLAS R HAMILTON	M ELAINE HAMILTON	14503 PIMBERTON DR	HUDSON FL 34667-8018	49 MEGGETLAND TER, EDINBURGH EH141AP, UNITED KINGDOM	306	UNIT SIX
290	25-24-16-0100-00000-3070	D'AQUILA	ANTHONY J D'AQUILA	MARY A D'AQUILA	14457 PIMBERTON DR	HUDSON FL 34667-8018	339 WICKS AVE, NORTH BABYLON NY 11703-1509	307	UNIT SIX
291	25-24-16-0100-00000-3080	KRACK & HAMBY & YOUNG	JOHN J KRACK	BARBARA A HAMBY DOROTHY L YOUNG	14453 PIMBERTON DR	HUDSON FL 34667-8018		308	UNIT SIX
292	25-24-16-0100-00000-3080	MCGRATH	JAMES R MCGRATH	SHARON O MCGRATH	14449 PIMBERTON DR	HUDSON FL 34667-8018		309	UNIT SIX
293	25-24-16-0100-00000-3100	PETER	LAWRENCE D PETER	NANCY E PETER	14443 PIMBERTON DR	HUDSON FL 34667-8018		310	UNIT SIX
294	25-24-16-0100-00000-3110	SAUNDERS	KEITH SAUNDERS, INDIVIDUALLY AND AS TRUSTEE OF THE KEITH SAUNDERS AND CAROLYN BRENDA SAUNDERS REVOCABLE TRUST AGREEMENT DATED 11/26/03	CAROLYN BRENDA SAUNDERS, INDIVIDUALLY AND AS TRUSTEE OF THE KEITH SAUNDERS AND CAROLYN BRENDA SAUNDERS REVOCABLE TRUST AGREEMENT DATED 11/26/03	14437 PIMBERTON DR	HUDSON FL 34667-8018	11418 LAKEVIEW DR, NEW PORT RICHEY FL 34664-3629	311	UNIT SIX
295	25-24-16-0100-00000-3120	OLSSON	FREDERICK R OLSSON	GLEYDE M OLSSON	14433 PIMBERTON DR	HUDSON FL 34667-8018		312	UNIT SIX
296	25-24-16-0100-00000-3130	SPIDELL	PAUL E SPIDELL	SIGRID E SPIDELL	14427 PIMBERTON DR	HUDSON FL 34667-8018		313	UNIT SIX
297	25-24-16-0100-00000-3140	SCHEWE	JUDITH A SCHEWE, INDIVIDUALLY AND AS TRUSTEE OF THE JUDITH A SCHEWE REVOCABLE LIVING TRUST AGREEMENT DATED 4/1/06		14423 PIMBERTON DR	HUDSON FL 34667-8018		314	UNIT SIX
298	25-24-16-0100-00000-3150	NEWCOMBE	MICHAEL NEWCOMBE	JACQUELINE NEWCOMBE	14419 PIMBERTON DR	HUDSON FL 34667-8018	BLUE ROAN CRICK MARINA, W HADDEN RD CRICK NOTH NN67SQ, ENGLAND	315	UNIT SIX

