

AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF
HARBOR ISLES CONDOMINIUM

ARTICLE 1.
DEDICATION

That certain property situate in the County of Sarasota, State of Florida, which property is more particularly described in composite Exhibit "A" attached hereto, is by this Declaration of Condominium submitted to the condominium form of ownership pursuant to Chapter 718, Florida Statutes, as amended from time to time (herein, the Condominium Act"). The original Declaration of Condominium of Harbor Isles Condominium was recorded at the Official Records Book 1363, Page 1210 et seq. of the Public Records of Sarasota County, Florida.

ARTICLE 2.
IDENTIFICATION

The name by which this Condominium shall be known and identified is HARBOR ISLES CONDOMINIUM (herein, the Condominium and its address is 1 Palm Harbor Drive, Venice, Florida.

ARTICLE 3.
DEFINITIONS

3.1 **Definitions.** For all purposes, the terms used in this Declaration, the Articles of Incorporation and the Association Bylaws shall have the meanings stated in the Condominium Act and as set forth below unless the context otherwise requires.

3.2 **Articles of Incorporation** or **Articles** means the Articles of Incorporation of the Association.

3.3 **Association** means HARBOR ISLES CONDOMINIUM ASSOCIATION, INC. and its successors and assigns.

3.4 **Bylaws** means the Bylaws of the Association.

3.5 **Common Expenses** means all expenses and assessments properly incurred by the Association for the Condominium, and shall include, but not be limited to, the following:

- a. Expenses of maintenance, operation, repair or replacement of the common elements, Association property and of the portions of the units to be maintained by the Association.
- b. Expenses declared common expenses by provisions of this Declaration or the Bylaws.
- c. Any valid charge against the condominium property or the Association property as a whole.
- d. Charges for utility services, except such service as are metered separately to a Unit.
- e. Insurance premiums on Association policies required or allowed by the provisions of the Declaration or by applicable law.
- f. Administrative costs of operating the Association and all other expenses of carrying out the powers and duties of the Association.

3.6 **Condominium** means all of the condominium property of HARBOR ISLES CONDOMINIUM, as a whole when the context so permits, as well as the meaning stated in the Condominium Act.

3.7 **Declaration of Condominium** or **Declaration** means the Declaration of Condominium of the Condominium.

3.8 **Rules** means the rules governing the use and occupancy of the condominium property, the Association property and units adopted by the Association Board of Directors as provided herein and in the Articles of Incorporation and the Association Bylaws.

3.9 **Singular, Plural, Gender** means whenever the context so permits, the use of the plural shall include the singular and the singular the plural, and the use of any gender shall be deemed to include all genders.

3.10 **Utility Services** means electric power, gas, hot and cold water, garbage and sewage disposal and basic cable television service

3.11 **Owner, Owners, Member or Members** means Unit Owner as defined in the Condominium Act.

ARTICLE 4.

PLAT AND EASEMENTS

4.1 **Survey.** A survey of the lands subject to this Condominium and a graphic description of the improvements and a plat plan locating the improvements thereon is attached hereto, incorporated herein and marked composite Exhibit "B" (herein collectively referred to as "the plat") and may also be found in Condominium Book 14, Pages 2-2D, Condominium Book 15, Pages 42-42C, Condominium Book 20, Pages 16-16B, Condominium Book 21, Page 19, Condominium Book 27, Pages 48-48E and Condominium Book 29, Pages 37-37C of the Public Records of Sarasota County, Florida. The condominium units shall be known and numbered as described in said Exhibit "B". See also Declaration amendment recorded at Official Records Book 86, Page 1857 et seq. of the Public Records of Sarasota County, Florida.

4.2 **Easements.** Easements are reserved through the condominium property as may be required for utility services in order to serve the Condominium and the individual units adequately. Such easements through a Unit shall be only according to the plans and specifications for the unit buildings or as the buildings are constructed unless approved in writing by the unit owner. Easements as may be necessary through units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to more than one unit or to the common elements are hereby declared to be common elements. A unit owner shall not interfere with any easement or the utility services using the easement.

4.3 **Access.** Each unit owner, while a unit owner in the Condominium, shall have a perpetual easement of ingress and egress to and from his or her Unit over the common elements. The Association or its agent may enter a Unit to inspect, repair, replace and install utility equipment, perform the duties provided for in the Declaration or by the Condominium Act or to determine compliance with the condominium documents or Association Rules.

4.4 **Encroachments.** All condominium property shall be subject to perpetual easements for encroachments which exist or which may hereafter be caused by settlement or movement of the structures or minor inaccuracies in construction, which encroachments shall be permitted to remain undisturbed and such easements shall continue until such encroachments no longer exist. If the units are partly or wholly destroyed or demolished and are rebuilt in substantially the same location, encroachments by common elements, limited common elements and units due to construction shall be permitted and an easement for the encroachment shall exist for as long as the encroachment remains.

4.5 **Improvements.** The Condominium includes six hundred forty-nine (649) condominium units, a clubhouse, pools and other recreational facilities, as depicted on the plat and described in the condominium documents.

ARTICLE 5.

UNIT BOUNDARIES

A Unit is bounded by the perimetrical boundaries that are the vertical planes of the boundaries shown on the survey extended upward to infinity with a lower boundary on the surface of the land, including any slab, pad, patio, parking space surfacing, sod and landscaping.

ARTICLE 6. UNITS AND APPURTENANCES

6.1 **Units.** The units are described and their appurtenances are established as follows:

- a. The units are located as depicted on the plat attached hereto as Exhibit "B".
- b. Each Unit is identified on the plat by a specific number or number and letter.
- c. Each owner owns an undivided share in the common elements and surplus that is appurtenant to the Unit. The share for each Unit is 1/649 of the whole or .15408% per Unit.

