

**Scott Ellis**

Clerk Of Courts, Brevard County



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PREPARED BY AND RETURN TO:  
Fern Meadows, LLC  
1688 W. Hibiscus Blvd.  
Melbourne, FL 32901

#Pgs: 24 #Names: 2  
Trust: 12.50 Rec: 97.00 Serv: 1.00  
Ded: 0.00 Excise: 0.00  
Mtg: 0.00 Int Tax: 0.00

OR Book/Page: 5018 / 1180

**DECLARATION**  
**OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS DECLARATION**, made as of the date hereinafter set forth **FERN MEADOWS, LLC., a Florida limited liability company**, hereinafter referred to as "Declarant" or as "Developer".

**WITNESSETH:**

**WHEREAS**, Declarant is the owner of certain property in the County of Brevard, State of Florida, which is more particularly described in Exhibit "A" hereof and which is platted as

FERN MEADOWS SUBDIVISION  
Section 27, Township 24 South, Range 35 East  
County of Brevard, Florida

according to the Plat thereof recorded in Plat Book 50 Page(s) 53, Public Records of Brevard County, Florida.

**NOW, THEREFORE**, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall accrue to the benefit of each owner thereof.

**DEFINITIONS**

"Association" and "Homeowners Association" shall both mean and refer to "FERN MEADOWS HOMEOWNERS ASSOCIATION, INC.", a not-for-profit corporation organized under the laws of the State of Florida, its successors and assigns, and the terms may be used interchangeably from time to time herein.

"Builder" shall mean an owner of one or more developed but unimproved lots purchased for the purpose of the construction of a single-family residential dwelling unit for sale, and who holds a license for such construction.

"Common Area(s)" for the purposes of this Declaration shall mean those portions of the Subdivision named as Tracts C, D, E, G, H-1 and H-2 on the plat of Fern Meadows as recorded in the Public Records of Brevard County, Florida, which are intended for the common use and benefit of all Owners of the Association. Additional parcels may be added to the Common Areas in the future.

"Declarant" and "Developer" shall mean and refer to FERN MEADOWS, LLC, a Florida limited liability company, its successors and assigns.

"Landscape Buffer" shall mean all subdivision walls erected by the developer, his successor(s) in interest or the Association, (including the improvements thereto).

"Lot", whether or not capitalized, shall mean each lot platted as such in the Subdivision, the total number of which may increase if subsequent phases are platted and added to the Subdivision.

"Owner" shall mean each person or entity who owns record title to a Lot, excluding those having such title merely as security for performance of an obligation as described in Chapter 697, Florida Statutes.

"Subdivision" shall mean that property platted as Fern Meadows Subdivision, the legal description of which is attached hereto as Exhibit "A", and such other property as may be brought within the jurisdiction of the Association and as may be submitted to this Declaration. It is Developer's intent that only a portion of the total Subdivision be made subject to this Declaration at this time and to make additional property subject to this Declaration subsequently in phases.

"Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

"Conservation Area" or "Conservation Easement Area" shall mean and refer to all such property so designated as Tract(s) E upon any recorded Subdivision Plat or Plats of the Properties. The Developer reserves the right to add lands to the Conservation Easement Area.

"Perimeter Buffer" shall mean that buffer along Tracts G, H-1 and H-2 as shown on the recorded Plat of Fern Meadows. Said buffer shall remain undisturbed along all property boundaries.

## ARTICLE I MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION

### Section 1. General Purposes of Association.

The Association is organized for the purpose of providing common services to the Lot Owners; owning and maintaining landscaping and lighting on the Common Areas; maintaining the drainage easements, Conservation Easement Areas, Common Areas, surface water and/or stormwater management systems; providing enforcement of these covenants and restrictions; and engaging in activities for the mutual benefit of the Owners. In order to pay for these services, the Association will charge assessments against the Lots and their Owners. A Lot may be subject to lien for any unpaid assessments, but additionally each Owner is personally obligated for assessments coming due during the time such Owner owns the Lot. The functions of the Association shall be performed by a Board of Directors. Provisions relating to the Association and the Board of Directors are also contained in the Articles of Incorporation and By-Laws of the Association.

### Section 2. Lot Owner Membership.

Every Owner of a platted Lot shall be a member of the Association upon acquiring title to the Lot. There shall be a one-time initiation fee of \$300.00 per Lot, payable to the Association at the time a Lot is conveyed to its initial Owner. Each subsequent Lot Owner may reimburse the previous owner the initiation fee that was paid at the time of the initial lot acquisition. A Lot acquired by a Builder from Declarant shall be subject to the initiation fee at that time of acquisition. The Association may spend some, or all of the initiation fee, for inspection of the Lot after completion of the improvements to certify compliance with the terms and provisions of this Declaration as provided in Article III, Section 5.

Membership shall be appurtenant to and may not be separated from ownership of any Lot. The initiation fee may be increased from year to year after December 31, 2003, in the same manner and amount as annual assessments may be increased pursuant to Article V, Section 5.



CFN:2003250561

OR Book/Page: 5018 / 1181



CFN:2003250561

Section 3. Classification of Membership.

The Homeowners Association shall have two classes of voting membership OR Book/Page: 5018 / 1182

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owner. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. Class A members shall also include all owners, with the exception of the Declarant, of lots in additional phases if additional phases are subjected to these restrictions as elsewhere provided in this Declaration.

Class B. The Class B member shall be the Declarant or successor developer and shall be entitled to three (3) votes for each Lot owned (to include each owned lot in additional phases if additional phases are subjected to these restrictions as elsewhere provided in this Declaration). 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) Three (3) months after 90% of the residential lots in all phases of the subdivision have been conveyed by the developer (or successor developer) to members (excluding conveyances to builders, contractors, or others who purchase a parcel for the purpose of constructing improvements thereon for resale), or

(b) Upon the election of the Declarant or successor Developer.

Section 4. Membership Vote.

Voting will be allowed by certified written mailed-in ballot on all issues that require a vote by the full Association. The maximum number of votes that may be cast is the sum of all votes held by qualified Class A members and the Class B member either present in person, or by written proxy at the time the vote is taken at a meeting, or by actual recorded ownership of platted lots if by certified written ballot. The number of votes needed for a quorum on any vote in person or by certified written ballot of the Association shall be a minimum of 30% of the sum of all the votes held by qualified Class A members and Class B members for any ballot to be valid. All matters to be voted on by the Association shall require a quorum and shall be decided by a majority of those votes cast by owners represented by the quorum. Voting shall also be permitted by general or limited proxy at any meeting of the Association.

Section 5. Voting Qualifications.

To be qualified to vote, a Class A member must be current in payment of all assessments and any liens which have been levied against that member or any Lot owned by that member as of the date of the vote. Any person designated in writing by the Declarant shall be qualified to cast the votes for each Lot owned by the Class B member.

ARTICLE II  
ARCHITECTURAL AND AESTHETIC REQUIREMENTS

Section 1. Architectural Control Review Committee.

(a) There shall exist an Architectural Control Review Committee (hereinafter referred to as "Committee") which shall consist of three (3) or more members. So long as there is a Class B membership of the Association, control of the Committee and approval of all plans and specifications and other functions herein shall be vested in the Declarant, who shall appoint all Committee Members. Appointive Committee members need not be Owners, and shall serve indefinitely, at Declarant's pleasure.

(b) After Declarant's Class B membership in the Association converts to Class A membership, a minimum of seven (7) Committee members shall be elected by a majority vote of the Board of Directors of the

Association at its annual meeting. Members may include members of the Board of Directors and Association Managers. Five (5) elected Committee members must be Owners, and shall serve until their successors are elected at the next annual meeting. Committee members may be re-elected.

(c) A quorum of the Committee shall consist of a majority of its members; it shall take the affirmative vote of a majority of the members at the meeting at which a quorum is present to approve or perform any action. The Committee shall keep written records of its actions. The Committee shall meet from time to time as necessary.

## Section 2. Construction Plan Review.

(a) No dwelling, building or structure of any kind shall be constructed, erected, or altered on any Lot or in any part of the Subdivision, nor shall any exterior additions, changes or alterations therein be made until the plans and specifications showing the nature, kind, color, shape, height, materials, and location thereof shall have been first submitted to and approved by the Committee. The Committee may charge an administrative fee in the amount of \$45.00, payable to the Association, for the review and/or processing of plans, specifications, and inspection of the proposed improvements. Said fee shall be paid to the Association at the time submission of the application for addition, change or alteration is made.

(b) Two sets of construction plans and specifications shall be submitted to the Committee showing all intended construction and alterations on the subject Lot, including but not limited to site plan, tree survey, landscape plan, sidewalk construction, exterior elevations, paint colors, shingle samples, exterior materials samples, and other descriptions necessary to describe project. An administrative fee of \$45.00 shall be paid to the Association for processing the house plans, payable at the time of submission. Plans and specifications in regard to topography and finished grade elevation must also be submitted for approval by the Committee prior to the commencement of any excavation work or activity which will alter the existing topography of the Lot. The Committee shall notify the Lot Owner, in writing, within thirty (30) days of receipt of all required evidence, of the Committee's approval or disapproval of any project. Said written notice may be signed by any one (1) member of the Committee.

(c) Builders who have contracted with the Developer to purchase five (5) or more lots may submit plans of their models and landscape designs for general approval by the Committee, but shall still notify the Committee in writing as provided herein as to which model, colors, landscaping, etcetera, are to be used on each specific lot. The administrative fee may be waived by the Committee for a specific Lot so long as one of the generally approved models and landscape design is being used.

(d) The plans, specifications and location of all contemplated construction shall be in accordance with the terms hereof and with all applicable codes and ordinances of the local governing agency issuing permits for construction or land alteration in effect at the time of such proposed construction or alteration. The Committee shall have the right, in its sole discretion based upon these Covenants and Restrictions, to approve or disapprove any Lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar energy device, posts, antennas, fountains, decorative building features, landscaping plan, landscape device or object, yard decorations, or other improvement, whether as new construction or additions, modifications or alterations to Lots.