299	25-24-16-0100-00000-3160	KELLEY	GERALD KELLEY	MAURA KELLEY	14415 PIMBERTON DR	HUDSON FL 34667-8018	864 PARKVIEW BLVD, PITTSBURGH PA 15215-1338	316	UNIT SIX
300	25-24-16-0100-00000-3170	DISANTIS	FRED J DISANTIS JR		14412 PIMBERTON DR	HUDSON FL 34667-8017	13 PERSIMMON ST, SICKLERVILLE NJ 08081-1628	317	UNIT SIX
301	25-24-16-0100-00000-3180	BRADLEY	SHAWNA BRADLEY		14416 PIMBERTON DR	HUDSON FL 34667-8017		318	UNIT SIX
302	25-24-16-0100-00000-3190	HARRIS	JERRY M HARRIS	HAZEL HARRIS	14420 PIMBERTON DR	HUDSON FL 34667-8017		319	UNIT SIX
303	25-24-16-0100-00000-3200	TERRY	WILLIAM L TERRY	JOSEPHINE TERRY	14424 PIMBERTON DR	HUDSON FL 34667-8017		320	UNIT SIX
304	25-24-16-0100-00000-3210	VIDAL	FRANCISCO VIDAL		14428 PIMBERTON DR	HUDSON FL 34667-8017	5240 39TH DR APT 1H, WOODSIDE NY 11377-4029	321	UNIT SIX
305	25-24-16-0100-00000-3220	WIEDENBECK	MARJORIE J WIEDENBECK		14432 PIMBERTON DR	HUDSON FL 34667-8017		322	UNIT SIX
306	25-24-16-0100-00000-3230	WILLIAMSON & MEDLER	DONALD A WILLIAMSON JR	PAMELA M MEDLER	14436 PIMBERTON DR	HUDSON FL 34667-8017		323	UNIT SIX
307	25-24-16-0100-00000-3240	BARNARD	ROBERT BARNARD	DONNA BARNARD	14440 PIMBERTON DR	HUDSON FL 34667-8017		324	UNIT SIX
308	25-24-16-0100-00000-3250	LAMBERT	RALPH W LAMBERT	LORENA C LAMBERT	14444 PIMBERTON DR	HUDSON FL 34667-8017		325	UNIT SIX
309	25-24-16-0100-00000-3260	DUST	ALBERT J DUST	YVONNE DUST	14448 PIMBERTON DR	HUDSON FL 34667-8017	5 LAWN CLOSE EDMONTON, LONDON N99JQ, ENGLAND	326	UNIT SIX
310	25-24-16-0100-00000-3270	BAN	HOWARD W BAN, INDIVIDUALLY AND AS TRUSTEE OF THE DECLARATION OF TRUST DATED 9/25/91	MARIE F BAN, INDIVIDUALLY AND AS TRUSTEE OF THE DECLARATION OF TRUST DATED 9/25/91	14948 SPOON CT	HUDSON FL 34667-8016		327	UNIT SIX
311	25-24-16-0100-00000-3280	KARAKASIAN	SALVATORE KARAKASIAN	RENEE KARAKASIAN	14352 SPOON CT	HUDSON FL 34667-8016		328	UNIT SIX
312	25-24-16-0100-00000-3290	BENNETT	SHARRYN BENNETT		14408 SPOON CT	HUDSON FL 34667-8016		329	UNIT SIX
313	25-24-16-0100-00000-3300	PRETE	ANN PRETE	MICHAEL D PRETE	14412 SPOON CT	HUDSON FL 34667-8016		330	UNIT SIX
314	25-24-16-0100-00000-3310	JOHNSON	JANET JOHNSON		14407 SPOON CT	HUDSON FL 34667-8016	4889 WILLOW RIDGE DR, LIBERTY TWP OH 45011-0417	331	UNIT SIX
315	25-24-16-0100-00000-3320	HARTLEY	JUDITH R HARTLEY		14351 SPOON CT	HUDSON FL 34667-8016		332	UNIT SIX
316	25-24-16-0100-00000-3330	IZAGUIRRE	FILOMENA M IZAGUIRRE		14347 SPOON CT	HUDSON FL 34667-8016	ORTON HOUSE, ORTON KETTERRING NH 141L1, UNITED KINGDOM	333	UNIT SIX
317	25-24-16-0100-00000-3340	ROSE	HOWARD ROSE	PATRICIA ROSE	14508 PIMBERTON DR	HUDSON FL 34667-8019		334	UNIT SIX
318	25-24-16-0100-00000-3350	EDINGTON	LEMOM E EDINGTON, INDIVIDUALLY AND AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF LEMOIN AND GLADYS EDINGTON DATED 1/15/14	GLADYS EDINGTON, INDIVIDUALLY AND AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF LEMOIN E EDINGTON AND GLADYS EDINGTON DATED 1/15/14	14512 PIMBERTON DR	HUDSON FL 34667-8019		335	UNIT SIX
319	25-24-16-0100-00000-3360	MARTIN	JAMES MARTIN	SHELBY MARTIN	9043 IRONDALE LN	HUDSON FL 34667-8015	55 ROBINSON LN, BARRINGTON NH 03825-3496	336	UNIT SIX
320	25-24-16-0100-00000-3370	HOCKOM	DEBORAH L HOCKOM		9039 IRONDALE LN	HUDSON FL 34667-8015	10214 NW 21ST AVE VANCOUVER WA 98665-4954	337	UNIT SIX
321	25-24-16-0100-00000-3380	MILLER	DAVIS B MILLER	CASANDRA M MILLER	9031 IRONDALE LN	HUDSON FL 34667-8015		338	UNIT SIX
322	25-24-16-0100-00000-3390	CECIL	VIRGINIA LEA CECIL		9027 IRONDALE LN	HUDSON FL 34667-8015		339	UNIT SIX
323	25-24-16-0100-00000-3400	AMOS	RAYMOND AMOS	LINDA AMOS	9018 IRONDALE LN	HUDSON FL 34667-8015	25567 RAVENWOOD CIR, DAPHNE AL 36526-8252	340	UNIT SIX
324	25-24-16-0100-00000-3410	MARSHALL	MICHAEL MARSHALL	PATRICIA MARSHALL	9022 IRONDALE LN	HUDSON FL 34667-8015		341	UNIT SIX
325	25-24-16-0100-00000-3420	CARLE & CHENDEMI	SIEGFRIED CARLE	NILDA M CHENDEMI	9034 IRONDALE LN	HUDSON FL 34667-8015		342	UNIT SIX
326	25-24-16-0100-00000-3430	HOJNIK & HANCOX	DONNA MARIE HOJNIK	ELIZABETH HANCOX	9038 IRONDALE LN	HUDSON FL 34667-8015		343	UNIT SIX
327	25-24-16-0100-00000-3440	FEDERAL NATIONAL MORTGAGE ASSOCIATION	FEDERAL NATIONAL MORTGAGE ASSOCIATION		14528 PIMBERTON DR	HUDSON FL 34667-8020	PO BOX 650043, DALLAS TX 75265-0043	344	UNIT SIX
328	25-24-16-0100-00000-3450	HANNAH	KEITH HANNAH	NAOKO HANNAH	14532 PIMBERTON DR	HUDSON FL 34667-8020		345	UNIT SIX
329	25-24-16-0100-00000-3460	DAVIS & GABRIEL	VILMA DAVIS	KENNY GABRIEL	14538 PIMBERTON DR	HUDSON FL 34667-8020		346	UNIT SIX
330	25-24-16-0100-00000-3470	IH2 PROPERTY FLORIDA LP	IH2 PROPERTY FLORIDA LP		14537 PIMBERTON DR	HUDSON FL 34667-8021	CAO ALTUS GROUP, 21001 N TATUM BLVD STE 1630630, PHOENIX AZ 85080-5269	347	UNIT SIX
331	25-24-16-0100-00000-3480	BRENIA	STEVEN BRENIA, INDIVIDUALLY AND AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF STEVEN BRENIA AND WIFE DOROTHY BRENIA	DOROTHY BRENIA, INDIVIDUALLY AND AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF STEVEN BRENIA AND WIFE DOROTHY BRENIA	14533 PIMBERTON DR	HUDSON FL 34667-8021		348	UNIT SIX
332	25-24-16-0100-00000-3490	WITTE	ROBERT C WITTE	KAREN M WITTE	14529 PIMBERTON DR	HUDSON FL 34667-8021		349	UNIT SIX

