

This instrument prepared by:
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PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
(239) 334-2195

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Charlie Green, Lee County Clerk of Circuit Court
Rec. Fee \$826.00
Deputy Clerk LTALONE
#1

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
BLUE CRAB KEY CONDOMINIUM
AND THE
BYLAWS OF BLUE CRAB KEY
CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, being duly elected and acting President of **BLUE CRAB KEY CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation, do hereby certify that the resolution set forth below was approved, evidenced by a written statement or ballot, manifesting their intention that such amendment be adopted. The resolution was approved and adopted by the votes indicated for the purpose of Amending and Restating the Declaration of Condominium of Blue Crab Key Condominium and the Bylaws of Blue Crab Key Condominium Association, Inc., as originally recorded in Official Records Book 1742, Pages 3020 *et seq.*, and as may have been subsequently amended, in the Public Records of Lee County, Florida.

1. The following resolutions were approved by at least two-thirds (2/3rds) of the entire membership of the Association:

RESOLVED: That the Declaration of Condominium of Blue Crab Key Condominium be and is hereby amended, and the Amended and Restated Declaration of Condominium of Blue Crab Key Condominium is adopted in the form attached hereto as Exhibit "1."

RESOLVED: That the Bylaws of Blue Crab Key Condominium Association, Inc. be and are hereby amended, and the Amended and Restated Bylaws of Blue Crab Key Condominium Association, Inc. are adopted in the form attached hereto as Exhibit "2".

RESOLVED: That the officers and directors are hereby instructed and authorized to execute the aforementioned documents and cause them to be filed of Public Record, together with a Certificate of Amendment.

Dated this 25th day of April, 2012.

WITNESS #1:

Janie Baker
Janie Baker
Printed Name of Witness

**BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.**

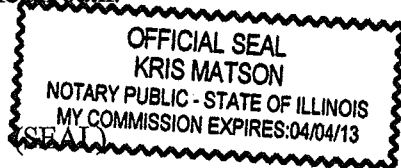
By: Willis F. Fry
Printed Name: Willis F. Fry
Title: President

WITNESS #2:

Diane Garland
Diane Garland
Printed Name of Witness

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 25th day of APRIL, 2012,
by Willis Fry, as President of BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC., a non-profit Florida corporation, on behalf of the corporation. He/She is
personally known to me or has produced IN PERSON, as identification and did
not take an oath.



Kris Matson
Notary Public
Kris Matson
Printed Name of Notary

This Instrument Prepared By:
Christopher J. Shields, Esquire
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
(239) 334-2195

**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF
BLUE CRAB KEY CONDOMINIUM**

(SUBSTANTIAL REWORDING OF DECLARATION AND BYLAWS. PLEASE SEE ORIGINAL DECLARATION AND BYLAWS AS RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGES 3020-3094, IN THE PUBLIC RECORDS FOR LEE COUNTY, FLORIDA; AS AMENDED IN O.R. BOOK 1769, PAGES 1975 - 1978; AS AMENDED IN O.R. BOOK 1830, PAGES 4431-4434; AS AMENDED IN O.R. BOOK 1878, PAGES 3907-3909; AS AMENDED IN O.R. BOOK 1973, PAGES 1477-1478; AS AMENDED IN O.R. BOOK 2101, PAGES 1825-1826; AS AMENDED IN O.R. BOOK 2277, PAGES 2130-2131; AS AMENDED IN O.R. BOOK 2277, PAGES 2132-2137; AS AMENDED IN O.R. BOOK 2299, PAGES 3580-3582; AS AMENDED IN O.R. BOOK 2362, PAGES 3315-3323; AS AMENDED IN O.R. BOOK 2402, PAGES 977-979; AS AMENDED IN O.R. BOOK 2403, PAGES 3781-3782; AS AMENDED IN O.R. BOOK 2434, PAGES 2236-3238; AS AMENDED IN O.R. BOOK 2647, PAGES 1137-1143; AS AMENDED IN O.R. BOOK 2710, PAGES 1073-1077; AS AMENDED IN O.R. BOOK 2748, PAGES 3300-3305; AS AMENDED IN O.R. BOOK 3234, PAGES 3207-3218; AS AMENDED IN O.R. BOOK 3579, PAGES 3710-3714; IN THE PUBLIC RECORDS FOR LEE COUNTY, FLORIDA).

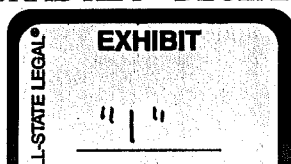
The Association, as representatives of the members in *Blue Crab Key Condominium*, pursuant to the amendment powers contained in the Declaration of Condominium, Articles of Incorporation, the By-Laws and Florida Statutes, after proper notice and discussion, and after recommendation and approval, file this Amended and Restated Declaration of Condominium and Bylaws.