(e) In the event any required approvals are not obtained prior to commencement of improvements, or in the event improvements are made which vary from those approved, it shall be deemed that no approvals were given, and that a violation and/or breach of this Declaration has occurred. A fine of 100.00 per occurrence shall be assessed against the Lot and shall accrue with interest as provided in Article VI until the fine is paid and approval is obtained or improvements corrected to comply with an approval given. If after 120 days from the date the first fine is assessed and the non-compliance has not been corrected, the Committee may re-assess the \$100.00 fine as a second occurrence of the same violation and may continue to do so every 120 days until the violation has been corrected.



CFN:2003250561

OR Book/Page: 5018 / 1183

### Section 3. Clearing.

Prior to any construction the Committee will be furnished a tree survey showing the location and type of all trees 4" or more in caliper at breast height. This survey shall also show types and general location of existing vegetation. A site plan will be provided showing the location of any structures, driveways, and sidewalks to be constructed and which vegetation and trees are proposed to be removed.

It is the intent of the Committee that as much of any existing wooded character of a Lot be retained as reasonably possible. All yard areas of a Lot not left in their natural state shall be sodded or replanted. For any Lot fronting a lake, the Owner of same shall also be responsible for sodding and maintaining areas between his/her property line and the water's edge, if any. For any Lot adjoining an access easement to any common area, the Owner of same shall also be responsible for sodding and maintaining the area between his/her property line and the easement or common area.

If any unauthorized clearing or damage takes place on any Lot, conservation area, upland buffer or any Common Areas, restoration of said Lot or Common Areas to their original condition must be made. The vegetation restoration plans must show the location of plant material, size, and type must be submitted to the Committee for approval. If the Owner of any Lot (or his contractors, agents or invitees) that has been cleared without written authorization of the Committee fails to restore said Lot or Common Area damaged by the Owner (or his contractors, agents or invitees) within thirty (30) days of receipt of written notice from the Committee, then the Committee may make such restoration, the cost of which shall be a lien against the Lot and a debt of Owner which may be enforced in the same manner as enforcement of Assessments as set forth herein.

### Section 4. Grading, Drainage and Floor Elevations.

(a) Each Lot shall be filled and graded to elevations as defined in this document and as designed by the engineer of record and as approved by Brevard County. Each Lot must conform to the local government agency requirements that control. It is the builder's obligation to conform to these requirements.

(b) Sidewalks for each Lot shall be constructed at the time of home construction and shall be graded so as not to impound water in the Lot or on the sidewalk as it shall be slanted toward the street to assure proper drainage. The property line side of the sidewalk shall be two inches (2") higher than the back of curb elevation and blend in smoothly with the finished sodded yard of each lot.

(c) Finished floor elevations shall be set as required by the lot grading plan designed by the engineer of record, and as approved by the Brevard County, or other government agency.

### Section 5. Landscaping.

(a) All landscaping must conform to all codes and requirements of the local governing agencies. A typical or several master landscape plan(s) may be submitted to the Committee for approval by Builders in accordance with above Sections 2 and 3. This plan may be altered to accommodate existing vegetation on individual Lots. All areas of the yard of each Lot not left in its natural vegetated condition shall be replanted with trees, shrubs and flowers, or sodded including all easements and right of ways directly in front and rear of all lots.

(b) No existing living tree four (4") or more inches in caliper, measured at breast height, shall be removed from a Lot unless said tree is diseased or interferes with erecting or placing the house or other permanent structures on said Lot and grading for proper drainage.

(c) A minimum of four (4) trees, two (2) of which must be live or laurel oak, and one (1) sable palm are required to be planted at each residence. One (1) of the live or laurel oak trees and one (1) sable palm must be planted in the front setback area of each residence. The other required tree shall be an East Palatka Holly and this tree shall be planted in the easement area between the sidewalk and road at each residence. The East Palatka Holly



shall be placed in the same location at each residence so as to create a continuous streetscape. These trees shall be a minimum of 8' in height, have a drip line of a minimum of 4', and be a minimum of 1 1/2" in diameter measured 4' above the finished grade. The trees shall remain perpetually on each lot. Notwithstanding the foregoing, trees must conform to any stricter standards required by any applicable governmental entity. In the event any of the trees die either by disease or neglect, they shall be replanted with the same or other approved type of tree to comply with these minimum requirements. Upon notification by the Association and/or the local governing agency, each homeowner shall have thirty (30) days to replant/replace said trees required under these restrictions.

(d) A minimum of twenty (20) 3-gallon shrubs must be planted in the front yard of each residence. This requirement shall meet or exceed Brevard County landscape codes, whichever is greater.

(e) Each Lot shall be entirely sodded, including all easements, right-of-ways and common areas directly in the front, rear and sides of all Lots. All Lots that have lot frontage on a lake must be sodded and maintained, by the Owner, down to the waterline.

#### Section 6. Roofs, Shingle Material and Exterior Elevations.

No primary portion of a straight gable or hip roofs may be built with a pitch lower than 5/12. All roofs shall be pitched except for those areas over porches and patios.

The Committee must approve the type, color, and style of all shingle and roof covering materials. Roof materials shall include asphalt shingles, fiberglass shingles, clay tile or concrete tile. The Committee may reject any exterior elevation based on the roof line, shingle type or exterior elevation appearance that in its judgment is not within character in keeping up with the standards of the subdivision.

#### Section 7. Exterior Covering, Siding and Paint.

There shall be no artificial brick, stone, stucco, aluminum, vinyl, T-11 or other siding materials used on the exterior of the buildings or other structures without first receiving written approval of the Committee as to type, color, and texture of the material.

All paint used on the exterior body of any residence shall be subdued in its tone. Colors should be selected to harmonize with the natural environment of the subdivision and should be soft and unobtrusive. No colors should be loud or bright. No more than one paint color (may be used) for the body of each residence and no more than two accent trim colors. Paint colors must be submitted for approval prior to being applied on any residence. A written approval listing the manufacturer and paint sample number of all paint colors including body and trim paint must be obtained for each residence from the Committee. Owners may repaint residences in the same color and manner as originally approved by the ARC without necessity of obtaining a second written approval. Any Owner wishing to change or alter the color of their residence must submit the color change to the ARC and receive written approval prior to repainting of a residence.

The painting of driveways is prohibited. The staining of a driveway with a stain matching the color of cement may be approved by the Committee. Application for permission to stain a driveway, along with information on the stain product, must be submitted to the Committee prior to staining of any driveway.

#### Section 8. Overhead Garage Doors

All overhead garage doors shall be decorative in design and should complement the exterior elevation of each individual residence. Under no circumstances may fiberglass or plastic type garage doors be used. Garage doors should remain closed when not in use.



CFN:2003250561

OR Book/Page: 5018 / 1185

#### Section 9. Dwelling Size.

The ground floor of the main structure exclusive of any open porches, patios (enclosed or otherwise), breeze-ways and garages, shall not be less than 1,150 square feet for a one-story dwelling and not less than 1,000 square feet for the ground floor of a dwelling of one and one-half or two stories. Each residence shall have an enclosed garage for a minimum of two cars. No carports shall be permitted.

#### Section 10. Building Location.

No building, other than that allowed by local Building Code, shall be set back not less than 20 feet from the front lot line, not less than 5 feet from each side lot line, and not less than 20 feet from the rear lot line, except for screen porches, which shall be set back not less than 10 feet from the rear lot line. On a corner lot, the side street setbacks shall not be less than 15 feet. If a corner lot is contiguous to a key lot, then the side street setbacks shall not be less than 20 feet. If there is any conflict between this covenant and zoning regulations of the proper governing authority, said zoning regulations shall apply.

#### Section 11. Street Address Numbers and Mailboxes.

All street address numbers shall be installed on each residence and mailbox. The location of street address numbers shall be as uniform as possible on each residence. All mailboxes and attached street numbers shall be uniform as to type, color and design. Unless otherwise approved by Declarant, each mailbox shall have a 4" x 4" post, painted black and the black mailbox shall be of a standard size. The location and type of the mailboxes shall be determined by the Declarant and/or Committee. All mailboxes and street address numbers are required to be installed by the Builder prior to the occupancy of each residence.

Section 12. Fence Restrictions. No fencing will be allowed within the 20' public access easement within Lots 49 and 50 Block A, and within Tract H2 affecting Lot 48 Block A.

### ARTICLE III GENERAL RESTRICTIONS - USE AND OCCUPANCY

#### Section 1. General Prohibition.

No residential dwelling, garage, outbuilding, structure or appurtenance of any kind, including additions or substantial alterations thereto, shall be erected, placed or maintained on the Properties or any portion thereof that does not conform to the standards, requirements, prohibitions and provisions of this Declaration or applicable governmental regulations, as same may exist or be changed from time to time. All such construction shall be performed, completed, erected, placed and maintained only in accordance with the plans and specifications required herein as approved by the Committee and governmental building code requirements.

#### Section 2. Only Residential Purposes.

No Lot shall be used in whole or in part for anything other than residential purposes, except for model residential dwelling units which may be maintained by the builder or developer only for purposes of the sale of residential dwellings within the subdivision, and except such construction and sales trailers as may be permitted by Developer and any applicable governmental entity. Other than conducting the sale of residential dwellings, no trade, traffic of business of any kind, whether professional, commercial, industrial, manufacturing or other non-residential use shall be engaged in or carried on within the subdivision or any part thereof; nor any other activities which may be or which may become an annoyance or a nuisance to any Lot, Owner or property adjacent to the subdivision.

#### Section 3. Single-Family Residential Use.

No building or structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) single-family residential dwelling, nor may any dwelling be occupied by more than one (1) family.



Section 4. Subdivision.

No Lot shall be subdivided or split by any means whatsoever into any greater number of residential lots nor into any residential plat or plats of smaller size.

Section 5. Occupancy Before Completion.

No building or structure upon the Properties shall be occupied until the same is approved for by such governmental agency which is responsible for regulation of building construction and until it complies with the terms and provisions of these covenants and restrictions. Upon completion, the Committee shall inspect the Lot and improvements and issue the Lot Builder a certificate of compliance acknowledging that said terms and provisions have been met or itemizing any non-compliance. The certificate of compliance shall be delivered to the Owner upon the transfer of title or prior to occupancy.

Section 6. Maintenance and Repair.

All improvements placed or maintained on a Lot shall at all times be maintained in good condition and repair.

Section 7. Completion of Construction.