333	25-24-16-0100-00000-3500	FREO FLORIDA LLC	FREO FLORIDA LLC			14525 PIMBERTON DR	HUDSON FL 34667-8021	201 N FRANKLIN ST STE 1750, TAMPA FL 33602-5840 CO ALTUS GROUP, 21001 N TATUM BLVD STE 1630630, PHOENIX AZ 85050-5269	350	UNIT SIX
334	25-24-16-0100-00000-3510	IH2 PROPERTY FLORIDA LP	IH2 PROPERTY FLORIDA LP			14521 PIMBERTON DR	HUDSON FL 34667-8021		351	UNIT SIX
335	36-24-16-0130-00000-3560	SFERRUZZA	JOSEPH J SFERRUZZA	CLAIRE F SFERRUZZA		9403 CREEKSIDE CT	HUDSON FL 34669-1883		356	UNIT SEVEN
336	36-24-16-0130-00000-3570	HUNT	FRANCIS P HUNT	ELIZABETH M HUNT		13909 PIMBERTON DR	HUDSON FL 34669-1883		357	UNIT SEVEN
337	36-24-16-0130-00000-3580	HAINES	GARY K HAINES JR	DEBRA K HAINES		13853 PIMBERTON DR	HUDSON FL 34669-1881		358	UNIT SEVEN
338	36-24-16-0130-00000-3590	ROSS	PAUL N ROSS	PATRICIA M ROSS		13847 PIMBERTON DR	HUDSON FL 34669-1881		359	UNIT SEVEN
339	36-24-16-0130-00000-3600	MISHKO	RICHARD MISHKO			13859 PIMBERTON DR	HUDSON FL 34669-1881		360	UNIT SEVEN
340	36-24-16-0130-00000-3610	MELVIN	RAYMOND J MELVIN, INDIVIDUALLY AND AS TRUSTEE OF THE MELVIN LIVING TRUST DATED 3/11/10	CLAUDIA MELVIN, INDIVIDUALLY AND AS TRUSTEE OF THE MELVIN LIVING TRUST DATED 3/11/10		13833 PIMBERTON DR	HUDSON FL 34669-1881		361	UNIT SEVEN
341	36-24-16-0130-00000-3620	DOUKLIAS	MARIANNA VOLKOS DOUKLIAS			13825 PIMBERTON DR	HUDSON FL 34669-1881		362	UNIT SEVEN
342	36-24-16-0130-00000-3640	PILARSKI	WIESLAW PILARSKI	STASHA PILARSKI		13813 PIMBERTON DR	HUDSON FL 34669-1881	125 GATES AVE, GILLETTE NJ 07933-1707	364	UNIT SEVEN
343	36-24-16-0130-00000-3650	SMITH	JACQUELINE L SMITH, INDIVIDUALLY	AUDREY L TESTA, AS TRUSTEE OF THE SMITH FAMILY TRUST		13805 PIMBERTON DR	HUDSON FL 34669-1881		365	UNIT SEVEN
344	36-24-16-0130-00000-3840	MAXFIELD	ROY F MAXFIELD	KIEM N MAXFIELD		13810 PIMBERTON DR	HUDSON FL 34669-1880	4940 KOA RD, ROCHESTER IL 62563-6116	384	UNIT SEVEN
345	36-24-16-0130-00000-3850	MILNER	KELLY MILNER			13820 PIMBERTON DR	HUDSON FL 34669-1880		385	UNIT SEVEN
346	36-24-16-0130-00000-3860	ROMAN	FRANKIE ROMAN	JOANNA ROMAN		13826 PIMBERTON DR	HUDSON FL 34669-1880		386	UNIT SEVEN
347	36-24-16-0130-00000-3870	DARANCHUC	PAUL D DARANCHUC			13834 PIMBERTON DR	HUDSON FL 34669-1880		387	UNIT SEVEN
348	36-24-16-0130-00000-3880	OLEAGA	PAUL E OLEAGA	DELORIS C OLEAGA		13840 PIMBERTON DR	HUDSON FL 34669-1880		388	UNIT SEVEN
349	36-24-16-0130-00000-3890	CELESTE	MARGARET CELESTE, INDIVIDUALLY AND AS TRUSTEE OF THE CELEST FAMILY TRUST AGREEMENT DATED 4/24/02			13846 PIMBERTON DR	HUDSON FL 34669-1880		389	UNIT SEVEN
350	36-24-16-0130-00000-3900	PALMOWSKI	RYSZARD Z PALMOWSKI, INDIVIDUALLY AND AS TRUSTEE OF TRUST AGREEMENT DATED 9/1/11			13904 PIMBERTON DR	HUDSON FL 34669-1861		390	UNIT SEVEN
351	36-24-16-0130-00000-3910	PALEVEDA	JOANNA PALEVEDA			13910 PIMBERTON DR	HUDSON FL 34669-1861		391	UNIT SEVEN
352	36-24-16-0130-00000-3920	GADD	THOMAS G GADD	JEAN M GADD		13916 PIMBERTON DR	HUDSON FL 34669-1861	1588 HOMECOURT, ALDEN NY 14004-1226	392	UNIT SEVEN
		HUDSON HUDSON LLC	HUDSON HUDSON LLC			13910 LITTLE RD	HUDSON FL 34667-8596	C/O THE SOUTHLAND CORP #32796, PO BOX 711, DALLAS TX 75221-0711	<503>	
		SAILFISH REAL ESTATE LLC	SAILFISH REAL ESTATE LLC			13942 LITTLE RD	HUDSON FL 34667-8025	1201 OAKFIELD DR STE 109, BRANDON FL 33511-4932	<504>	