1. **CONFIRMATION OF PRIOR STATEMENT OF CONDOMINIUM SUBMISSION:** The owners of units of *Blue Crab Key Condominium*, do hereby confirm the statements of Condominium as reflected in the Public Records of Lee County, Florida as follows: Statement of Condominium Submission, Official Record Book 1742, at Page 3003 et seq., and as subsequently amended, in the Public Records of Lee County, Florida.

The legal description is attached as Exhibit "A".

2. **DEFINITIONS.** The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context otherwise requires.

BLUE CRAB KEY - DECLARATION



2.1 **"Act" or "Condominium Act"** means the Condominium Act, Chapter 718, Florida Statutes (2010) including the definitions therein contained.

2.2 **"Articles"** means Articles of Incorporation are attached as Exhibit "B" to this Declaration.

2.3 **"Assessment"** means a share of the funds required for the payment of Common Expenses, which from time to time is assessed against the Unit Owner, and such additional sums which may be assessed directly against the Unit.

2.4 **"Association"** means Blue Crab Key Condominium Association, Inc., a Florida corporation not nor profit, the entity responsible for the operation of the Condominium.

2.5 **"Association Property"** means all real property, owned or leased by the Association for the use and benefit of the Unit Owners.

2.6 **"Board of Directors" or "Board" or "Directors"** means the representative body which is responsible for the administration of the Association's affairs, and which is the same body that is sometimes referred to in the Condominium Act as the "Board of Administration". Each Director must be a Unit Owner, or Primary Occupant (in case of Units that designate a Primary Occupant), the spouse of a Unit Owner or Primary Occupant, the settlor or grantor of a trust, which owns a Unit, or the spouse of such party, a beneficiary as defined in Section 737.303(4)(b), Florida Statutes, (2010) of a trust which owns a Unit, provided said beneficiary occupies the Unit, or the spouse of such party.

2.7 **"Building"** means the structure or structures in which the Units are located, regardless of the number thereof.

2.8 **"Bylaws"** means the Bylaws of the Association as attached hereto as Exhibit "C".

2.9 **"Charge"** means any legal or equitable indebtedness to the Association incurred by, or on behalf of, a Unit Owner, other than Assessments for Common Expenses. Said obligations may arise by oral or written contract, by law or in equity, or may be created by these Condominium Documents.

2.10 **"Common Elements"** mean and include those portions of the Condominium Property not included in the Units, and as further described in Article 5 and the Act.

2.11 **"Common Expenses"** means those expenses for which Unit Owners are liable to the Association, including but not limited to expenses of administration, maintenance and operation, repair and replacement of Common Elements and such other expenses as may be declared expenses either by this Declaration, the Articles of Incorporation, the Bylaws or by the Association. Common expenses include, but are not limited to, such items as cost of premiums for hazard and public

liability insurance, repairs, replacements and expenses of upkeep, lawn service, utility bills, pool service, janitor service, accounting and legal fees, wages and fees for managerial and other services, and reasonable and adequate reserves, all as may be required in the maintenance and management of this Condominium. The expenses of bulk cable or master antenna television, and bulk interior pest control, are specifically considered a Common Expense, if so designated by the Board. Common Expenses also include reasonable insurance for Directors and Officers, road maintenance and operation expenses and security services, which are reasonably related to the general benefit of the Unit Owners even if such expenses do not attach to the Common Elements or property of the Condominium.

2.12 **"Common Surplus"** means the excess of all receipts of the Association, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, above the amount of the Common Expenses.

2.13 **"Condominium Documents"** means this Declaration; the Surveyor's Plat copies of which are attached hereto as Exhibit "A"; Articles of Incorporation of Blue Crab Key Condominium Association, Inc. attached as Exhibit "B"; Bylaws attached hereto as Exhibit "C", and any Rules and Regulations which may be promulgated by the Board. The Rules and Regulations need not (but may) be recorded in the Lee County Public Records in order to be valid.

2.14 **"Condominium Parcel"** means a Unit together with the undivided share in the Common Elements which is appurtenant to said Unit and when the context permits, the term includes all of the appurtenances to the Unit.

2.15 **"Condominium Property"** means the Land and property interests subjected to Condominium ownership under this Declaration, all original improvements on the Land (or replacements thereof), and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

2.16 **"County"** means the County of Lee, State of Florida.

2.17 **"Declaration" or "Declaration of Condominium"** means this instrument, and as it may be amended from time to time.