All construction and landscaping approved by the Committee shall be completed within six (6) months from the date of written approval. The Committee may grant a greater period of time to complete said construction or may grant an extension of said six-month period.

Section 8. No Temporary Buildings.

No tent, shack, trailer, house trailer, garage, or other space shall at any time be used on any Lot as a residence temporarily or permanently. No building or dwelling of a temporary character shall be permitted, except that: buildings necessary for construction or sales taking place in the Subdivision and not intended to be used for living accommodations may be erected and maintained only during the course of construction and sales and after receipt of written approval from the Declarant.

Section 9. Ground Maintenance.

(a) Grass, hedges, shrubs, vines, trees, and mass plantings of any type on each Lot shall be kept trimmed and shall at regular intervals be mowed, trimmed and cut so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines and plants which die shall be promptly removed and replaced.

(b) No weeds, vegetation, rubbish, debris, garbage, objects, waste, or materials of any kind what so ever shall be placed or permitted to accumulate upon any portion of a Lot which would render it unsanitary, unsightly, offensive, or detrimental to the Subdivision or to the occupants of any property in the vicinity.

(c) No building material of any kind or character shall be placed or stored upon any Lot so as to be open to view by the public or neighbors, unless such material will be used and is used for the construction of buildings or structures upon the Lot on which the material is stored.

(d) All Lot Owners owning Lots adjoining Common Areas shall be required to install grass or to landscape to the edge of the water or vegetation located in that Common Area, and to maintain such grass or landscaping, regardless of where the exact boundary line lies between the Lot and the Common Area, including access easements.



CFN:2003250561

OR Book/Page: 5018 / 1187



Section 10. Fences, Walls, Hedges, Mass Planting of Any Type.

(a) Fences, walls, hedges or mass planting of any type shall not exceed a height of six (6) feet above the finished graded surface of the grounds upon which it is located and shall not be constructed, planted, placed or maintained upon any Lot without the written consent and approval of the Committee.

(b) No hedge or mass planting of any type exceeding three (3) feet above the finished graded surface of the ground upon which it is located shall be constructed, planted, placed or maintained between the street and the front setback line of any Lot without the written consent and approval of the Committee.

(c) No fences, walls, hedges or mass planting of any type shall be built further forward on a Lot than ten (10) feet behind the front building line of any residence, and shall not exceed six (6) feet in height, except as otherwise provided herein. All fences built on the street side of any corner Lot shall have a minimum setback requirement equal to the side setback of the existing residence. All fences must be in conformance with all governmental regulatory codes and setback requirements. No fence shall be constructed without the written approval and consent of the Committee.

(d) With respect to any lot adjoining a lake or retention area, no fence or wall, shall be constructed behind the rear building setback line (the "rear fence line") of the residence on any such Lot except upon the granting of a variance by the Committee in accordance with the following guidelines and procedures:

- i. An application, including plans and specifications, for the fence must be submitted to the Committee and processed as set forth in Article II and this section.
- ii. The committee shall have the right, in its sole discretion, based upon these Covenants and Restrictions, to approve or disapprove the variance.
- iii. The Lot Owner must demonstrate to the Committee a special safety need for the fence based upon the physical, mental or medical condition of a full time occupant of the Lot. Such condition must be substantially similar to one of the following conditions:
  - a. An occupant who is under the age of ten (10);
  - b. An occupant, regardless of age, who is functioning at a mental level below that of age ten (10), based upon the determination made by an appropriate doctor in writing.
  - c. An occupant who is unable to swim as a result of a physical and/or mental disability as confirmed in writing by an appropriate doctor.
- iv. The variance shall not be permanent in nature and shall expire upon the termination/elimination of the physical, mental or medical condition forming the basis of the original variance granted, whether by a child reaching the age of ten (10), the sale of the residence to new owners with no special conditions or otherwise. The fence shall be removed within thirty (30) days of variance expiration.
- v. No variances will be granted on the need to fence or protect pets, nor will a variance be granted solely because an occupant has not learned to swim.
- vi. No variance permitting a solid wall will be granted.
- vii. No variance permitting a fence exceeding four (4) feet in height will be granted.



(e) All fences must be in conformance with all governmental regulatory codes and setback requirements. No fence shall be constructed without the written approval and consent of the Committee.

(f) No fence may be constructed of wire, chain link or cyclone style of fencing on any Lot.

(g) All fences to be constructed in the Subdivision must be reviewed and approved by the Committee prior to construction. The type and style of fence allowed in the Subdivision shall be decided by the Committee. Prior to construction of a fence or wall on any Lot, the Owner must submit a detailed sketch showing the type and location, and confirming the use of the pre-approved style and color of the proposed fence or wall to the Committee for approval.

#### Section 11. Animals, Birds and Fowl.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. No kennel or other commercial animal operation shall be maintained on any Lot. No pet shall be allowed to run loose and uncontrolled within the Subdivision. All pets shall be maintained in a quiet and orderly fashion so as not to disturb other Lot Owners. Pet Owners shall comply with all governmental regulations concerning the proper care, maintenance, licensing, and control of their individual pets.

#### Section 12. Laundry.

No clothes, sheets, blankets or other articles shall be hung out to dry in the side or front yards of any Lot except in a service yard or yard enclosed by a lattice, fence, wall or other screening device.

Nothing contained in these deed restrictions shall be in conflict with Florida Statutes 163.04 Renewable Energy Sources.

#### Section 13. Exterior Light Fixtures.

No exterior lighting fixtures shall be installed on any Lot or residential dwelling without adequate and proper shielding of the fixture. No lighting fixture shall be installed that is an annoyance or a nuisance to the residents of adjacent Lot or Lots.

#### Section 14. Parking.

The parking of any commercial vehicles, which description shall include any vehicle containing writing/advertising of any kind, including, but not limited to, cars, trucks, sport utility vehicles, tractor-trailers, semi-trailers, and commercial trailers, at any time on driveways, otherwise on said premises, on common areas, or on the public streets of said subdivision, is prohibited, except for loading and unloading purposes or when parked entirely within a closed garage permitted to be built under the provisions of these restrictions. Boats, motor homes, watercraft, campers, travel trailers and similar recreational vehicles may only be placed and kept or stored in an enclosed garage containing a residence; placed no further forward than 10' behind the front building line of the residence, with landscape or a 6' fence screening so as to make same not visible from the street (including side street in the case of a corner Lot or adjoining Lot); or in a closed garage. Inoperable vehicles or vehicles under repair may only be placed and kept on a Lot in a closed garage.

#### Section 15. Drainage Easements, Easements and Common Areas.

(a) Easements for installation and maintenance of utilities and drainage facilities are shown on the plat, or are of record, and the same are reserved for such use. Within these easements, or on any Lot, 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, or which may change the direction of flow of drainage in the easements, or which may



obstruct or retard the flow of water through drainage channels in the easements, or which may otherwise disturb the surface water or stormwater system. It is important that the banks, swales and drainage areas located within the Subdivision remain undisturbed and properly maintained in order to perform their function. Where any portion of such berms, swales, banks lie within a Lot, the Owner of that Lot shall maintain the same continuously and shall not disturb, damage or otherwise interfere with the berm, swale, drainage canal or other portion of said lake, drainage canal or system which is located on or adjoins said Owner's Lot. Lot swales/berms which are required to be located on certain Lots in the Subdivision, pursuant to the Subdivision construction plans and the St. John's River Water Management District permit, shall be constructed, maintained and repaired by the respective Lot Owners in accordance with said plans and permit. The initial construction of the Lot swales/berms shall be completed prior to the issuance of a certificate of occupancy for any residence to be constructed on said Lot; provided, however, initial construction of said berms and swales must be completed no later than the mandatory completion date established pursuant to the St. John's River Water Management District permit, even if a residence has not been constructed on the Lot(s).

(b) All Lot Owners who adjoin a Common Area shall assist the Association in maintaining that Common Area. No Lot Owner shall disturb or damage any wetland plantings, any conservation area, upland buffer or any Common Areas. In the event an Owner does damage any wetland plants, conservation area, upland buffer or any Common Areas, the Owner shall be responsible for the replacement and replanting of all damaged or destroyed plants and restoration of disturbed areas within thirty (30) days of written notification by the Declarant or the Homeowners Association. If the Owner of any Lot (or his contractors, agents or invitees) that has been cleared without written authorization of the Committee fails to restore said Lot or Common Area damaged by the Owner (or his contractors, agents or invitees) within thirty (30) days of receipt of written notice from the Committee, then the Committee may make such restoration, the cost of which shall be a lien against the Lot and a debt of Owner which may be enforced in the same manner as enforcement of Assessments as set forth herein.

(c) All Lot Owners who adjoin the upland buffer area known as Tract E, as recorded on the Plat of Fern Meadows referenced herein, shall be required to remove any and all Brazilian Pepper Trees as they grow in the upland buffer area. Only Brazilian Pepper Trees shall be removed and this shall be the absolute obligation of the Lot Owner.

(d) Easements for ingress, egress and access are hereby reserved in favor of the Developer and the Association over and across the platted utility and drainage easements encumbering all Lots adjacent to Common Areas for the purpose of access to said Common Areas for repair and maintenance. The Developer and Association may, without incurring any liability to the Lot Owner for trespass or damages, remove any impediments to these access rights, and may levy a special assessment as provided in Article V for the cost of such removal.

(e) The wetlands portion within Tract E is designated as a Conservation Area, and, as such, is restricted as defined in Article IV, Section 7, Conservation Easement Areas. Certain improvements constructed on the uplands portion within Tract E are for the common enjoyment of the Owners. The Association shall be responsible to maintain those improvements.

#### Section 16. Excavations.

No excavations for stone, gravel, dirt or earth shall be made on any portion of the Properties; except for the construction of dwellings, walls, foundations, swimming pools, structures and other appurtenances. The plans and specifications for such excavations must be approved by the Committee in writing prior to construction.

#### Section 17. Signs.

Except for signs permitted by the Declarant and except for signs utilized by the Developer and Builders to advertise the sale of lots or dwelling units for sale and except as otherwise permitted by the Homeowners Association's Board of Directors, no sign of any character shall be displayed or placed upon any Lot or living unit except "for rent" or "for sale" signs, which signs may refer only to the particular premises on which displayed. Said



signs shall not exceed the normal and customary standard size for the local Real Estate Industry, shall not extend more than four (4) feet above the ground, and shall be limited to one (1) sign per Lot or living unit, and displayed only upon the Lot sought to be rented or sold. No signs may be attached, in any manner, to a tree.