6.2 **Appurtenances.** The appurtenances to each Unit include but are not limited to the following:

- a. Association membership.
- b. Exclusive use and possession of the Unit, including the yard area.
- c. Easements of use in, over, across, through and on the common elements in common with other owners.
- d. Easements through other units for conduits, ducts, plumbing, wiring and other facilities for utility services to units and the common elements.
- e. An undivided interest in all common elements.
- f. A nonexclusive easement for ingress and egress over streets, walks and other rights of way serving the units of the Condominium as necessary to provide reasonable access to public ways. The easement shall not be encumbered by a leasehold or lien other than those on condominium parcels.
- g. No appurtenance may be separated from the Unit to which it belongs. All appurtenances are conveyed, encumbered or otherwise pass with the Unit whether or not mentioned in an instrument describing the Unit.

h. The Unit includes any manufactured home located on it and structures attached to the manufactured home or located within the boundaries of the Unit. The manufactured home located on the Unit may be removed and another manufactured home substituted at any time and from time to time by the unit owner, subject to the unit owner obtaining the prior written approval of the Association Board of Directors.

ARTICLE 7. COMMON ELEMENTS

7.1 **Ownership of Common Elements.** There shall be appurtenant to each of the units an equal ownership of the common elements, which shall remain undivided and no owner or any other person may bring an action for partition or division of the whole or any part of the common elements unless the Condominium has been lawfully terminated as provided herein. The unit owners may only use the common elements for their intended purposes, and no use shall hinder or encroach on the rights of the other owners or the Association. The inside of all common element buildings shall be designated no-smoking. Any recreational area or building within the area north as defined by the U.S. 41 fence; south as defined by Harbor Isles Drive; from the east as defined by Palm Harbor Drive; and to the west as defined by the outside fence of the last tennis court shall be designated non-smoking.

7.2 **Definition of Common Elements.** The common elements of the Condominium appurtenant to each of the units shall include, but are not limited to, the following items as to which the Association shall have the powers indicated:

- a. The Condominium land described above and all improvements and parts of them, except for the condominium units as described in Article 5 herein.
- b. Parking areas located on the common elements, sidewalks, patios, streets and other means of ingress and egress.
- c. All electrical apparatus and wiring, television cables, plumbing pipes and apparatus, telephone wires, communication systems and other ducts, conduits, cables, wire or pipe located within the common elements.
- d. All tangible personal property required for the maintenance and operation of the Condominium and for the common use and enjoyment of the owners.
- e. Installations that furnish utility services to more than one Unit or to the common elements or to a Unit other than the one containing the installation and property and installations used to furnish utility services to more than one Unit or to the common elements.

- f. Community areas and recreational facilities whether located on the condominium property or otherwise.
- g. If supplied by the Association, the manager's office and Unit.
- h. Riparian or littoral rights when acquired by the Association or appurtenant to the condominium property or Association property.
- i. Nonexclusive easements for ingress and egress over streets, walks and other rights-of-way to provide reasonable access to public ways.

ARTICLE 8. ASSOCIATION

8.1 **Authority.** The operation of the Condominium shall be by HARBOR ISLES CONDOMINIUM ASSOCIATION, INC., a non-profit corporation, under the laws of the State of Florida. A copy of the Articles of Incorporation are attached hereto as Exhibit "C". A copy of the Bylaws of the Association are attached hereto as Exhibit "D".

8.2 **Powers and Duties.** The powers and duties of the Association shall include those set forth in the Articles of Incorporation and Association Bylaws which are referred to herein and attached hereto, this Declaration, and the Condominium Act

8.3 **Membership.** Each unit owner shall automatically be a member of the Association, and said membership shall automatically terminate when he or she no longer owns a Unit.

8.4 **Voting Rights.** Each condominium Unit shall be entitled to one (1) vote at membership meetings of the Association. In the event of joint ownership of a condominium Unit, the vote to which that Unit is entitled shall be cast in the manner provided in the Association Bylaws.

ARTICLE 9. MAINTENANCE, ALTERATIONS AND IMPROVEMENTS

9.1 **By the Association.** The Association shall maintain, repair and replace at the Association's expense the following:

- a. All portions of the common elements.
- b. All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services contained in the portions of a Unit maintained by the Association, and all such facilities contained with a Unit that service part or parts of the Condominium other than the Unit within which contained.

c. All incidental damage caused to a Unit by any maintenance, repair or replacement performed by the Association, its agents or employees shall be repaired promptly as a common expense of the Association.

d. The Association, its agents or employees, shall have the irrevocable right to have access to each Unit from time to time at reasonable hours as may be necessary for the maintenance, repair or replacement of the common elements or any portion of the Unit for which the Association is responsible, or as necessary to prevent damage to the common elements or to a unit or units.

e. Notwithstanding the duty of the Association to maintain, replace and repair parts of the condominium property, the Association shall not be liable to unit owners for injury or damage to the Unit or its contents other than the cost of maintenance, repair and replacement of the common elements, caused by a latent condition of the property to be maintained, repaired and replaced by the Association or caused by the elements or other owners or persons, except as otherwise provided herein.

9.2 **Maintenance by the Unit Owner.** The responsibility of the unit owner shall be as follows:

a. To maintain, repair and replace, at the unit owner's sole expense, the portions of the Unit, except the portions to be maintained, repaired and replaced by the Association. This shall include, but not be limited to maintaining, repairing and replacing the yard, fences, walls, patios, all portions of the manufactured home and any personal property on the Unit.

b. Not to change the exterior or exterior appearance of any portion of the Unit or the manufactured home located thereon, except upon prior written approval of the Association Board of Directors.

c. To promptly report to the Association any defect or need for repairs for which the Association is responsible.

d. Not to make any alterations, improvements, additions thereto, or do any work which would jeopardize the safety or soundness of the Unit, the common elements or impair any easement.

9.3 **Enforcement of Unit Owner Maintenance Responsibilities.** In the event the owner of a Unit fails or refuses to maintain, repair or replace any portion of the Unit or manufactured home as required above, the Association or any other unit owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions, and shall be entitled to recover court costs and reasonable attorneys' fees; or the Association shall have the right to assess the unit owner and the Unit for the necessary sums to make necessary improvements or corrections. After such assessment, the Association shall have the right for its agents or employees to enter a Unit and to do the necessary work. The Association shall have the same remedies

to collect such an assessment, including but not limited to lien rights, as it has for an assessment for common expenses.

9.4 Alteration and Improvement by the Association. The Board of Directors may materially alter, substantially improve and add to the common elements and Association property as long as the total cost of such alteration, improvement or addition does not exceed five percent (5%) of the current year's annual budget. If such expense exceeds five percent (5%) of the annual budget, the Association must first obtain the prior approval of not less than two-thirds (2/3) of all members of the Association present and voting, at an Association meeting called in whole or in part for that purpose. This limitation shall not apply to expenditures for the purpose of maintenance, repair, replacement, preventive maintenance or compliance with a governmental order.