2.18 **"Family" or "Single Family"** shall refer to any one of the following:

2.18.1 One natural person, his spouse, if any, and their custodial children, if any.

2.18.2 Not more than two natural persons not meeting the requirement of 2.18.1 above, but who customarily reside together as a single housekeeping unit, and the custodial children of said parties, if any.

The reference to "natural" herein is intended to distinguish between an individual and a corporation or other artificial entity. "Family Member" is a person who resides in a Unit as part of the Owner's Family, but is not a title holder.

2.19 **"Fixtures"** means those items of tangible property which by being physically annexed or constructively affixed to the Unit have become accessory to it and part and parcel of it, including but not limited to, interior partitions, walls, appliances which have been built in or permanently affixed, and plumbing fixtures in kitchens and bathrooms, and light fixtures.

2.20 **"Fractional Ownership" or "House Sharing"** means any arrangement (whether written or verbal) whereby multiple individuals, artificial entities, or other combinations acquire title to a Unit (or any other possessory or use right in a Unit) with the intention of allocating use rights among legal or beneficial Owners, whether pursuant to verbal or written agreements, regarding the sharing of use and possession rights for a Unit.

2.21 **"Guest"** means any person who is not the Unit Owner or a Tenant or a member of the Owner's or Tenant's Family, who is physically present in, or occupies the Unit on a temporary basis at the invitation of the Owner or other legally permitted occupant, without the payment of consideration.

2.22 **"Institutional Mortgagee"** means the mortgagee (or its assignee) of a mortgage encumbering a condominium parcel, which mortgagee is a bank, savings and loan association, mortgage company, insurance company, real estate or mortgage investment trust, pension or profit sharing trust, the Federal Housing Administration, the Veterans Administration, or any other institutional lender providing financing of acquisition, development or construction, or any agency of the United States of America. The term also refers to any holder of a mortgage against a condominium parcel, which mortgage is guaranteed or insured by the Federal Housing Administration, the Veterans Administration, any agency of the United States of America or by any other public or private corporation engaged in the business of purchasing, guaranteeing or insuring residential mortgage loans, and their successors and assigns.

2.23 **"Insurable Improvements"** shall mean the "Building" as defined in Section 2.7 of this Declaration, less upgrades or additions by Unit Owners (or their predecessors in title) and those portions of the Condominium Property required by the Act to be insured by the Association.

2.24 **"Invitee" or "Licensee"** shall mean a person or persons allowed entry for the purpose of conducting business with a Unit's occupant, or otherwise entering the Condominium Property on a temporary basis at the express or implied consent of the Unit Owner.

2.25 **"Lease"** means the grant by a Unit Owner of a right of use of the Owner's Unit for consideration.

2.26 **"Limited Common Elements"** shall include property which is reserved for the use of a certain Unit to the exclusion of other Units as reflected on the Surveyor's Plat or in this Declaration. Whenever a portion of the Condominium Property naturally and exclusively services a particular Unit, and where the area in question lies outside of the boundaries of the Unit, the delegation of maintenance responsibility for the area (e.g. air conditioning compressors) shall serve to define the area as a Limited Common Element.

2.27 **"Limited Common Expense"** means those expenses affiliated with the maintenance, repair, replacement, or reconstruction after casualty of a Limited Common Element, the costs of which are assessed only against the benefitting Unit Owner(s), as authorized by Section 718.113(1) of the Act, and if so provided in this Declaration.

2.28 **"Primary Occupant"** means a natural person designated for occupancy of a Unit when title to the Unit is held in the name of two or more persons who are not husband and wife, or by a trustee or a corporation or other entity which is not a natural person.

2.29 **"Rules and Regulations"** means those Rules and Regulations promulgated by the Board of Directors, governing the use, occupancy, alteration, maintenance, transfer and appearance of Units, Common Elements and Limited Common Elements, and the operation and administration of the Association subject to any limits set forth in the Declaration of Condominium.

2.30 **"Tenant" or "Lessee"** means a person occupying a Unit, other than the Owner, whether pursuant to a verbal or written agreement, where said occupancy by the non-Owner involves consideration, the payment of money, the exchange of good and services, etc.

2.31 **"Unit" or "Apartment"** means a part of the Condominium Property subject to exclusive ownership.

2.32 **"Unit Owner" or "Owner"** has the same meaning as the term "Unit Owner" as defined in the Condominium Act, except that for the purpose of interpreting use and occupancy restrictions related to Units, in cases where a Primary Occupant has been designated for a Unit because of its ownership, the word "Owner" refers to the Primary Occupant and not the record Owner. See also Section 2.28.