Section 18. Refuse.

No trash, garbage, rubbish, debris, waste or materials or other refuse shall be deposited or allowed to accumulate or remain on any Lot. Unless otherwise approved by the Committee.

Section 19. Nuisances.

No noxious or offensive trade or activity shall be permitted on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 20. Preservation of Common Areas.

No person shall reconstruct, damage or destroy, clear, open, reduce, remove, alter, modify or install any thing or improvement within, over or upon any common area, easement or conservation easement area without first obtaining written approval from the Committee, Brevard County, and St. Johns River Water Management District. No construction or excavation in the proximity of any preservation area, canal, bank slope or swale, shall be permitted which may substantially impair the stability of the character or drainage in said area.

Section 21. Wells.

No water wells shall be dug on any Lot or on the Properties except for purposes of irrigation of landscaping.

Section 22. Open Burning.

- (b) Open burning to reduce solid waste on any Lot is not permitted.

Section 23. Swimming Pools.

A swimming pool may be constructed on a Lot within the appropriate setbacks and with the approval of the location and material by the Committee. Access to a pool from the boundaries of the Lot must be controlled from all directions by fencing and the residential structure. If pools are protected by screens, such screens and their structures shall be approved by the Committee. Swimming pools shall be only inground type and shall be constructed of fiberglass, concrete, or concrete materials. The pool deck shall be no higher than two (2") inches below the grade level of the first floor house pad.

Section 24. Right to Inspect.

The Homeowners Association's Board of Directors may, at any reasonable time or times during periods of construction or alteration and within thirty (30) days thereafter, enter upon and inspect any Lot and any improvements thereon for the purpose of ascertaining whether the maintenance of such Lot and the maintenance, construction or alteration of structures thereon are in compliance with the provisions hereof; and neither said Board nor any of its agents shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.



CFN:2003250561

OR Book/Page: 5018 / 1191

Section 25. Antennae, Aerials and Satellite Dishes.

The Federal Communications Commission has published rules which govern the right of homeowners to receive programming from direct broadcast satellites (DBS), multi-channel, multi-point distribution (wireless cable) service (MMDS) and television broadcast stations (TVBS). The Association is prohibited from the following:

(a) Restrictions that impair the installation, maintenance or use of antennae to receive video programming as well as satellite dishes which are less than thirty-nine (39) inches in diameter.

(b) Restrictions that unreasonably delay or prevent, or unreasonably increase the cost of, the installation, maintenance or use of such antennae, or which preclude the reception of an acceptable quality signal.

The Association does have the right to regulate the above-described telecommunications equipment with respect to landscaping and safety. When possible, all exterior antennae or aerials shall be placed in the rear or side yard, in such a manner as to be as unobtrusive as possible. Any matter of safety will be handled on a case by case basis by the Association.

Any homeowner who wishes to install an antenna or a satellite dish should submit a sketch showing its location relative to the home to the Architectural Control Review Committee.

Section 26. Games and Play Apparatus.

All games and play apparatus remaining outdoors for more than three days shall be located at the rear or side of the dwelling, so as not to be visible from any street. The Committee may make exceptions and permit basketball backboards or similar play apparatus that is visible from the street. Any permitted basketball standards must be in writing by the Committee and shall be constructed of uniform black enamel pole and white backboard and shall be a minimum of 25' from any paved public street.

Section 27. Oil and Mining Operations.

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

Section 28. Water Supply.

No individual water supply systems for drinking purposes or household use shall be permitted on any Lot unless approved by the Committee. This provision, however, shall not preclude the installation of any individual water systems for irrigation purposes, provided that such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the applicable governmental agencies.

Section 29. Sewage Disposal.

No individual sewage disposal systems shall be permitted on any Lot.

Section 30. Air Conditioning.

No window or wall air conditioning units shall be permitted in any improvements located within the Subdivision. All air conditioning units shall be placed behind each residence with landscape or fence screening if visible from any street (including side street in the case of a corner lot).



CFN:2003250561

OR Book/Page: 5018 / 1192

Section 31. Tanks.

No permanent above ground oil tanks or bottled gas tanks may be placed on Lots containing residences.

Section 32. Upland Conservation and Preservation Easement Area. For the protection of the wetlands, an upland preservation easement has been created adjacent to each wetland area. This upland preservation area is located along the wetland boundaries throughout the Subdivision and varies in width. These areas are to remain completely undisturbed during the construction and occupancy of any residence. The upland preservation easement is to remain in its natural state and shall not be cleared, filled or disturbed in any way. The Developer and/or Association is responsible, pursuant to the St. John's River Water Management District Permit for the protection of this upland preservation area, however, each individual Lot Owner will also be responsible to the Developer and/or Association for any penalties, fines or restoration that may be required by the St. John's River Water Management District in the event that the upland preservation area is cleared, disturbed or otherwise damaged in anyway by Owner(s) (or his/her contractors, agents or invitees), necessitating enforcement action by the St. John's River Water Management District or the Homeowners Association, pursuant to the lien rights in Article VI. In the event the upland preservation area is disturbed or damaged, the owner of the Lot adjacent to the upland preservation area shall be responsible for the replacement and replanting of all damaged or destroyed plants necessary to satisfy the St. John's River Water Management District that the restoration of the disturbed area is consistent with its permit requirements. In the event an Owner does damage the upland buffer or wetland, the Owner shall be responsible for the replacement and replanting of all damaged or destroyed plants and restoration of disturbed areas within thirty (30) days of written notification by the Declarant. The Owner of any Lot (or his/her contractors, agents or invitees) that has been damaged or cleared, and fails to restore said Lot or common Area damaged by the Owner (or his/her contractors, agents or invitees) within thirty (30) days of receipt of written notice from the committee, then the Committee may make such restoration, the cost of which shall be a lien against the Lot and a debt of Owner which may be enforced in the same manner as enforcement of assessment as set forth herein.

ARTICLE IV  
PROPERTY RIGHTS AND REQUIREMENTS

Section 1. Owner's Easements of Enjoyment.

Every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:

(a) The right of the Association to dedicate or transfer all or any parts of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Association, provided no such dedication or transfer shall be effective unless: (i) such dedication or transfer is approved by Declarant, so long as Declarant owns a Lot, or if Declarant no longer owns a Lot, then by a vote of 30% of the Class A Members; and (ii) the approval of such dedication or transfer has been properly recorded; and

(b) That the Conservation Easement Areas be left in their natural condition as set forth in Section 7 herein below.

Section 2. Owner's Use of Lot.

An Owner's use of his or her Lot shall be limited to residential purposes, but nothing herein shall be deemed to prevent a Owner from leasing his or her residence to a single family for the purpose of a residence, subject to these covenants and restrictions. All Owners leasing or renting their Lots or Homes shall be required to incorporate the following provision in their lease or rental agreements, substantially in the following form:

The Lease Premises are a part of a Subdivision. All persons occupying property in Fern Meadows are required to observe the Covenants and Restrictions of the Fern Meadows Subdivision. Copies of all Covenants



and Restrictions are to be obtained from the Landlord.

In addition, all Owners leasing their Lots or homes are required to provide the Association with a copy of the lease or the names and addresses of the Landlord and the Tenant that are contained in the lease or rental agreement.

Section 3. Notice of Conveyance.

At any time an Owner conveys his/her Lot, he/she and the transferee shall be jointly obligated to notify the Association of the transferee's name, mailing address and date of transfer. A notice will be provided by the Association upon the transfer of any Lot providing the current written status of the Association dues.

Section 4. Others' Use.

Any Owner may share his/her right or enjoyment to the Common Area and facilities with the members of his family, his tenants, or visiting guests so long as same observe and abide by these covenants and restrictions.

Section 5. Damage by Lot Owners including Builders.

The Owner of a Lot, including Builders, shall be responsible for any expense incurred by the Association or the Developer to repair or replace Common Area vegetation, curbs, sidewalks, streets, right-of-ways, improvements, swales, drainage facilities and utility lines or other Common Area or public or private improvements, when such repair or replacement is necessary as a result of the negligent or intentional errors or omissions of the builder, sub-contractors, Owner, his family, tenants, guests, agents or invitees. This shall specifically include repairs or replacements resulting from the actions of the Owner's contractor in constructing any improvements on the Owner's Lot. Any such expense if not paid upon demand shall be added to the Assessment to which the Owner's Lot is subject and shall be due and payable in the same manner as the Assessments provided in these covenants. Provided however this shall not apply if there are insurance proceeds available to pay for damage.

Section 6. Motor Boat Use Restriction.

No man-powered, wind propelled or electric operated boats may be used on any lakes or retention areas situated in the Subdivision. No such vessels nor any other vessels may be used in wetland areas within the Conservation Easement Areas.

Section 7. Conservation Easement Areas.

Pursuant to the provisions of Section 704.06, Florida Statutes, Developer hereby voluntarily grants and conveys to the St. Johns River Water Management District (the "District"), a conservation easement in perpetuity over the Conservation Easement Areas (the "Conservation Easement"). Developer fully warrants title to said Conservation Easement Areas, and will warrant and defend the same against the lawful claims of all persons whomsoever. Developer grants this Conservation Easement as a condition of Permit Number 4-009-70366-2 issued by the District, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions.

(a) Purpose: The purpose of the Conservation Easement Areas is to assure that the Conservation Easement Areas will be retained forever in their existing natural condition and to prevent any use of the Conservation Easement Areas that will impair or interfere with the environmental value of these areas.

(b) Prohibited Uses. Any activity in or use of the Conservation Easement Areas inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:



CFN:2003250561

OR Book/Page: 5018 / 1194

- (1) Construction or placing buildings, roads, signs, billboards or other advertising, utilities, or any other structures on or above the ground.
- (2) Dumping or placing soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials
- (3) Removing, destroying or trimming trees, shrubs or other vegetation.
- (4) Excavating, dredging, or removing loam, peat, gravel, rock, soil, or other material substances in such a manner as to affect the surface.
- (5) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (6) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (7) Acts or uses detrimental to such retention of land or water areas.
- (8) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological or cultural significance.