9.5 Institutional Mortgagee. An institutional mortgagee may require the Association to adhere to reasonable standards of maintenance on the common elements so long as it holds a mortgage on the common elements. This provision may be enforced by specific performance or, if the Association does not comply, the mortgagee may have the work performed to bring the maintenance to the standard specified and the Association shall pay the cost on demand and shall assess the owners for the amount necessary to reimburse the person paying for or performing the work. Assessments are a lien under and shall be governed by Article 10.

ARTICLE 10. ASSESSMENTS

The making and collection of assessments against unit owners for the common expenses shall be pursuant to the Association Bylaws and this Declaration and subject to the following provisions:

10.1 Interest and Late Charges; Application of Payments. Assessments and installments on such assessments paid on or before ten (10) days after the date when due, shall not bear interest, but all sums not paid on or before ten (10) days after the date when due shall bear interest at the rate equal to the maximum legal rate per annum from the date when due until paid and shall incur a late charge equal to the greater of twenty-five dollars (\$25.00) or five percent (5%) of the delinquent payment. All payments upon account shall be first credited to any interest and late charges, then to any collection costs and attorney's fees and then to the assessment payments first due. No payment by check is deemed received until the check clears.

10.2 Payment and Acceleration. Each owner is liable for a share of the common expense that is the same as the undivided share in the common elements appurtenant to the Unit. Each owner shall promptly pay assessments when due. If a unit owner is in default in the payment of an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice to the unit owner, and then the unpaid balance of the assessment shall come due upon not less than twenty (20) days after the mailing of such notice to him by registered or certified mail.

10.3 Lien for Assessments. The Association shall have a lien on each condominium parcel for any unpaid assessments and interest thereon against the owner of such condominium

parcel, until paid. Such lien shall also secure subsequent assessments, interest and late charges coming due prior to the entry of a final judgment, as well as reasonable attorney's fees and costs incurred by the Association incident to the collection of such assessment or enforcement of such lien. Such liens shall be executed and recorded in the Public Records of Sarasota County, Florida, in the manner provided by law, but such liens shall be subordinate to the lien of any mortgage or other lien recorded prior to the time of the recording of the claim of lien by the Association.

10.4 **Foreclosure of Liens.** The foreclosure proceeding shall be brought in the name of the Association.

10.5 **Rent Pending Foreclosure.** In a foreclosure of a lien for assessments the owner of the Unit subject to the lien shall pay reasonable rent for the Unit and the Association is entitled to the appointment of a receiver to collect it. The Association may acquire title to a Unit as an incident to collection of assessments or upon the approval of the Board of Directors. Notice of the intent to foreclose a lien for assessments shall be given by the Association to the owner at least thirty (30) days before the action is filed.

10.6 **Liability for Assessments.** The owner of a Unit and the owner's grantees are jointly and severally liable for all unpaid assessments due at the time of a conveyance. The liability is not avoided by a waiver of the use or enjoyment of any common element or by abandonment of the Unit against which the assessment is made. A purchaser of a Unit at a judicial or foreclosure sale or a mortgagee who accepts a deed instead of foreclosure is liable only for assessments coming due after the sale or conveyance and for that part of past due assessments prorated for the period after the date of the sale or conveyance. A purchaser is entitled to the benefit of all prepaid assessments paid beyond the date the purchaser acquires title. Any unpaid assessment for the time before a sale or foreclosure is a common expense.

10.7 **Statement of Assessment.** The Association shall provide to an owner requesting it, a written statement of the owner's account with the Association as of the date of the request. The written statement may be relied on by subsequent purchasers and mortgagees.

ARTICLE 11. INSURANCE

11.1 **Insurance.** No title insurance shall be purchased by the Association on condominium units.

11.2 **Types and Amounts of Insurance.** All buildings and improvements on the common elements shall be insured in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, and all personal property included in the common elements shall be insured for its value, all as determined annually by the Board of Directors. The coverage shall afford protection against loss or damage by fire and other casualties covered by standard provisions for extended coverage and other perils. Public liability insurance shall be maintained in the amounts and coverage determined by the Board of Directors including non-owned automobile coverage with a cross liability endorsement to cover liabilities of the owners as a group

to other owners. The Association has no duty to assess for funds to discharge a liability in excess of insurance. Worker's compensation insurance as required by law and other insurance, except title insurance, that the Board of Directors determines to be desirable shall be maintained.

11.3 **Named Insured.** All insurance policies covering condominium property or liability shall be purchased by the Association. The named insured shall be the Association individually and as agent for the owners and their mortgagees, without naming them. Provision shall be made for issuance of mortgagee endorsements and memoranda of insurance to mortgagees of owners.

11.4 **Proceeds.** The proceeds from casualty insurance after a loss shall be held by the Association in trust as follows:

- a. An undivided share for each owner for the damage to common elements in proportion to the undivided share in the common elements appurtenant to the Unit.
- b. If a mortgagee endorsement has been issued on a Unit, the share of the owner is held in trust for the mortgagee and the owner as their interests may appear but no mortgagee has a right to determine or participate in the determination of whether or not damaged property shall be reconstructed or repaired and no mortgagee has a right to apply insurance proceeds or have them applied to the reduction of a mortgage debt except subject to this Declaration.
- c. If the damaged property for which the proceeds from a loss are paid is repaired or restored, the proceeds shall be paid to repair or reconstruct it. Any proceeds remaining after paying the cost shall be paid to the persons entitled to receive it, remittances to owners and their institutional or approved mortgagees being made payable jointly to them. This is a covenant for the benefit of an institutional or approved mortgagee of a unit and may be enforced by the mortgagee.
- d. If it is determined that the damage for which proceeds from a loss are paid shall not be reconstructed or repaired, the proceeds shall be paid to the persons entitled to receive it, remittances to owners and their institutional or approved mortgagees being made payable jointly to them. This is a covenant for the benefit of an institutional or approved mortgagee of a unit and may be enforced by the mortgagee.

11.5 **Agent.** The Association is irrevocably appointed agent to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases on the payment of claims for each owner and for each holder of a mortgage or other interest in the condominium property.