2.33 **"Utility Service"** as used in the Condominium Act and as construed with reference to this Condominium, and as used in the Declaration and Bylaws, shall include but not be limited to electric power, gas, hot and cold water, heating, refrigeration, air conditioning and garbage and sewage disposal.

2.34 **"Voting Interest"** refers to the arrangement established in the condominium documents by which the owners of each unit are entitled to one vote in Association matters. The total number of units is one hundred eleven (111).

3. DESCRIPTION OF IMPROVEMENTS; SURVEY AND PLANS.

3.1 **Phase Condominium.** Blue Crab Key Condominium was created as a Phase Condominium, which now consists of one hundred eleven (111) residential dwelling units in twenty (20) two-story buildings, boat docks, and recreational facilities constructed on a site of approximately 25 acres on Pine Island, Lee County, Florida. All dwellings in the Condominium will be on three levels and have approximately 1150 square feet of air conditioned living area, including two bedrooms, two and one-half baths, a living room, dining area, and a kitchen plus a porch and storage area. There is one or more vehicle parking spaces beneath each unit. One parking space is a limited common element. Typical floor plans for the units and the units having such floor plans are set forth in Exhibit "D" to the original Declaration of Condominium. The lands and relative locations of the buildings and the recreational and other common facilities included in each Phase are shown on the Plot Plan attached as Exhibit "B" to the original Declaration of Condominium. Exhibits A, B, C, & D of this original Declaration are shown as composite Exhibit "A" to this Amended and Restated Declaration of Condominium.

3.2 **Survey and Plot Plans.** Attached to the original Declaration as Exhibit A, B, C, & D, and as originally recorded in Official Records Book 1742 at Pages 3020-3094, and incorporated by reference herein as composite Exhibit "A" to the Amended and Restated Declaration, are a survey of the Land and plot plans, which graphically describe the improvements in which units are located, and which show all the units, including their identification numbers, locations and approximate dimensions and the common elements and limited common elements. Together with this Declaration, the exhibit is in sufficient detail to identify each unit, the common elements and limited common elements, and their relative locations and dimensions.

3.3 **Unit Boundaries.** Each unit's boundaries are described in the Declaration as originally recorded in Official Records Book 1742 at Pages 3020-3094, of the Public Records of Lee County, Florida and recited herein.

(A) **Real Property.** Each Unit, together with the space within it as shown on the "Architect's Plans" or survey plat attached as composite Exhibit "A" and together with all appurtenances thereto, shall, for all purposes, constitute a separate parcel of real property which may be owned in fee simple, and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property, independently of all other parts of the property, subject only to the provisions of this Declaration.

(B) **Units.** Units are those cubicles of space, together with all improvements constructed therein, as are further identified and described in the Plot Plan, which is attached as Exhibits "B", "C", and "D" to this condominium declaration, the boundaries of which units shall be as follows:

1. **Boundaries.** Each unit shall be bounded as to both horizontal and vertical boundaries as below defined, whether the same exist now or are created by construction, settlement or movement of the building, or permissible repairs, reconstruction or alterations. Said boundaries are intended to be as follows and shall be determined in the following manner:

- A. **Horizontal Boundaries.** The upper and lower boundaries of the units shall be the underside of the finished undecorated ceiling of the unit extended to meet the vertical boundaries. The upper side of the finished undecorated surface of the floor of the unit extended to meet the vertical boundaries.
- B. **Vertical Boundaries.** The vertical boundaries shall be the interior surfaces of the perimeter walls of the unit as shown on the surveyor's plans and the interior surfaces of the unit's windows and doors, that abut the exterior of the building or common areas.

4. CONDOMINIUM PARCELS; APPURTENANCES AND USE.

4.1 **Shares of Ownership.** The Condominium contains one hundred eleven (111) units. The schedule of percentages of ownership in common elements appurtenant to each unit in this condominium is as follows: Each unit owner shall be liable for a 1/111th proportionate share of the common expenses. Certain units which abut each other have been permitted to be expanded into one living unit. Notwithstanding, the owners of these units which have been combined into one living unit are responsible for two assessment obligations and are entitled to vote for each unit.

4.2 **Appurtenances to Each Unit.** The owner of each unit has certain rights and owns a certain interest in the condominium property, including without limitation the following:

- (A) An undivided ownership share in the Land and other common elements of the Condominium and the common surplus of the Association, as specifically set forth in Section 4.1 above.
- (B) Membership and voting rights in the Association, which shall be acquired and exercised as provided in the Articles of Incorporation and Bylaws of the Association.
- (C) The exclusive right to use the limited common elements reserved for the unit, and the non-exclusive right to use the common elements.