Jesse Pannuccio  
EXECUTIVE DIRECTOR



Rick Scott  
GOVERNOR

FINAL ORDER NO. DEO-14-169

December 15, 2014

H. Web Melton III, Esquire  
Bush Ross  
Post Office Box 3913  
Tampa, FL 33601-3913

Re: Fairway Oaks Homeowners' Association, Inc.

Dear Mr. Melton:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the Fairway Oaks Homeowners' Association, Inc. and has determined that the documents comply with the requirements of chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the homeowners documents and covenants is approved.

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

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

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
 866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax  
 www.floridajobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary telephone numbers on this document may be requested by individuals with disabilities. All voice equipment via the Florida Relay Service at 711.

FINAL ORDER NO. DEO-14-169

If you have any questions concerning this matter, please contact Rozell McKay, Government Analyst I, at (850) 717-8480.

Sincerely,



Ana Richmond, Chief  
Bureau of Community Planning

**NOTICE OF ADMINISTRATIVE RIGHTS**

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

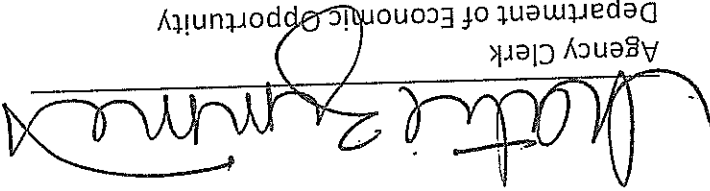
ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK  
DEPARTMENT OF ECONOMIC OPPORTUNITY  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF RECEIPT OF THIS FINAL ORDER.

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 10th day of December 2014.

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

By Certified U. S. Mail:  
H. Web Melton III, Esquire  
Bush Ross  
Post Office Box 3913  
Tampa, FL 33601-3913

By interoffice delivery:  
Virginia L. Ponder, Assistant General Counsel  
Rozell McKay, Government Analyst I, Division of Community Planning