(c) Responsibilities. The Developer, its successors and assigns, are responsible for the operation and maintenance of the Conservation Easement Areas. In addition, the Developer, its successors and assigns, are responsible for the periodic removal of trash and other debris which may accumulate in the Conservation Easement Areas.

(d) Reserved Rights. Developer reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Conservation Easement Areas, including the right to engage in or permit or invite others to engage in all uses of the Conservation Easement Areas, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

(e) Rights of District. To accomplish the purposes stated herein, the Developer conveys the following rights to the District:

- (1) To enter upon and inspect the Conservation Easement Areas in a reasonable manner and at reasonable times to determine if Developer or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.
- (2) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Conservation Easement Areas that may be damaged by any activity inconsistent with this Conservation Easement.

(f) District's Discretion. The District may enforce the terms of this Conservation Easement at its discretion, but if Developer breaches any term of this Conservation Easement and the District does not exercise its rights under this Conservation Easement, the District's forbearance shall not be construed to be a waiver by the District of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the District's rights under this Conservation Easement. No delay or omission by the District in the exercise of any right or remedy upon any breach by Developer shall impair such right or remedy or be construed as a waiver.





District shall not be obligated to Developer, or to any other person or entity, to enforce the provisions of this Conservation Easement.

(g) District's Liability. Developer will assume all liability for any injury or damage to the person or property of third parties which may occur in the Conservation Easement Areas arising from Developer's ownership of the Conservation Easement Areas. Neither Developer, nor any person or entity claiming by or through Developer, shall hold the District liable for any damage or injury to person or personal property which may occur in the Conservation Easement Areas.

(h) Acts Beyond Developer's Control. Nothing contained in this Conservation Easement shall be construed to entitle the District to bring any action against Developer for any injury to or change in the Conservation Easement Areas resulting from natural causes beyond Developer's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action take by Developer under emergency conditions to prevent, abate or mitigate significant injury to the Conservation Easement Areas or to persons resulting from such causes.

(i) Amendment. The provisions of this Conservation Easement may not be amended without the prior written approval of the District.

(j) Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Conservation Easement Areas.

#### Section 8. Maintenance of Operation of Surface Water or Stormwater Management System.

The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted or, if modified, as approved by the St. Johns River Water Management District.

The Builder has constructed a drainage swale upon each Lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each Lot Owner, including Builders, shall be responsible for the maintenance, operation and repair of the swales on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the drainage swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human-induced phenomena, shall be repaired and the drainage swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the drainage swale is located.

The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants and Restrictions which relate to the maintenance, operation and repair of the surface water or stormwater management system.

#### Section 9. Maintenance of Drainage Easements.

It shall be the duty of the Association to maintain the drainage easements if said duty is not assumed by any governmental agency pursuant to any dedication agreement. Said duty shall include the obligation to cut grass, cut any trees, bushes or shrubbery, make any grading of the soil, or take any other similar actions reasonably necessary to maintain reasonable standards of health, safety and appearance. Drainage flow shall not be obstructed or diverted



from drainage easements. Developer may but shall not be required to add drainage for surface water wherever and whenever necessary to maintain reasonable standards of health, safety and appearance; provided, however, any maintenance, clearing, grading or cutting of drainways must be as permitted, or as approved by St. Johns River Water Management District and Brevard County, pursuant to a permit modification.

## ARTICLE V COVENANT FOR ASSESSMENTS

### Section 1. Assessments.

(a) All Lots shall be subject to annual and special assessments as herein provided in order to fund the costs of fulfilling the purposes of the Association. In the event of a conveyance, the grantee is jointly and severally liable with the grantor for all assessments outstanding against the grantor and subject Lot, without prejudice to any right the grantee may have to recover from the grantor any amounts paid by the grantee. Each Lot Owner is deemed to covenant and agree by acceptance of a deed to a Lot to pay all assessments and no Lot Owner may waive or avoid responsibility for payment of any assessment by not using his Lot or the Common Areas or by disputing the purpose of the assessment or for any other reason; provided however, that no Lot while owned by the Developer shall be subject to either annual or special assessments. The Developer hereby obligates itself to pay any operating expenses that exceed assessments received from the members and other income sources of the Association. This obligation shall terminate when the Developer no longer controls the Association.

(b) Both annual and special assessments must be fixed at a uniform rate per Lot subject to assessments and may be collected monthly, quarterly or annually as determined by the Board of Directors. As to any individual Lot or Lot Owner who has not paid an assessment when due or is in violation of these Covenants and Restrictions, however, the amount of the assessment outstanding shall be increased by interest, late charges, costs, fines, damages and attorneys fees, as referenced throughout this Declaration.

### Section 2. Annual Assessments.

The Association shall fix the amount and the due date of the annual assessment. Initially, annual assessments shall be payable in one annual installment, payable when the Owner takes title and prorated from that date to the end of the fiscal year. The title company shall forward the proceeds of the prorated annual assessment to the Homeowners Association. The Association shall notify the Owners of each Lot of the amount, the date on which the assessments are payable, and the place of payment.

Assessments shall also be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

### Section 3. Date of Commencement of Annual Assessments.

The annual assessments for each Lot shall be payable upon conveyance of that Lot to a Class A Member, and at the beginning of each fiscal year of the Association thereafter. Builders may become liable for annual or special assessments prior to receiving conveyance of a Lot, as may be provided by contract between Developer and the Builders.

### Section 4. Special Assessments.

The Association may levy a special assessment to pay in whole or in part for the cost of any shortfall in the annual budgeted operating revenues, or for any repair or replacement of an existing capital improvement, or for the construction/acquisition of a new capital improvement, without concurrence of the Owners unless the cost of such repair/replacement/acquisition/construction is major. "Major" as referenced herein shall be defined to mean that the amount of the proposed special assessment per Owner, plus any other special assessments levied during that same



fiscal year, exceeds 50% of the then current year's annual assessment. Major capital improvements shall require the special assessment to be approved by a majority of a minimum of 30% of the membership. The Association may also levy special assessments without limitation or the concurrence of any Owner to pay for the cost of maintenance or enforcement of these covenants and restrictions with regard to specific lots; any such assessment shall be levied against the Owner of such lot. Special assessments shall be payable at such time and place determined by the Association and stated in the assessment notice.

#### Section 5. Maximum Annual Assessment.

Until January 1, 2004, the annual assessment shall be \$250.00 per Lot.

(a) From and after January 1, 2004, the annual assessment shall be set by the Association and may be increased each year by up to ten (10%) percent above the maximum allowable assessment for the previous year without a vote of membership. "Maximum allowable assessments" as referred to herein shall be calculated by assuming a cumulative 10% increase per year from and after the year 2004.

(b) From and after January 1, 2004, the maximum annual assessment may be increased by more than said ten (10%) percent only by a majority vote of those needed for a quorum of 30% of each class of members who are voting. The vote should be by certified written ballot mailed to each owner 30 days after their receipt of written notification that a vote will be taken on the proposed increase in assessment.

### ARTICLE VI ENFORCEMENT PROVISIONS

#### Section 1. Creation of Lien for Assessments.

(a) Assessments, including any increases in same due to interest, late charges, costs, fines, damages and attorney fees, shall be a charge upon each Lot and a continuing lien thereon until paid. The lien will become effective from and after recording a Claim of Lien in the Public Records of Brevard County, Florida, stating the Lot description, the name of the record Owner, the amount due, and the due date. The lien will remain in effect until all sums due to the Association have been fully paid and the Association is hereby authorized to take any and all actions provided in law or equity to collect such sums. Any payment received by the Association from that payor shall first be applied to any interest accrued, any outstanding penalties and costs, reasonable attorney's fees incurred in collection, and then to the outstanding assessment. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment.

(b) All Lots shall be sold subject to the terms and provisions of the continuing lien described in this paragraph. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specific Lot have been paid. A properly executed Certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

#### Section 2. Effect of Non-Payment of Assessment: Remedies of the Association.

Any assessment not paid within thirty (30) days after the due date shall accrue an administrative late charge of \$25.00 or five percent (5%) of the amount due, whichever is greater, plus interest beginning 30 days from the due date at the rate of twelve percent (12%) per annum until paid. The Association may bring an action against the Owner of the Lot personally for payment of the assessment and may enforce its lien for the assessment by foreclosure or any other means available under the law. The Association may waive payment of late charges and interest on any assessment, but may not waive payment of the assessment. In an action to enforce collection of any assessments, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, including attorney's fees and costs on appeal.



CFN:2003250561

OR Book/Page: 5018 / 1198

### Section 3. Violation and Enforcement of Restriction and Covenants.

(a) The Association and each lot 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. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any action for enforcement brought hereunder, the prevailing party shall be entitled to reasonable attorneys fees including attorneys fees through appellate proceedings.

(b) Upon learning of a violation, the Association shall issue the Owner a written notice either by certified return receipt mail or posting on the property requesting the Owner to cure the violation and advising the Owner that a fine will begin to accrue if the violation is not cured within thirty (30) days of receipt of the notice and that the Owner's Lot may be subject to a lien for such fine together with any costs expended by the Association for notice, investigation, attorney's fees and costs, and curative actions, the Association may take, including but not limited to demolition and/or storage costs for any construction or items placed on a Lot in violation of this Declaration.

(c) A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three (3) members appointed by the Board of Directors of the Association who are not officers, directors or employees of the Association or the spouse, parent, child, brother or sister of an officer, director or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. The amount of the fine at the time of filing this Declaration is \$50.00 per day, but said amount may be increased from time to time by the Board of Directors without vote of the Association or amendment to this Declaration.

(d) The Association shall have the authority but is not obligated to cure any violation through whatever action it deems reasonable and the expenses thereof shall be chargeable to the Owner of the Lot or Lots on which or in connection with the violation has occurred. Said expense shall be payable forthwith and upon demand. In the event the Association has expended funds in connection with curing such violation, then and in such event the funds so expended shall become an assessment upon the Lot or Lots enforceable as provided herein for unpaid assessments.

### Section 4. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect any assessment lien. However, the sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

## ARTICLE VII RIGHTS RESERVED BY DEVELOPER

### Section 1. Eminent Domain.

If all or part of any Common Area, private right-of-way, or private easement for access, is taken by eminent domain, Developer shall be entitled to the proceeds therefor and no claim shall be made by the Association or any Owner other than Developer for any portion of any award.