(D) An exclusive easement for the use of the airspace occupied by the unit as it exists at any particular time and as the unit may lawfully be altered or reconstructed from time to time. An easement in airspace which is vacated shall be terminated automatically.

(E) Other appurtenances as may be provided by law or by this Declaration and its exhibits.

Each unit and its appurtenances constitutes a "*condominium parcel*."

4.3 **Use and Possession.** A unit owner is entitled to exclusive use and possession of his unit. He is entitled to use the common elements and common areas in accordance with the purposes for which they are intended, but no use may unreasonably interfere with the rights of other unit owners or other persons having rights to use the condominium property. No unit may be divided or any fractional portion sold, leased or otherwise transferred. The use of the units, common elements, and limited common elements shall be governed by the condominium documents and by the rules and regulations adopted by the Association, through its Board of Directors, as set forth in the Bylaws. Use of the units is restricted to single family residential purposes only. A unit may be owned in a trust, or by a corporation, partnership or other entity which is not a natural person, if approved in the manner provided for other transfers of title. Units owned in the name of a corporation, limited liability company, partnership or trust shall be treated as co-owned. Co-ownership of units is permitted. However, if the co-owners are other than husband and wife, the co-owners shall designate one (1) of the co-owners as the "primary occupant." The use of the unit by other co-owners shall be as though the primary occupant were the only actual owner. Those co-owner(s) whom have not been designated as the primary occupant shall be treated as guests of the primary occupant. Both the initial approval and the continued approval of a trustee, corporation, or other entity as an owner, shall be conditioned upon designation of one (1) natural person to be the "primary occupant", and the use of the unit by other persons shall be as though the primary occupant were the only actual owner. Those co-owner(s) whom have not been designated as the primary occupant shall be treated as guests of the primary occupant. Any change in the primary occupant shall be treated as a transfer of ownership by sale or gift. No more than one (1) such change shall be approved in any twelve (12) month period. The intent of this provision is to allow flexibility in estate, financial or tax planning and not to create circumstances in which the unit may be used as short term accommodations for several families or individuals.

5. COMMON ELEMENTS; EASEMENTS.

5.1 **Definition.** The term "common elements" means all of the condominium property not included within the units, and includes without limitation the following:

(A) The Land.

(B) All portions of the buildings, recreational amenities and other improvements on the Land not included within the units, including limited common elements.

(C) Easements through units for conduits, ducts, plumbing, wiring, and other facilities for furnishing utility services to units and the common elements.

(D) An easement of support in every portion of the condominium property that contributes to the support of a building or structure.

(E) The property and installations required for furnishing utilities and other services to more than one unit or to the common elements.

5.2 **Easements.** Each of the following easements and easement rights is reserved through the condominium property and is a covenant running with the land of the Condominium, and notwithstanding any of the other provisions of this Declaration, may not be revoked and shall survive the exclusion of any land from the Condominium.

None of the easements specified in this Section may be encumbered by any leasehold or lien other than those on the condominium parcels. Any lien encumbering these easements shall automatically be subordinate to the rights of unit owners with respect to such easements.

(A) **Utility and other Easements.** The Association has the power, without the joinder of any unit owner, to grant easements such as electric, gas, cable television, or other utility or service easements, or relocate any existing easements, in any portion of the common elements, and to grant access easements or relocate any existing access easements in any portion of the common elements, as the Association shall deem necessary or desirable for the proper Operation and maintenance of the Condominium. This power also includes a limited power to convey easements, as provided for in Chapter 73, Florida Statutes. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the units. The Association may also transfer title to utility-related equipment, facilities or material, and to take any other action to satisfy the requirements of any utility company or governmental agency to which any such utility-related equipment, facilities or material are to be so transferred.

(B) **Encroachments.** If any unit encroaches upon any of the common elements or upon any other unit for any reason other than the intentional act of the unit owner, or if any common element encroaches upon any unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists.

(C) **Ingress and Egress.** A non-exclusive easement shall exist in favor of each unit owner and occupant, their respective guests and invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portions of the common elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portions of the common elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways. Speed bumps or other traffic control devices may be installed by the Association, and such case, shall not be deemed to unreasonably impair the owners' easement rights hereunder.

5.3 **Restraint Upon Separation and Partition.** The undivided share of ownership in the common elements and common surplus appurtenant to a unit cannot be conveyed or encumbered separately from the unit and passes with the title to the unit, whether separately described or not. No owner may maintain an action for partition of the common elements. A unit owner's interest in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his unit.