11.6 **Company Requirements.** All companies issuing insurance policies under this paragraph shall be licensed to do business in Florida, have an agent doing business in the county where the Condominium is located and be rated at least AAAA in Best's Key Rating Guide.

ARTICLE 12.
RECONSTRUCTION AND REPAIR AFTER CASUALTY

12.1 **Reconstruction and Repair.** If part or all of the common elements property are damaged by casualty, it shall be repaired or reconstructed unless the loss is uninsurable or exceeds the amount of insurance proceeds. In this event the property shall not be repaired or reconstructed unless persons entitled to vote at least eighty-five percent (85%) of the units decide to repair or reconstruct it.

12.2 **Specifications.** Reconstruction or repair must be substantially in accordance with the drawings and specifications for the original building or according to drawings and specifications approved in writing by the Board of Directors.

12.3 **Owner's Responsibility.** If the damage is only to those parts of a Unit that the owner is required to maintain and repair, the owners shall reconstruct or repair them after a casualty in accordance with Article 12.8. If the owner fails to do so after ten (10) days written notice from the Association, the Association may do so and assess the cost to the owner. Assessments are a lien under and shall be governed by Article 10.

12.4 **Estimates.** Immediately after a determination is made to reconstruct or repair damage to property for which the Association is responsible, it shall obtain reliable and detailed estimates of the cost to reconstruct or repair. If the proceeds of insurance are not sufficient to pay the estimated cost of reconstruction or repair or if during or on completion of reconstruction or repair, the funds to pay the cost of reconstruction or repair are insufficient, assessments shall be made against the owners in sufficient amounts to pay the cost. Assessments are a lien under and shall be governed by Article 10.

12.5 **Funds Held in Trust.** All funds received by the Association for repair or reconstruction shall be held in trust for the purpose. If the funds exceed \$15,000, the money shall be placed in a bank in a separate account and disbursed only on the certificate of the architect or engineer supervising the repair or reconstruction. If there is a surplus in the funds after completion of repair or reconstruction, the surplus shall be paid first to owners who paid assessments for reconstruction or repairs in proportion to the amounts of the assessments. It shall be presumed that all insurance proceeds are the first money disbursed for repair or reconstruction.

12.6 **Institutional Mortgagees.** Institutional mortgagees may require fidelity bonds for all persons handling repair or reconstruction funds, may inspect repair and reconstruction work and receive copies of the certificates for payment. Final payment shall not be made to the contractor until the consent of all institutional mortgagees is obtained.

12.7 **Repair Procedures.** The Association shall contract with an architect or engineer licensed in Florida to prepare the drawings and specifications. When the drawings and specifications are approved as required in this paragraph and the funds for repair or reconstruction are available, the Association shall contract with an independent general contractor approved by the architect or engineer for the repair or reconstruction. The contract shall be for either a lump sum construction

price or a cost of construction plus a specified fee with an upset construction price. The contractor shall be required to furnish completion and payment bonds in form and with sureties satisfactory to the Association. Each of the bonds shall be in the full amount of the contract price. Surety companies executing the bonds shall have at least the same qualifications as insurance companies under Article 11.6. The contract shall specify the time for completion and contain a penalty clause in the amount deemed adequate by the Board of Directors. Payment to the contractor shall be made only on the certificate of the architect or engineer and shall not exceed ninety (90%) of the value of the repair or reconstruction work in place plus materials suitably stored at the same until the final payment. The final payment shall not be made until the architect or engineer issues a certificate of substantial completion. An amount deemed sufficient by the architect or engineer shall be retained for incomplete punch list items. The contract shall not contain any provision for compulsory arbitration.

12.8 Damage - Unit Owner Responsibility. If a Unit, or any part of it is damaged the owner shall repair or reconstruct the unit or part forthwith. Reconstruction or repair shall be substantially in accordance with the Unit as it existed before the casualty unless the damage is determined by the owner to be too extensive to warrant reconstruction or repair. In that event, the unit owner may either remove the damaged or destroyed parts of the Unit and replace them with new parts subject to Article 13.17 or remove the damaged parts and restore the rest of the Unit for sale. The owner shall then offer the rest of the Unit for sale and, when sold, consummate the sale in accordance with Article 14. Repair and reconstruction of damaged or destroyed parts of a unit or removal in preparation for a sale shall be accomplished within ninety (90) days after the casualty unless the Board of Directors extends the time. Inadequacy of the proceeds of an owner's insurance to cover the cost of repair or restoration shall not excuse the owner from complying with this subparagraph.

ARTICLE 13. USE RESTRICTIONS

13.1 Use Restrictions. The use of the condominium property shall be in accordance with the following provisions as long as the Condominium exists:

13.2 Single Family Residential Use. Each Unit shall be used and occupied exclusively as a single-family residential dwelling and for no other purpose. No transient, general tourism, vacation or hotel type use of a Unit is permitted. Single family means those persons related by blood, marriage or adoption who reside together as a single housekeeping unit and includes not more than two (2) persons who reside together as a single housekeeping unit who are not related. Housekeeping unit means those persons who permanently reside together as a family and who share normal housekeeping chores such as cooking, cleaning, washing, etc.

~~13.3 **Guests.** Overnight guests may occupy a Unit for not more than thirty (30) consecutive days and not more than sixty (60) days in any calendar year. Guests shall immediately register at the Association office upon their arrival or, if the office is closed upon their arrival, upon the next working day. The Board of Directors may extend the time that overnight guests may~~

~~occupy a Unit upon written request of a unit owner, however, no precedent shall be considered set by any decision of the Board. Extensions of time shall be granted on a nondiscriminatory basis. The owner is responsible for ensuring that his or her guests understand and fully comply with the condominium documents and Association rules and for any damages caused by the owner's guests or family members.~~

13.3 Guest and Caregiver Restrictions:

a. Guests may occupy a Unit for not more than thirty (30) consecutive days and not more than a total of sixty (60) days in any calendar year. The Board of Directors may extend the time that overnight guests may occupy a Unit upon written request of a unit owner. Without prior written Board approval, at least fourteen (14) days must pass after a Guest's initial thirty (30) day stay before that Guest can stay in a Unit for a second visit within the calendar year. Guests shall immediately register at the Association office upon their arrival or the next working next day if the office is closed.

b. Caregivers may occupy a Unit when reasonably required by a Unit Occupant's physician. All Caregivers must agree to a background check and be approved by the Board. The length of the occupancy in a Unit of a Caregiver shall be subject to periodic review by the Board to ensure a continuing need for the Caregiver by the Occupant. Upon the relocation or demise of the Occupant requiring a Caregiver, that Caregiver shall vacate the Unit within thirty (30) days.