### Section 2. Easements for Utilities.

The Developer reserves a perpetual easement on, over and under all easements within the Subdivision and Common Areas shown on the subdivision plat for construction and maintenance of electric and telephone poles,



CFN:2003250561

OR Book/Page: 5018 / 1199

wires, cables, conduits, water mains, drainage lines or drainage ditches, sewers, irrigation lines, roadways, natural gas, cable television, and other conveniences or utilities. To the extent permitted by law, the Developer may grant an exclusive easement over each Lot for the installation and maintenance of radio and television cables within the Subdivision. The Owners of Lots subject to the easements reserved in this paragraph shall acquire no right or interest in utility or cable television equipment placed on, over or under the portions of the Subdivision which are subject to said easements.

All easements reserved by Developer are and shall remain private easements and the sole and exclusive property of the Developer, to be held or else conveyed in Developer's discretion to utility companies, the Association, or appropriate government agency.

### Section 3. Drainage.

The Association shall have a perpetual non-exclusive easement over all areas of the surface water or stormwater management system for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the surface water or stormwater management system, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or stormwater management system as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

### Section 4. Maintenance Easement.

The Developer and the Association reserves an easement within all designated drainage and utility easements in, on, over, and upon each Lot for the sole purpose of preserving, maintaining or improving the Common Areas.

### Section 5. Developer Rights Regarding Temporary Structures, Etcetera.

Developer reserves the right to erect and maintain temporary dwelling, model houses, and/or other structures upon Lots owned by Developer or Developer's assignee and to erect and maintain such commercial and display signs and devices as Developer, in its sole discretion, deems advisable. Developer reserves the right to do all acts necessary in connection with the construction of such improvements on the Lots. Nothing contained in these covenants and restrictions shall be construed to restrict the foregoing rights of the Developer.

### Section 6. Further Restrictions, Conditions and Dedications.

Developer reserves the right to impose further restrictions and to grant or dedicate additional easements and rights-of-way on any Lot in the Subdivision owned by Developer and on the Common Areas, so long as the easements granted by Developer shall not materially or adversely affect any improvements or unreasonably interfere with use of the Common Areas.

## ARTICLE VIII GENERAL PROVISIONS

### Section 1. Severability and Interpretation.

Invalidation of any of these covenants or restrictions by judgment or court order shall in no way effect any other provisions hereof, which shall remain in full force and effect. Should any conflict in interpretation arise



CFN:2003250561

OR Book/Page: 5018 / 1200

between the provisions of this Declaration and of the Articles of Incorporation, the provisions of this Declaration shall prevail.

## Section 2. Duration, Modification and Amendment.

Except as the same may be changed, modified or amended as provided for hereafter, the covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date of this Declaration is recorded, at which time they shall be automatically extended for two (2) successive periods of ten (10) years, unless modified or terminated by a duly recorded written instrument executed in conformance with the requirements described below.

So long as Declarant owns one or more Lots within the Subdivision, the Declarant may, in its sole discretion and without any notice to or vote by other Lot Owners, change, modify or amend any provision of this Declaration in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of Brevard County, Florida.

At any time after the Declarant no longer owns any Lot or Lots within the Subdivision, the covenants, agreements, conditions, reservations, restrictions, and charges created and established herein may be waived, abandoned, terminated, modified, altered, or changed upon notice to all members of the Association and with the approval of two-thirds (2/3) of the total membership vote. Such action may be taken at any annual or special meeting of the Association or by certified written ballot, so long as written notice of such proposed action or amendment is given 30 days prior to the meeting or scheduled vote. Any such proposed action must be initiated in the same manner as amendments to the By-Laws of the Association. No such waiver, abandonment, termination, modification or alteration shall become effective until a properly executed instrument in writing shall be recorded in the Public Records of Brevard County, Florida.

Any amendment to the covenants and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the Common Areas, must have the prior approval of the St. Johns River Water Management District.

## Section 3. Mortgage or Conveyance of Common Areas.

In addition to any approvals required of the St. Johns River Water Management District, the FHA or VA, any mortgage or conveyance of a Common Area or any portion thereof shall require the approval of at least two-thirds (2/3) of the total membership vote.

## Section 4. Future Development Within the Project.

The Declarant reserves to itself the sole and absolute right to determine the timing, method of ownership, and manner of development, including the modification of existing Phases and any and all phases of the Subdivision and the addition of other property to the Subdivision. In no event shall any provision of this Declaration be construed as imposing upon the Declarant any obligation whatsoever to submit to the jurisdiction of the Association or vote of the members or provisions of this Declaration any additional property, improvements or lots including all those herein described. No consent of the Lot Owners shall be required to add any lands, construct improvements or portions of additional property to the jurisdiction or ownership of the Association or to subject the same to provisions of this Declaration.

## Section 5. Expandable Association.

(a) Upon the recordation of this Declaration of Covenants and Restrictions for Fern Meadows Subdivision, the Association shall have as members all Owners of Lots in that portion of the Subdivision to which this Declaration has been made applicable, and said portion shall be subject to the jurisdiction of the said



Association, the provisions of this Declaration of Covenants and Restrictions, and the terms of the Articles of Incorporation and By-Laws of the Association, as amended from time to time.

(b) If the Declarant elects to submit additional phases of the Subdivision to this Declaration and to the jurisdiction of the Association, the owners of lots included therein shall also be Members of the Association, and shall enjoy the use of and contribute toward the costs of maintenance, repair and operation of the Common Areas on an equal basis with all other Owners.

(c) Any additions of portions of the Subdivision which Declarant elects to submit to this Declaration shall be made by filing of record a supplementary declaration of covenants and restrictions with respect to the additional property, which if applicable shall extend these covenants and restrictions to such property, and provided, if applicable, that the FHA and VA have determined that the annexation is in accord with the general plan heretofore approved by them.

(d) Such supplementary declaration may contain such complementary additions, deletions, changes to this Declaration as may be required to reflect the different character, if any, of the added properties. In no event, however, shall such supplementary declaration revoke, or otherwise modify the covenants and restrictions established by this Declaration upon the existing subject properties unless properly amended in accordance with the amendment procedures set forth herein.

**IN WITNESS WHEREOF**, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 4 day of August, 2003.

Signed, sealed and delivered  
in the presence of:

Bonnie L. Kennedy  
Witness  
**BONNIE L. KENNEDY**

Print Witness Name

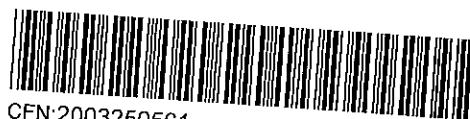
Stacy Hale  
Witness  
**Stacy Hale**

Print Witness Name

FERN MEADOWS, LLC,  
a Florida limited liability company

BY:

HUGH M. EVANS, JR., Member



CFN:2003250561

OR Book/Page: 5018 / 1202

STATE OF FLORIDA  
COUNTY OF BREVARD

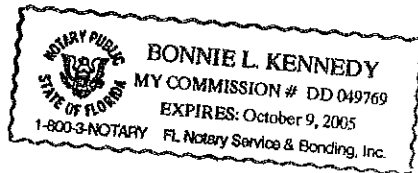
I **HEREBY CERTIFY** that on this day, before me an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared HUGH M. EVANS, JR. as Member of FERN MEADOWS, LLC. a Florida limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. The said person was not under oath.

WITNESS my hand and official seal this 4 day of August, 2003.

Bonnie L. Kennedy  
Notary

**BONNIE L. KENNEDY**

My Commission Expires

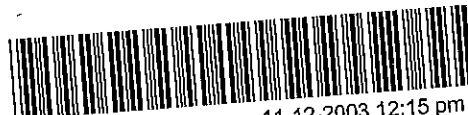


CFN:2003250561

OR Book/Page: 5018 / 1203



**PREPARED BY AND RETURN TO:**  
**Fern Meadows, L.L.C.**  
**1682 W. Hibiscus Blvd.**  
**Melbourne, FL 32901**

  
CFN 2003356872 11-12-2003 12:15 pm  
OR Book/Page: 5116 / 1737

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 2	#Names: 2	
Trust: 1.50	Rec: 9.00	Serv: 0.00
Deed: 0.00		Excise: 0.00
Mtg: 0.00		nt Tax: 0.00

**FIRST AMENDMENT TO DECLARATION**  
**OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, (hereinafter referred to as the "Amendment"), made as of the 10 day of November, 2003, by **FERN MEADOWS, L.L.C.**, a Florida limited liability company, hereinafter referred to as "Declarant" or as "Developer".

**WITNESSETH:**

**WHEREAS**, the Developer originally platted the property (the "Property") as Fern Meadows Subdivision according to the Plat thereof as recorded in Plat Book 50, Pages 53-54, of the Public Records of Brevard County, Florida, and which Property is subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Lake East Subdivision as recorded in Official Records Book 5018, Page 1180, (the "Declaration"), and all amendments thereto, the Articles of Incorporation of Fern Meadows Homeowners Association, Inc., as recorded in Official Records Book 5018, Page 1222, and the By-Laws of Fern Meadows Homeowners Association, Inc. as recorded in Official Records Book 5018, Page 1207, all of the Public Records of Brevard County, Florida;

**WHEREAS**, pursuant to Article VIII, Section 2 of the Declaration, the Declarant may change, modify or amend any provision of this Declaration in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of Brevard County, Florida.

**NOW THEREFORE**, in consideration of the premises, the Declarant does hereby amend the Declaration by adding thereto the following:

1. **ARTICLE II, ARCHITECTURAL AND AESTHETIC REQUIREMENTS, Section 5., Landscaping**, item (c) is deleted in its entirety and replaced with the following:

(c) A minimum of four (4) trees, two (2) of which must be live or laurel oak, and one (1) sable palm are required to be planted at each residence. One (1) of the live or laurel oak trees and one (1) sable palm must be planted in the front or side setback area of each residence. The other required tree shall be an East Palatka Holly and this tree shall be planted in the easement area between the sidewalk and the residence. The East Palatka Holly shall be placed in the same location at each residence so as to create a continuous streetscape. These trees shall be a minimum of 8' in height, have a drip line of a minimum of 4', and be a minimum of 1 1/2" in diameter measured 4' above the finished grade. The trees shall remain perpetually on each lot. Notwithstanding the foregoing, trees must conform to any stricter standards required by any applicable governmental entity. In the event any of the trees die either by disease or neglect, they

shall be replanted with the same or other approved type of tree to comply with these minimum requirements. Upon notification by the Association and/or the local governing agency, each homeowner shall have thirty (30) days to replant/replace said trees required under these restrictions.

2. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Bonnie L. Kennedy  
Witness **BONNIE L. KENNEDY**

Print Name

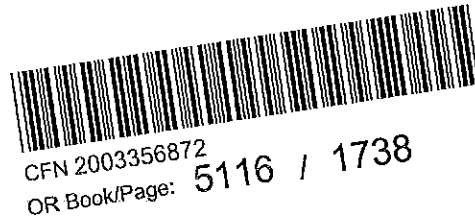
Judith A. Devault  
Witness **Judith A. Devault**

Print Name

**FERN MEADOWS, L.L.C.**  
a Florida limited liability company

BY: Hugh M. Evans, Jr.

Hugh M. Evans, Jr., Member



**STATE OF FLORIDA**  
**COUNTY OF BREVARD**

**I HEREBY CERTIFY** that on the 10 day of November, 2003 before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **HUGH M. EVANS, JR.** as a Member of **FERN MEADOWS, L.L.C., a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of the company. The said person was not under oath.

Bonnie L. Kennedy  
Notary **BONNIE L. KENNEDY**  
MY COMMISSION # DD 049769  
EXPIRES: October 9, 2005  
My Commission Expires Service & Bonding, Inc.

PREPARED BY AND RETURN TO:  
Fern Meadows, L.L.C.  
1682 W. Hibiscus Blvd.  
Melbourne, FL 32901



CFN 2005041512 02-07-2005 04:49 pm  
OR Book/Page: 5418 / 8977

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 5	#Names: 2	
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Deed: 0.00		Excise: 0.00
Mtg: 0.00		nt Tax: 0.00

**SECOND AMENDMENT TO DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, (hereinafter referred to as the "Amendment"), made as of the 31<sup>ST</sup> day of DECEMBER, 2004, by **FERN MEADOWS, L.L.C.**, a Florida limited liability company, hereinafter referred to as "Declarant" or as "Developer".

**WITNESSETH:**

**WHEREAS**, the Developer originally platted the property (the "Property") as Fern Meadows Subdivision according to the Plat thereof as recorded in Plat Book 50, Pages 53-54, of the Public Records of Brevard County, Florida, and which Property is subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Lake East Subdivision as recorded in Official Records Book 5018, Page 1180, as amended in that certain First Amendment to Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 5116, Page 1737, (collectively, the "Declaration"), and all amendments thereto, the Articles of Incorporation of Fern Meadows Homeowners Association, Inc., as recorded in Official Records Book 5018, Page 1222, and the By-Laws of Fern Meadows Homeowners Association, Inc. as recorded in Official Records Book 5018, Page 1207, all of the Public Records of Brevard County, Florida;

**WHEREAS**, pursuant to Article VIII, Section 2 of the Declaration, the Declarant may change, modify or amend any provision of this Declaration in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of Brevard County, Florida.

**NOW THEREFORE**, in consideration of the premises, the Declarant does hereby amend the Declaration by adding thereto the following:

1. "Common Area(s)" in the Definition section of the recorded Declaration of Covenants, Conditions and Restrictions is amended to read, in its entirety as follows:

"Common Area(s)" for the purposes of this Declaration shall mean those portions of the Subdivision named as Tracts C, D, F, G, H-1 and H-2, according to plat of Fern Meadows recorded in Plat Book 50, pages 53 and 54, excluding that portion of Tract H-1 lying east of Lots 39, 40, 41, 42, 43, 44, 45, 46 and 47 and that portion of H-2 lying east of Lot 48 and 49 as more particularly described in Exhibit "A" attached hereto, all of the public records of Brevard County, Florida, which are intended for the common use and

benefit of all Owner of the Association. Additional parcels may be added to the Common Areas in the future."

2. Article IV, PROPERTY RIGHTS AND REQUIREMENTS, Section 1. Owner's Easements of Enjoyment, the introductory paragraph of that section is amended, in its entirety to read as follows:

"Section 1. Owner's Easements of Enjoyment.

Except as to that portion of Tract H-1 lying east of Lots 39, 40, 41, 42, 43, 44, 45, 46 and 47 and that portion of Tract H-2 lying east of Lot 49 and 49 according to plat of Fern Meadows recorded in Plat Book 50, pages 53 and 54, of the public records of Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:"

3. Article VIII, GENERAL PROVISIONS, Section 3. Mortgage or Conveyance of Common Areas. is deleted in its entirety.

4. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

**IN WITNESS WHEREOF**, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Nandrea R. Pannarino  
Print Name

Deborah Williams  
Print Name Deborah Williams

LISA WALKER  
Print Name

Dawn V. Bailey  
Print Name

**FERN MEADOWS, L.L.C.**  
a Florida limited liability company

BY: [Signature]  
Arthur F. Evans, Jr., Managing Member

BY: [Signature]  
Robert M. Kush, Managing Member



CFN 2005041512  
OR Book/Page: 5418 / 8978



STATE OF FLORIDA  
COUNTY OF BREVARD

CFN 2005041512

OR Book/Page: 5418 / 8979

I HEREBY CERTIFY that on the 31<sup>st</sup> day of December, 2004, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **ARTHUR F. EVANS, III** as Managing Member of **FERN MEADOWS, L.L.C., a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of the company.



Nandra R. Ramnarine  
My Commission DD063075  
Expires January 10, 2006

Nandra R. Ramnarine  
Notary Public, State of Florida

Print Name Nandra R. Ramnarine  
My Commission Expires 1/10/06

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on the 8 day of December, 2004, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **ROBERT M. KUSH** as Managing Member of **FERN MEADOWS, L.L.C., a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of the company.

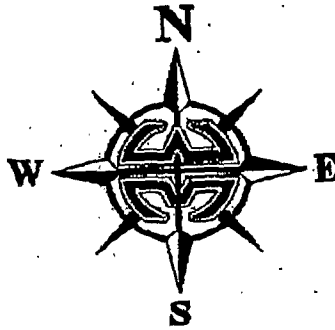


Marilyn M. Pruss  
Notary Public, State of Florida

Print Name Marilyn M. Pruss  
My Commission Expires June 2, 2008

# EXHIBIT A

## SKETCH OF LEGAL (NOT A SURVEY) SHEET 1 OF 2

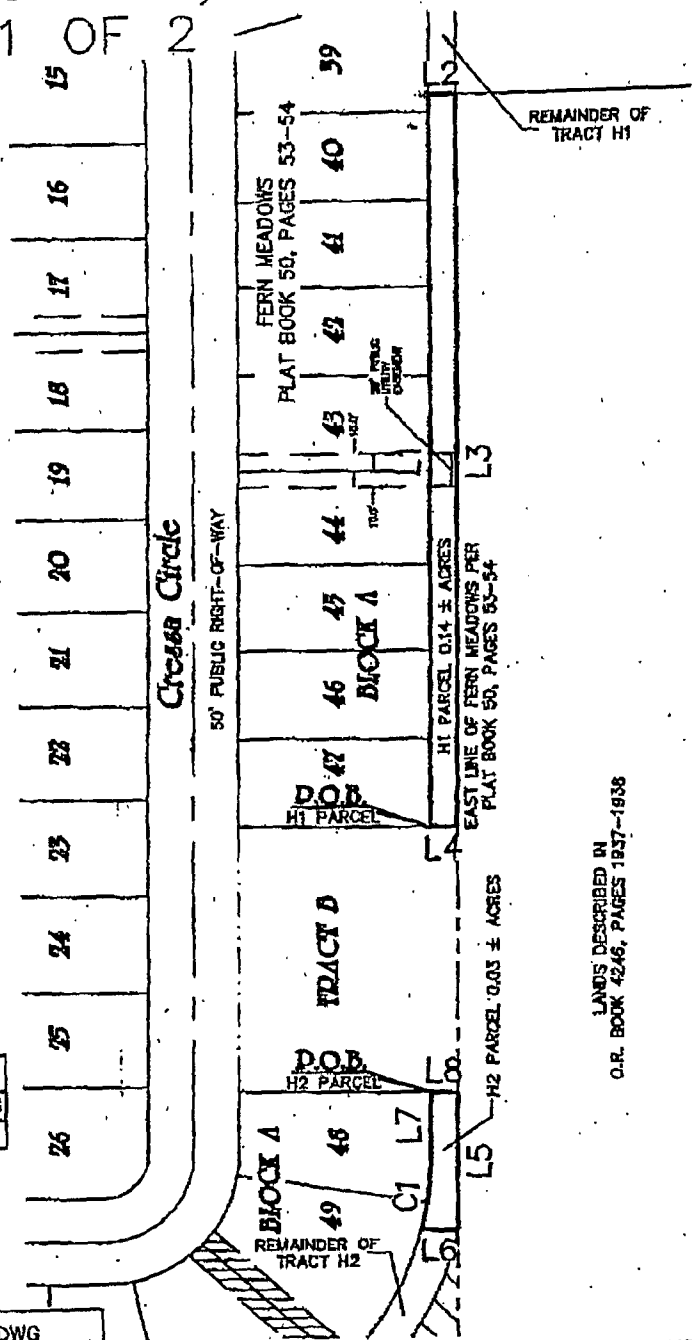


CFN 2005041512

OR Book/Page: 5418 / 8980

LINE TABLE		
LINE	LENGTH	BEARING
L1	419.79'	N 00°42'51" E
L2	15.00'	N 89°17'03" E
L3	420.16'	S 00°42'51" W
L4	15.00'	N 89°17'08" W
L5	80.00'	S 00°42'51" W
L6	20.17'	N 89°17'09" W
L7	37.16'	N 00°42'51" E
L8	15.00'	S 89°17'09" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	180.00'	13°48'11"	43.26'	43.15'	N 07°35'57" E



LANDS DESCRIBED IN  
O.R. BOOK 4246, PAGES 1937-1938

DRAWING NO: A04-0273 DRAWING NAME: 03-530-SK-H1-H2.DWG

SCALE: 1"=100' DWN BY: D.O.G. CHD BY: J.M.M. CLIENT NO. 203-0530

REVISIONS  
A.  
B.  
C.

### CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.021, OF THE FLORIDA STATUTES.

JONATHAN M. MOTT, P.L.S.

SIGNING DATE: 12/03/04

FLA. CERT. NO: 5060

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

CERTIFIED TO:

Fern Meadows  
Homeowners Association, Inc.

**WILLIAM MOTT LAND SURVEYING INC.**

BAYMEADOWS COMMERCIAL CENTER  
3716 NORTH WICKHAM ROAD, SUITE 3  
MELBOURNE, FLORIDA, 32936-2358  
PHONE (321) 781-4444

LICENSED BUSINESS "360"

# SKETCH OF LEGAL

(NOT A SURVEY)

SHEET 2 OF 2



CFN 2005041512

OR Book/Page: 5418 / 8981

## LEGAL DESCRIPTION: H1 PARCEL (BY SURVEYOR)

A portion of Tract H1, Fern Meadows, according to the Plat thereof, as recorded in Plat Book 50, Pages 53 and 54, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of Lot 47, Block A, of said Fern Meadows, said point being the POINT-OF-BEGINNING; thence North  $00^{\circ}42'51''$  East along the East line of said Block A, a distance of 419.79 Feet; thence run North  $89^{\circ}17'03''$  East, a distance of 15.00 Feet to the East line of said Fern Meadows; thence South  $00^{\circ}42'51''$  West along said East line, a distance of 420.16 Feet to the Southeast corner of Tract b, of said Fern Meadows; thence North  $89^{\circ}17'09''$  West along the North line of said Tract B, a distance of 15.00 Feet to the POINT-OF-BEGINNING.

Containing 0.14 Acres of land more or less.

## LEGAL DESCRIPTION: H2 PARCEL (BY SURVEYOR)

A portion of Tract H2, Fern Meadows, according to the Plat thereof, as recorded in Plat Book 50, Pages 53 and 54, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Lot 48, Block A, of said Fern Meadows, said point being the POINT-OF-BEGINNING; thence South  $89^{\circ}17'09''$  East along the South line of Tract B, of said Fern Meadows, a distance of 15.00 Feet to the Southeast corner of said Tract B; thence South  $00^{\circ}42'51''$  West along the East line of said Fern Meadows, a distance of 80.00 Feet; thence North  $89^{\circ}17'09''$  West, a distance of 20.17 Feet to the East line of Block A, of said Fern Meadows, said point being a point of curvature of a non tangent circular curve concave to the West, having a radius of 180.00 Feet, and a central angle of  $13^{\circ}46'11''$ ; thence from a tangent bearing of North  $14^{\circ}29'02''$  East, run Northerly along the East line of said Block A and the arc of said curve an arc distance of 43.26 Feet; thence North  $00^{\circ}42'51''$  East along said East line, a distance of 37.16 Feet to the POINT-OF-BEGINNING.

Containing 0.03 Acres of land more or less.

DRAWING NO: A04-0274 DRAWING NAME: 03-530-SK-H1-H2.DWG

SCALE: 1"=100' DWN.BY: D.D.G. CHD.BY: J.M.M. CLIENT NO. 203-0530

REVISIONS	A. LEGAL "REVISED"	12/09/04
	B.	
	C.	

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ORGANIZATION IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

CERTIFIED TO:

Fern Meadows  
Homeowners Association, Inc.

### CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JONATHAN M. MOTT, P.L.S.

SIGNING DATE: 12/03/04

FLA. CERT. NO.5060



WILLIAM MOTT LAND SURVEYING INC.

BAYMEADOWS COMMERCIAL CENTER  
3716 NORTH WICKHAM ROAD, SUITE 3  
MELBOURNE, FLORIDA, 32935-2338  
PHONE (321) 751-4444

LICENSED BUSINESS "3608"



**Scott Ellis**

Clerk Of Courts, Brevard County

CFN 2005143020

04-26-2005 09:40 am

**PREPARED BY AND RETURN**

**Fern Meadows, L.L.C.**  
**1682 W. Hibiscus Blvd.**  
**Melbourne, FL 32901**

#Pgs: 4      #Names: 2  
Trust: 2.50      Rec: 33.00      Serv: 0.00  
Ded: 0.00      Excise: 0.00  
Mtg: 0.00      nt Tax: 0.00

OR Book/Page: **5456 / 8806**

**THIRD AMENDMENT TO DECLARATION**  
**OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, (hereinafter referred to as the "Amendment"), made as of the 25<sup>th</sup> day of April, 2005, by **FERN MEADOWS, L.L.C., a Florida limited liability company**, hereinafter referred to as "Declarant" or as "Developer".

**WITNESSETH:**

**WHEREAS**, the Developer originally platted the property (the "Property") as Fern Meadows Subdivision according to the Plat thereof as recorded in Plat Book 50, Pages 53-54, of the Public Records of Brevard County, Florida, and which Property is subject to the Declaration of Covenants, Conditions and Restrictions for Fern Meadows Subdivision as recorded in Official Records Book 5018, Page 1180, (the "Declaration"), and all amendments thereto, the Articles of Incorporation of Fern Meadows Homeowners Association, Inc., as recorded in Official Records Book 5018, Page 1222, and the By-Laws of Fern Meadows Homeowners Association, Inc. as recorded in Official Records Book 5018, Page 1207, all of the Public Records of Brevard County, Florida;

**WHEREAS**, pursuant to Article VIII, Section 2 of the Declaration, the Declarant may change, modify or amend any provision of this Declaration in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of Brevard County, Florida.

**WHEREAS**, pursuant to Article VIII, Sections 4 and 5 of the Declaration, the Declarant reserved the right to add other property to the Subdivision.

**NOW THEREFORE**, in consideration of the premises, the Declarant does hereby amend the Declaration by adding thereto the following:

1. The first "**WHEREAS**" clause in that certain First Amendment to Declaration of Covenant, Conditions and Restrictions as recorded in Official Records Book 5116, Page 1737, Public Records of Brevard County, Florida, contained a scrivener's error therein by referencing "Eagle Lake East" when in fact it should reference "Fern Meadows".

2. The Declarant is the owner of the following described property in the County of Brevard, State of Florida, which is more particularly described in Exhibit "A" hereof and which is platted as:

**FERN MEADOWS PHASE TWO**  
**SECTION 27, TOWNSHIP 27 SOUTH, RANGE 35 EAST**  
**CITY OF COCOA, COUNTY OF BREVARD, FLORIDA**

according to the Plat thereof as recorded in Plat Book 53, Page(s) 5 & 6, Public Records of Brevard County, Florida, which Property the Declarant hereby adds to the Subdivision, and which Property is hereby subject to the Declaration.



3. ARTICLE I, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION, Section 3. Classification of Membership, sub-section (a) is deleted in entirety and replaced with the following:

(a) Three (3) months after ninety (90%) percent of the residential lots in all phases of the subdivision have been conveyed by the developer (or successor developer) to members (excluding conveyances to builders, contractors, or others who purchase a parcel for the purpose of constructing improvements thereon for resale) and the residential structures are complete and occupied by Owners, or

4. "Conservation Area" or "Conservation Easement Area" in the Definition section of the recorded Declaration of Covenants, Conditions and Restrictions is amended by adding certain property as follows:

"Conservation Area" or "Conservation Easement Area" shall mean and refer to all such property so designated as Tract(s) E upon any recorded Subdivision Plat or Plats of the Properties. The Developer reserves the right to add lands to the Conservation Easement Area.

5. ARTICLE III, GENERAL RESTRICTIONS - USE AND OCCUPANCY, Section 15. Drainage Easements, Easements and Common Areas., is amended by adding certain property as follows:

e) Tract E as shown on the recorded Plat of Fern Meadows Phase Two is designated for conservation of preserved wetlands and uplands and passive recreational use. No alterations or filling is allowed within Tract E. Tract E is subject to a Conservation Easement in favor of the St. John's River Water Management District pursuant to Section 704.06, Florida Statutes and, as such, is restricted as defined in Article IV, Section 7, Conservation Easement Areas. The Association shall be responsible to maintain those improvements.

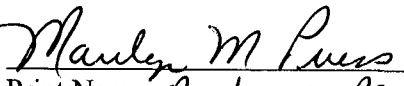
6. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

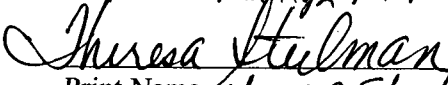
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Print Name **BONNIE L. KENNEDY**

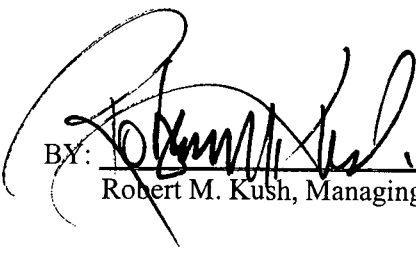
  
Print Name **Stacy Hale**

  
Print Name **Marilyn M. PRUSS**

  
Print Name **Theresa Steelman**

**FERN MEADOWS, D.L.C.**  
**a Florida limited liability company**

BY:   
Arthur F. Evans, III, Managing Member

BY:   
Robert M. Kush, Managing Member



CFN 2005143020  
OR Book/Page: 5456 / 8807

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on the 25<sup>th</sup> day of April, 2004, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **ARTHUR F. EVANS, III** as Managing Member of **FERN MEADOWS, L.L.C., a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of the company. The said person was not under oath.

Stacy Hale  
Notary  
June 11, 2006  
My Commission Expires

STACY HALE  
Notary Public, State of Florida  
My comm. exp. June 11, 2006  
Comm. No. DD 124556



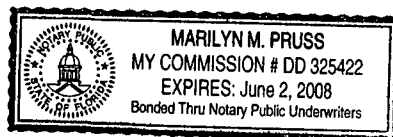
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STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on the 25 day of April, 200~~4~~<sup>5</sup>, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **ROBERT M. KUSH**, as Managing Member of **FERN MEADOWS, L.L.C., a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of the company. The said person was not under oath.

Marilyn M. Pruss  
Notary

June 2, 2008  
My Commission Expires



  
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