6. LIMITED COMMON ELEMENTS.

6.1 **Description of Limited Common Elements.** Certain common elements have been or may be designated as limited common elements, reserved for the use of a particular unit or units, to the exclusion of the other units. The limited common elements and the units to which their use has been assigned are as described in this Declaration and as further identified on the original survey and plot plan.

(A) **Covered Automobile Parking Space and Storage Locker.** The privilege of using one assigned covered parking space within the area designated on the plat for parking. Each unit is assigned one under the building or covered parking space for vehicle parking and one storage locker. The initial assignment of the parking spaces and storage lockers has been by the Association delivering to the initial unit owner an assignment in unrecordable form, of a parking space and storage locker at the time of closing of the initial sale of the unit, to which the parking space or locker is assigned. Each of the initially assigned parking spaces or storage lockers shall always be assigned to a particular unit and the recording of a deed in the Public Records of Lee County, Florida, transferring title to a unit to which a parking space or storage locker is assigned, shall also transfer the right to the exclusive use of the parking space or storage locker then assigned to that unit, if any, in accordance with the then records of the Condominium Association.

(B) **Terraces, Canopies, Garden Areas and Lanais.** Any part of the common elements that is connected to and exclusively serves a single unit, and is specifically required in Section 9 of this Declaration to be maintained, repaired or replaced by, or at the expense of, the unit

owner, shall be deemed a limited common element, whether specifically described above or not. This paragraph includes windows, screens, doors, including all hardware, locks and frames therefor.

(C) Miscellaneous Areas Equipment. Any area in which equipment or fixtures (including air conditioning compressors) is located, which equipment or fixtures including but not limited to mail boxes and posts, are for the exclusive use of any particular unit or units, shall be Limited Common Elements of such units.

(D) Utilities Serving a Single Unit. Any electrical conduit or other installations located outside the unit, for the furnishing of utilities to a single unit shall be Limited Common Elements of such unit.

(E) Windows and Doors. Any windows and doors which are located outside the unit boundaries described in Section 3.3 above shall be deemed Limited Common Elements.

6.2 **Exclusive Use and Transfer of Use Rights**. The exclusive right to use a limited common element is an appurtenance to the unit or units to which it is designated or assigned. If, after all of the units have been sold, the exclusive use of any assignable limited common element was not, for any reason, assigned to the use of a specific unit or units by the Developer, the Association may do so. The right of exclusive use of each limited common element passes with the unit to which it is assigned whether or not separately described, and cannot be separated from it; except that the use rights to particular limited common elements may be exchanged between unit, or transferred to another unit, as follows:

6.2.1 The unit owners desiring to exchange such use rights shall execute a Certificate of Transfer in recordable form, which shall include the recording data identifying the Declaration, and be executed by the owners with the formalities required for the execution of a deed.

6.2.2 The transfer of use rights shall be complete and effective when the Certificate is recorded in the Public Records of the County in which the Declaration is recorded.

6.3 **Boat Docks**. Boat docks are common elements. The right to use of a Boat Dock space may be temporarily assigned by the Association. Boat Docks do not pass with title to the unit or to the individual to which this use right has been assigned.

7. **ASSOCIATION**. The operation of the Condominium is by Blue Crab Key Condominium Association, Inc., a Florida corporation not for profit, which shall perform its functions pursuant to the following:

7.1 **Delegation of Management.** The Board of Directors may contract for the management and maintenance of the condominium property and authorize a manager or management company to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, keeping of records, enforcement of rules, and maintenance and repair of the common elements with funds made available by the Association for such purposes. Any Management Company shall be engaged by written Contract. The Association and its Directors and officers shall, however, retain at all times the powers and duties provided in the Condominium Act.

7.2 **Membership.** The members of the Association are the owners of record legal title to the units, as further provided in the Bylaws.

7.3 **Acts of the Association.** Unless the approval or affirmative vote of the unit owners is specifically made necessary by some provision of the Condominium Act or the condominium documents, all approvals or actions permitted or required to be given or taken by the Association may be given or taken by its Board of Directors, without a vote of the unit owners. The officers and Directors of the Association have a fiduciary relationship to the unit owners. A unit owner does not have the authority to act for the Association by reason of being a unit owner.

7.4 **Powers and Duties.** The powers and duties of the Association include those set forth in the Condominium Act and in the condominium documents. The Association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers and duties. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the condominium property and association property. The Association has the power to enter into agreements to acquire leaseholds, memberships and other possessory or use interests in lands or facilities contiguous to the lands of the Condominium, for the use and enjoyment of the unit owners.

7.5 **Official Records.** The Association shall maintain its official records as required by law. The records shall be open to inspection by members or their authorized representatives at all reasonable times. The right to inspect the records includes a right to make or obtain photocopies at the reasonable expense of the member seeking copies.