Unit Owners are responsible for ensuring that their Guests and Caregivers understand and fully comply with the Condominium Documents. Caregivers will not have access to the amenities in the Community unless the Unit Occupant requires their physical assistance for the enjoyment of same. Any damages caused by an Owner's Guests or Caregivers are the responsibility of the Owner.

13.4 Visitors. Visitors are persons who are visiting the occupants of a condominium Unit for less than an entire day and do not stay overnight. Visitors who stay longer than one day or overnight are deemed guests and must comply with the requirements of Article 13.3.

13.5 Business or Trade. No business or trade (including, but not limited to garage sales, yard sales, customer, client or employee traffic or parking or storage) shall be conducted in or on the Unit. This provision does not apply to the Association if fulfilling its powers and duties under the Condominium Act or its condominium documents.

13.6 Pets. Permission for keeping any pet must be obtained from the Board of Directors in writing by an approved RFA. A maximum of two (2) pets are permitted per resident unit. However, only one (1) dog per unit is permitted. The Board of Directors may prohibit certain dog breeds or mixed dog breeds based on recommendations of the Association's insurance company and/or agent. The Board will provide appropriate accommodations in accordance with state and federal law. One (1) pet animal may be allowed outside the residence on a leash. It is the intent of this paragraph that the second pet is one that remains inside the residence at all times. Cats, one (1) dogs, and caged birds are the only pets permitted on in the Condominium Property. Pets-Animals shall be on a leash or carried when outdoors. Long leashes, such as expandable leashes up to ten (10) feet, are permitted on

common ground. ~~Pets~~ Animals may be tied outside only if the owner ~~is~~ remains physically present at all times. Owners should be aware that that sun could adversely affect the ~~pet's~~ animal's health. Owners must control the barking of a ~~pet~~ animal, as this becomes a nuisance to the neighbors. ~~Pets~~ Animals are not allowed to run or roam the neighborhood unattended. A warning will be given to the owner and as a last resort the Board of Directors has the authority to have the ~~pet~~ animal removed from the Condominium Property. ~~Pets~~ Animals should do their droppings on the owner's property, not on private property or common grounds. If a ~~pet~~ animal should have droppings while walking with the owner, the owner shall be responsible for immediate clean up after the ~~pet~~ animal, regardless of the location. Noisy, unruly and/or dangerous ~~pets~~ animals will not be allowed to remain in the condominium.

13.7 **Exterior Alterations.** No unit owner shall alter or modify the exterior or exterior appearance of any portion of the condominium property without obtaining the prior written consent of the Board of Directors of the Association. Also, no unit owner may construct an alteration which encroaches upon the common elements without the unanimous unit owner and lien owner joinder and consent required by the Condominium Act.

13.8 **Hazards.** No unit owner shall permit or suffer anything to be done or kept in the unit which would be a health, safety or fire hazard or which will increase insurance rates upon the unit or the condominium property or which will obstruct or interfere with the rights of other members or annoy them by unreasonable noises or otherwise.

13.9 **Nuisances.** The common elements shall be used only for the purposes for which they are intended. No unit owner shall commit or permit any nuisance, immoral or illegal act in the unit nor in the common elements or practice which is a source of annoyance to residents or occupants or that interferes with the peaceful possession and proper use of the condominium. All parts of the property shall be kept clean and in a sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.

13.10 **Signs.** No sign of any type shall be maintained, kept or permitted on any part of the common elements nor in or on any unit where the same may be viewed from the common elements, except those signs specifically approved in writing by the Association Board of Directors.

13.11 **Partition.** No condominium parcel or unit shall be divided or subdivided or severed from the realty, nor shall any unit be subject to partition in kind.

13.12 **Interference.** Occupants of condominium units shall not suffer, permit or maintain in their units loud noises or obnoxious odors, nor otherwise interfere with the rights of other unit owners.

13.13 **Lawful Conduct.** The occupants and owners of each unit shall keep and obey all laws, ordinances, regulations, requirements and rules of all governmental bodies, divisions or subdivisions, insofar as the same pertain to the control or use of such unit.

13.14 **Parking.** No boat, trailer, commercial vehicle (that is a vehicle with commercial markings or which is otherwise evidently used for commercial purposes), motor home, recreational vehicle, motorcycle, motor scooter, campers, van (except a van with passenger seats behind the driver and with windows in the front, on the sides behind the driver and in the rear) or vehicle which is inoperable, unlicensed or so deteriorated so as to be unsightly in the opinion of the Board of Directors, shall be parked anywhere upon the condominium property except when loading or unloading or otherwise providing service to the unit owner or occupant of the unit or to the Association. Trucks are prohibited, except those that comply with the requirements of the rule adopted by the Association Board of Directors. No repairs of vehicles shall be made within the condominium property or on the units. Minor service and maintenance are permitted within the Unit's carport or driveway. The Association Board of Directors may adopt rules further restricting vehicle parking and types and numbers of vehicles permitted.

13.15 **Leasing.** No Unit shall be leased except upon the prior written approval of the Board of Directors. No individual room shall be leased. No owner shall lease his or her unit for a period of less than three (3) consecutive months. No transient tenants may be accommodated.

13.16 **Rules.** The owners, tenants and occupants of units shall abide by all provisions of this Declaration and all rules promulgated by the Association concerning occupancy and use of units and the common elements.

13.17 **Manufactured Home.** No manufactured home shall become a part of a Unit unless the manufactured home has floor dimensions not less than 24' x 36'. No structure shall be placed on the land in a Unit other than one manufactured home with complete sanitary facilities, including a lavatory, wash basin, tub or shower and kitchen sink, covered carport, concrete driveway with wings, utility storage shed under the carport, steps and skirting. Installation of all of these items is mandatory. All sanitary facilities shall be connected to sewerage in conformity with the requirements of all governmental authorities having jurisdiction. All items must comply with the Association's minimum specifications. No manufactured home or any other structure shall be placed or maintained on the land in a Unit nor shall any addition to or change of the manufactured home or any structure be made until drawings and specifications showing the nature, kind, shape, height, material, floor plan, age, size and location are approved in writing by the Board of Directors, Association or its designee. The Association may approve or disapprove the drawings and specifications upon any grounds deemed appropriate, including esthetic grounds. Failure to disapprove drawings and specifications within 30 days after submittal to the Association shall constitute automatic approval in accordance with the drawings and specifications submitted. Incomplete drawings and specifications shall not be a basis for automatic approval. All structures shall comply with applicable buildings codes for manufactured homes or accessory structures and all governmental regulations pertaining to them. The owner must obtain all necessary governmental permits at the owner's expense. All manufactured homes shall have hurricane tie-downs that comply with all applicable governmental regulations. Any attachments to the manufactured home shall be constructed of material approved by the Association. The wheels and running gear of all manufactured homes must be removed. The material for screening shall be approved by the

Association. Manufactured homes may be replaced by other manufactured homes meeting the requirements of this declaration from time to time by the owner of the condominium unit.

~~13.18 **Vehicles.** All motor vehicles of the owner, occupants or guests shall be parked entirely upon the Unit in a paved area provided for parking provided by the unit owner. Street parking shall be allowed only for deliveries or pickups. Motor vehicles shall not be parked on grass at any time. Motorcycles, motorbikes, motor scooters and similar vehicles shall be permitted in the Condominium only if they are owned by residents or their guests of the Condominium and are used as transportation in and out of the Condominium. Such vehicles shall not be driven within the Condominium except for the purpose of ingress and egress to units.~~

13.18 **Vehicles.** Vehicles including cars, passenger vans, SUV'S, motorcycles, motor scooters, motor bikes, light duty non-commercial trucks, golf carts, and other form of motorized transportation shall be permitted. All golf carts must be registered with the HICA office and a current copy of the required liability insurance must be filed with the registration. Golf carts must have the unit owners Unit Numbers and a HICA liability insurance decal installed on the front of the cart as directed by the Board of Directors. No one under the age of 16 may operate a golf cart unsupervised. Vehicles that generate resident complaints due to excessive noise may be subjected to usage restrictions within the Condominium by the Board of Directors.

13.19 **Outdoor Storage.** No outdoor storage of any kind shall be permitted except as provided in the drawings submitted to and approved by the Association. Separate storage buildings shall not be permitted. All personal property shall be kept in required utility storage sheds and shall not remain on the exterior of the shed or the manufactured home. Personal property shall not be stored under the manufactured home except that bicycles, tricycles, motorcycles, motorbikes, motor scooters and similar vehicles may be stored within the carport in a neat and orderly condition.

13.20 **Maintenance of Yard.** Each owner shall properly maintain the lawn and shrubbery and the exterior of any structures located on the unit. The grass shall be kept cut and edged at all times, but no lawn mowing shall be undertaken before 8:00 a.m. nor after 5:00 p.m., Monday through Saturday. If an owner will not be occupying his unit for a period of seven consecutive days or more, the owner shall notify the Association. If the owner has not made arrangements to have the grass and landscape maintained during the owner's absence, the Association shall arrange for yard maintenance. The cost of the maintenance shall be billed to the unit owner as part of his assessment in the same manner as provided herein. Before planting of trees or shrubbery permission must be obtained from the Association to avoid interference with underground utilities and ensure compliance with overall landscape plan.

13.21 **Electrical or Plumbing Work.** No electrical or plumbing repair work or electrical or plumbing installation shall be undertaken within the Unit, except those inside a manufactured home that is a part of the Unit, without obtaining the written approval of the Association. The Association may make regulations concerning the type, design and construction of all electrical and plumbing installations for the safety of the condominium residents and the esthetic appearance of the condominium property.

~~13.22 Exterior Articles. No fences shall be permitted on a Unit unless approved in writing by the Association. No structure, other than a hedge, shrubbery or tree, shall be placed or permitted within five feet of any side or rear boundary line of a Unit nor within 15 feet from any front boundary line. No hedge exceeding 30 inches in height shall be placed within the proscribed area except that hedges may be placed within the rear boundary proscribed area that do not exceed 60 inches in height. When a unit fronts on two streets, the side boundary line shall be the street line that is parallel to the longest boundary line of the unit. The minimum setback for placing a manufactured home on a unit shall be five feet from each unit boundary.~~

13.22 Exterior Articles.

A fence, defined as a manufactured product used to define a property line, shall not be permitted on any Unit.

Nothing other than live greenery or planting mulch shall be placed or permitted within five (5) feet of any side or rear boundary line of a Unit.

- a. Manufactured curbing or natural stone is allowed to border planting beds within this zone.
- b. Driveway extensions not in front of a home, rain barrels, and materials needed for proper drainage are permitted in this zone.
- c. Other than these specific items mentioned above everything else must be placed outside of this zone.
- d. No hedge exceeding sixty (60) inches in height shall be placed within the proscribed area; hedges must be maintained with the ability to walk through each planting and shall not extend beyond the front of a Unit.

The Unit's street address shall be designated the front of a home. The front of a manufactured home shall be located parallel (within six (6) inches) to its neighboring home.

13.23 Mailbox and Miscellaneous Items. Each owner shall install a postmaster approved mailbox of the type approved by the Association. The name and address of the occupant shall be clearly displayed on the mailbox. An umbrella type or retractable type clothesline, not to exceed 61 inches in height, may be installed at the rear of the Unit. All retractable clotheslines require a removable post. No other type of clothesline will be permitted. No outdoor washing of laundry will be permitted at any time. No unit owner shall drill a well. Soliciting or peddling shall not be permitted within the condominium. All outside holiday decorations shall be removed from outside display within five days after the holiday, except that Christmas decorations shall be removed by January 5 following Christmas. No expansion of a driveway, in any manner, is permitted in front of the unit.