The Association shall not be required to provide a prospective purchaser or lienholder with information about the condominium or the Association other than information or documents required by law to be made available or disclosed.

Notwithstanding the foregoing, the Association shall be entitled to charge a reasonable fee to the prospective purchaser, lienholder, or member for its time in providing good faith responses to requests for information by or on behalf of a prospective purchaser or lienholder, other than that

required by law, provided that such fee does not exceed \$150.00 plus the reasonable cost of photocopying and any attorney's fees incurred by the Association in connection with its response.

7.6 **Purchase of Units.** The Association has the power to purchase units in the Condominium and to acquire and hold, lease, mortgage, and convey them, such power to be exercised by the Board of Directors.

7.7 **Acquisition of Property.** The Association has the power to acquire property, real or personal. The power to acquire personal property shall be exercised by the Board of Directors. Except as provided in 7.6 above, the power to acquire interests in real property may be exercised by the Board of Directors, but only after approval by at least a majority of the voting interests.

7.8 **Disposition of Property.** Any property owned by the Association, whether real, personal or mixed, may not be mortgaged, sold, or otherwise encumbered or disposed of by the Board of Directors, without the prior authorization of at least a majority of the voting interests present, in person or by proxy.

7.9 **Roster.** The Association shall maintain a current roster of names and mailing addresses of unit owners. A copy of the roster shall be made available to any member upon request.

Additionally, the Association may maintain the electronic mailing addresses designated by members for receiving notice by electronic transmission of those members consenting in writing to receive notice by electronic transmission. The electronic mailing addresses and telephone numbers provided by members to receive notice by electronic transmission shall be removed from Association records and not made available to other members when consent to receive notice by electronic transmission is revoked in writing and sent to the Association. The Association, however, is not liable for an erroneous disclosure of the electronic mailing address or the number for receiving electronic transmission of notices.

7.10 **Fees for Use of Common Elements.** Pursuant to Florida Statute §718.111(4) (2004), as amended from time to time, the Board of Directors shall have the authority to set use fees for private use of common elements or Association Property, as well as the regulations and policies pertaining to such use.

7.11 **Limitation Upon Liability of Association.** Notwithstanding the duty to maintain and repair parts of the Condominium Property, the Association is not liable to unit owners for injury or damage, other than for the cost of maintenance and repair caused by any latent condition of the Condominium Property. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any alterations or

improvements done by or on behalf of any unit owners, regardless if whether or not the same shall have been approved by the Association pursuant to the provisions hereof.

NOTWITHSTANDING ANYTHING CONTAINED HERE OR IN THE CONDOMINIUM DOCUMENTS OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION, THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE CONDOMINIUM PROPERTY, INCLUDING WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

(A) IT IS THE EXPRESS INTENT OF THE CONDOMINIUM DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION, AND WHICH GOVERN OR REGULATE THE USE OF THE CONDOMINIUM PROPERTY, HAVE BEEN WRITTEN AND ARE TO BE INTERPRETED AND ENFORCED FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE CONDOMINIUM PROPERTY AND THE VALUE THEREOF; AND

(B) THE ASSOCIATION IS NOT EMPOWERED AND HAS NOT BEEN CREATED TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, LEE COUNTY, AND/OR OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(C) ANY PROVISIONS OF THE CONDOMINIUM DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF THE ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH UNIT OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS UNIT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

BLUE CRAB KEY - DECLARATION

8. **ASSESSMENTS AND CHARGES.** The Association has the power to levy and collect assessments and charges against each unit and unit owner in order to provide the necessary funds for proper operation and management of the Condominium and for the operation of the Association, including regular assessments for each unit's share of the common expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts other than common expenses which are properly chargeable against such unit under this Declaration or the Bylaws. Assessments shall be levied and payment enforced as provided in Section 11 of the Bylaws and as follows:

8.1 **Common Expenses.** Common expenses include all expenses of the operation, maintenance, repair, replacement and protection of the common elements and association property, the expenses of operating the Association and any other expenses properly incurred by the Association for the Condominium, including any amounts budgeted to fund reserve accounts. The cost of water and sewer service to the units may be a common expense, unless the water and/or sewer service is separately metered, then it shall be borne by the individual owners and shall not be considered a common expense as set forth herein. If the Board of Directors enters into a contract for pest control or cable television services in bulk for all units, the cost of such services shall be a common expense.

8.2 **Share of Common Expenses.** The owner of each unit shall be liable for a share of the common expenses of the Association equal to his share of ownership of the common elements and the common surplus.