13.24 Age Restrictions. In accordance with the Federal Fair Housing Amendments Act of 1988, and the Housing for Older Persons Act of 1995 and comparable legislation adopted by the State of Florida, at least one person fifty-five (55) years of age or older must be a permanent occupant of each Unit while any other person occupies said Unit. Persons under the age of fifty-five (55) and over the age of forty-five (45) or older, may occupy and reside in a Unit as long as one of the occupants is age fifty-five (55) or older. Persons under the age of forty-five (45) shall be allowed to occupy a Unit on a temporary basis, not to exceed a total of sixty (60) days in any calendar year. Notwithstanding these provisions, the Board in its sole discretion shall have the right to establish

hardship exceptions to permit persons of age forty-five (45) or older and less than fifty-five (55) years of age to permanently reside in the community, even in the absence of a person or persons fifty-five (55) years of age or older, provided that said exceptions shall not be permitted in situations where the granting of a hardship exception will result in having less than eighty percent (80%) (or the minimum as may be established by law from time to time) of the units in the Condominium having less than one resident fifty-five (55) years of age or older. It is the intent of this provision that the community comply with the Fair Housing Act as the same may be amended from time to time and comparable law adopted by the State of Florida, which currently requires that at least eighty percent (80%) of the units shall at all times have at least one resident fifty-five (55) years of age or older. The Board of Directors shall establish policies and procedures for the purpose of insuring that the foregoing required percentages of occupancy by older persons are maintained at all times and to otherwise allow the Association to qualify for a legal exemption from the laws. The Board of its designee shall have the sole and absolute authority to deny occupancy of a unit by any person(s) who would thereby create a violation of the afore-stated percentages of adult occupancy. This restriction on occupancy by persons less than fifty-five (55) years of age shall not apply to persons permanently occupying a Unit as of February 21, 1992.

13.25 **External Antennae.** No owner, tenant or guest shall install on the common elements a television, radio, satellite, mast or other antennae or satellite system. No mast or antenna or similar structure for transmitting or receiving of am/fm radio, amateur radio or any other form of radio communication shall be permitted in or on the common elements or a condominium Unit. Permitted television, satellite, or other antennae systems (as defined from time to time by duly-adopted Association rule) may be erected or installed within the boundaries of a condominium Unit, subject to compliance with the following requirements:

- a. **Antennae Location.** To the extent feasible, all permitted antennae must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other unit owners or persons, if this placement would still permit reception of an acceptable quality signal.
- b. **Paint.** All permitted antennae shall be painted to blend into the background against which they are mounted for so long as the paint will not interfere with an acceptable quality signal. All permitted antennae shall be screened from view from neighboring properties and pedestrian and vehicular access areas with landscaping plants commonly used in or about the condominium at a height of at least forty-eight inches (48"). Taller permitted antennae shall be screened to their full height, if reasonably practicable and if the screening would not impair the reception of an acceptable quality signal.
- c. **Compliance with Requirements.** To safeguard the safety of the unit owners, occupants of the residence in which the permitted antennae are located, neighboring unit owners, and other owners and persons residing in the condominium, it shall be the obligation of the owner to comply with all applicable local, state and federal safety requirements, including, but not limited to, obtaining a permit for the installation of the permitted antenna, if any, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the permitted antennae away from power lines and other potentially dangerous areas, installing and using the permitted

antennae in accordance with safety recommendations and requirements of the antennae manufacturer, and in accordance with the customs and standards for the antennae industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna. Board of Director's approval is required prior to installation of any antennae.

ARTICLE 14. SALE, RENTAL, LEASE OR TRANSFER

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the sale, lease or other transfer of units by any owner shall be subject to the following provisions:

14.1 Transfers Subject to Approval.

a. **Sale or Lease.** No unit owner may dispose of any Unit nor any interest in a Unit by sale or lease without the prior written approval of the Association Board of Directors, ~~except to a unit owner.~~

b. **Other Transfer.** If any unit owner shall acquire title by any manner other than purchase and sale, the continuance of his or her ownership of the Unit shall be subject to the written approval of the Association Board of Directors.

c. **Mortgagee.** This paragraph does not apply to a transfer or purchase by an institutional or approved mortgagee who acquired title as the result of owning a mortgage on a Unit whether title is acquired by deed from the owner or through foreclosure nor does it apply to a sale or lease by such a mortgagee so acquiring title nor does it require approval of a purchaser who acquires title at a duly advertised public sale with open bidding as provided by law, such as, but not limited to, an execution sale, judicial sale or tax sale. Any transfer, sale or lease by a purchaser, transferee or lessee after acquiring the interest under this subparagraph is again subject to this paragraph.

d. **Foreclosure Sales.** All foreclosure sales must abide by all Association rules for sale to a new owner.

14.2 Approval by Association. The written approval of the Association which is required for the transfer of ownership of units shall be obtained in the following manner:

a. **Notice to Association.**

(1) **Sale or Lease.** A unit owner intending to make a bona fide sale or a bona fide lease of a Unit or any interest therein shall give notice to the Board of Directors of such intention, together with the name and address of the intended purchaser or

lessee and such other information as the Directors may reasonable require on forms which the Board of Directors shall adopt for that purpose, together with a copy of the proposed lease or purchase agreement.

(2) **Other Transfers.** A unit owner who has obtained title by any other manner than purchase and sale, including inheritance and/or trust, shall give to the Association notice of the acquiring of title, together with such information concerning the unit owner as the Association may reasonably require a certified copy of the deed or instrument evidencing the owner's title.

b. **Certificate of Approval.** Within thirty (30) days after receipt of a notice and information of a proposed transfer or change of ownership as above set forth, the Association must either approve the transaction or continuance of ownership. The approval of the Association shall be stated in a certificate executed by the President and Secretary, in recordable form and shall be delivered to the purchaser, lessee or unit owner and, excepting a lease, shall be recorded in the Public Records of Sarasota County, Florida, at the expense of the purchaser or unit owner.

c. **Approval of Certain Purchasers.** Inasmuch as the Condominium may be used only for residential purposes, and a corporation, partnership or trust cannot occupy a Unit for such use, if the unit owner or purchaser of a Unit is a corporation, partnership or trust, the approval of ownership by that entity may be conditioned upon requiring that all persons occupying the Unit be also approved by the Association.

14.3 **Mortgage.** No unit owner may mortgage a Unit or any interest therein without first obtaining the written approval of the Association, except to a bank, life insurance company or a federal savings and loan association or to a vendor to secure a portion or all of the purchase price. The approval of any other mortgages may be upon conditions determined by the Association or may be arbitrarily withheld.

14.4 **Personal Interview.** The Board shall require an in-person interview with each proposed purchaser, lessee or transferee, and with each person who will be residing in the Unit, prior to its approval of the proposed transaction, and if required before the Association's approval is due the notice and application for approval shall not be deemed complete until the interview is conducted. The Board, in its discretion, may allow the interview to be conducted by telephone if an in-person interview would cause an undue hardship for the proposed purchaser, lessee or transferee, in the sole determination of the Board of Directors.

14.5 **Unauthorized Transactions.** Any sale, mortgage or lease of a unit not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

ARTICLE 15.
COMPLIANCE AND DEFAULT

15.1 **Compliance and Default.** Each unit owner, lessee and their guests, family members and occupants shall be governed by and shall comply with the terms of the Declaration of Condominium, Article of Incorporation, Bylaws and Rules adopted by the Association Board of Directors. Failure to comply therewith shall entitle the Association or any other unit owner to recover damages or obtain injunctive relief or both, but such relief shall not be exclusive of other remedies provided by law. In the event a judicial remedy is sought by the Association or any owner, the prevailing party shall be entitled to reasonable attorney's fees and court costs, including recovery of appellate attorney's fees. The Association shall arbitrate prior to litigation in such instances and manner as required by state law.

15.2 **Negligence.** A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, occupants, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. A unit owner shall pay the Association the amount of any increase in its insurance premium occasioned by use, misuse, occupancy or abandonment of a unit or its appurtenances, or of the common elements, by the unit owner.

15.3 **No Waiver of Rights.** The failure of the Association or any unit owner to enforce any covenant, restriction or other provision of the Condominium Act, this Declaration, the Articles of Incorporation, the Bylaws, or the rules adopted pursuant thereto, shall not constitute a waiver of the right to do so thereafter.

ARTICLE 16.
AMENDMENT

16.1 **Amendments.** The Association may amend this Declaration of Condominium in the following manner:

- a. **Notice.** Giving notice of the subject matter of a proposed amendment in or with the notice of the members meeting at which the proposed amendment is to be considered.
- b. **Adoption.** Adopting a resolution approving an amendment proposed by the Board of Directors or an owner or a person authorized to cast the vote attributable to a Unit, the amendment must be approved by persons entitled to vote the ownership of at least two-thirds (2/3^{rds}) of the voting interest of the members present in person or by proxy and voting at a membership meeting at which a quorum is attended.
- c. **Recording.** Recording a copy of the amendment by attaching it to or incorporating in a certificate executed by the Association in the manner required for a conveyance of land certifying that the amendment was duly adopted. The amendment is effective when the certificate is recorded in the Public Records of Sarasota County, Florida.

16.2 **Limitation on Amendments.** No amendment shall discriminate against any owner nor against any Unit or class of units unless the affected owners consent. No amendment shall change any Unit nor the share in the common elements and surplus appurtenant to it nor increase the owner's share of the common expenses unless the owner of the unit affected consents in writing to the amendment.

ARTICLE 17. TERMINATION

The Condominium may be terminated by unanimous agreement of the owners and institutional and approved mortgagees.

17.1 **Certificate.** The termination of the Condominium shall be evidenced by a certificate of the Association executed in the manner required for a conveyance of land certifying that the termination has been effected. Termination is effective when the certificate is recorded in the Public Records of Sarasota County, Florida.

17.2 **Ownership After Termination.** After termination of the Condominium the owners own the condominium property and all assets of the Association as tenants in common in undivided shares that are the same as the undivided shares in the common elements appurtenant to their units before termination.

17.3 **Powers After Termination.** After termination and before distribution of assets to members of the Association, the Association shall continue to have and exercise all powers that are necessary and proper to dispose of condominium property and effect distribution to the members. After distribution or after complete arrangements for distribution, the Association shall be dissolved. Expenses of termination are a common expense.

17.4 **Proceeds of Sale.** When the certificate of termination has been recorded, each owner shall immediately convey all interest in the Condominium and their respective Unit to the Association by warranty deed, subject to current taxes, institutional and approved mortgages of record and easements of record. The Board of Directors shall sell all units and property of the Condominium and the Association at public or private sale. The price and terms of the sale shall be subject to the approval of at least 75% of the tenants in common voting at a meeting in the same manner as though they were still owners and to the written approval of all institutional mortgagees unless the mortgage will be satisfied upon sale. After the sale of the property the Board of Directors shall pay all institutional and approved mortgages on a unit out of the former owner's share of the proceeds of the sale. The mortgagees shall execute satisfactions of the mortgages, regardless of whether paid in full or not. If there is a balance of the shares remaining after payment of the mortgages, the Board of Directors shall pay it to the former owner. If there is more than one owner or if there is a dispute about the validity or amount of mortgages, the Board of Directors shall make

joint payment to all mortgagees and former owners and the payment shall release any claims to the proceeds of the sale of the unit and condominium property.

**ARTICLE 18.
COVENANTS WITH LAND**

All provisions of the condominium documents are covenants running with the land and every part of and interest in it. Every unit owner of and claimant against the land or an interest in it and their heirs, personal representatives, successors and assigns is bound by the condominium documents. Each owner expressly recognizes that all of the terms and conditions of this Declaration of Condominium, the Articles of Incorporation and the Association Bylaws are subject to future amendment by the membership of the Association and that no continuing reliance may be placed on any single term, condition and rights contained herein not being potentially amended or omitted by future amendment.

**ARTICLE 19.
SEVERABILITY**

This Condominium is created pursuant to the Condominium Act. If any portion or all of the Condominium Act is held unconstitutional or is repealed, this Declaration and the condominium form of ownership created by it shall continue nevertheless until extinguished as provided in it. The invalidity of part of the condominium documents does not affect the validity of any other part.

REVISIONS

3/23/18	Revision of Article 7, Section 7.1	3/7/18 Vote
3/23/18	Revision of Article 13, Section 13.6	3/7/18 Vote
6/21/19	Revision of Article 13, Section 13.3	3/6/19 Vote
6/21/19	Revision of Article 13, Section 13.18	3/6/19 Vote
6/21/19	Revision of Article 13, Section 13.22	3/6/19 Vote