8.3 **Ownership.** Assessments collected by or on behalf of the Association become the property of the Association; no unit owner has the right to claim, assign or transfer any interest therein except as an appurtenance to his unit. No owner has the right to withdraw or receive distribution of his share of the common surplus, except as otherwise provided herein or by law.

8.4 **Who is Liable for Assessments.** The owner of each unit, regardless of how title was acquired, is liable for all assessments or other charges or installments thereon coming due while he is the owner. Multiple owners are jointly and severally liable. Except as provided in Section 17.3 below, whenever title to a condominium parcel is transferred for any reason, the transferee is jointly and severally liable with the transferor for all monies owed by the transferor, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee.

8.5 **No Waiver or Excuse from Payment.** The liability for assessments may not be avoided or abated by waiver of the use or enjoyment of any common elements, by abandonment of the unit for which the assessments are made, or by interruption in the availability of the unit or the common elements for any reason whatsoever. No unit owner may be excused from payment of his share of the common

expenses unless all unit owners are likewise proportionately excused from payment, except as provided below as to certain mortgagees.

8.6 Application of Payments; Failure to Pay; Interest. Assessments and installments thereon paid on or before fifteen (15) days after the due date shall not bear interest, but all sums not paid by the fifteenth (15th) day shall bear interest at the highest rate allowed by law, until paid. Assessments and installments thereon shall become due, and the unit owner shall become liable for the assessments or installments, on the date established in the Bylaws or otherwise set by the Association for payment. The Association may impose a late payment fee, in addition to interest, as allowed by law. All payments on account shall be applied first to interest, then to late payment fees and attorney's fees and costs, and finally to unpaid assessments and charges as required by law. No payment by check is deemed received until the check has cleared.

8.7 Acceleration. If any special assessment or monthly installment of regular assessments or other charges as to a unit becomes more than thirty (30) days past due and a Claim of Lien is recorded, the Association shall have the right to accelerate the due date of the entire unpaid balance of the unit's annual assessment and all special assessments for that fiscal year as if the balance had originally been due on the date the Claim of Lien was recorded. The Association's Claim of Lien shall secure payment of the entire accelerated obligation, together with interest on the entire balance, attorneys fees and costs as provided by law; and said Claim of Lien shall not be satisfied or released until all sums secured by it have been paid. The right to accelerate is exercised by sending to the delinquent owner a notice of the exercise, which notice shall be sent by certified or registered mail to the owner's last known address, and shall be deemed given upon mailing of the notice, postpaid. The notice may be given as part of the notice of intent to foreclose required by Section 718.116 of the Condominium Act, or may be sent separately.

8.8 Liens. The Association has a lien on each condominium parcel securing payment of past due assessments, including interest and reasonable attorney's fees and costs incurred by the Association incident to the collection of the assessment or enforcement of the lien, whether before, during or after a lien foreclosure suit. The lien is perfected upon recording a Claim of Lien in the Public Records of Lee County, Florida, stating the description of the condominium parcel, the name of the record owner, the name and address of the Association, the assessments past due and the due dates. The lien is in effect until barred by law. The Claim of Lien secures all unpaid assessments and charges coming due or incurred prior to a final judgment of foreclosure. Upon full payment, the person making the payment is entitled to a satisfaction of the lien.

8.9 Priority of Lien. Except as otherwise provided by law, the Association's lien for unpaid assessments shall be subordinate and inferior to the lien of any recorded first mortgage, unless the Association's Claim of Lien was recorded before the mortgage, but is superior to, and takes priority over, any other mortgage or lien regardless of when the mortgage or lien was recorded. Any lease

of a unit is subordinate and inferior to any Claim of Lien of the Association, regardless of when the lease was executed.

8.10 **Foreclosure of Lien.** The Association may bring an action in its name to foreclose its lien for unpaid assessments in the manner provided in the Condominium Act, and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien rights.

8.11 **Certificate As To Assessments.** Within fifteen (15) days after request by a unit owner, unit purchaser or mortgagee, the Association shall provide a certificate stating whether all assessments and other monies owed to the Association by the unit owner with respect to the condominium parcel have been paid. Any person other than the owner who relies upon such certificate shall be protected thereby. The Association may charge a reasonable fee for the preparation of the certificate.

8.12 **Collateral Assignment of Rents.** In the event a unit owner is in default in payment of assessments for common expenses, the Association shall have the authority to collect rents directly from the unit owner's tenant. Such rental payments shall be collected in accordance with the procedures established by the Board of Directors and applied in accordance with this Article 8 of this Declaration. Furthermore, Notwithstanding any other remedy available to the Association under this Declaration, the Bylaws or applicable law, the Association shall have the following options when payment of assessments or charges are in default (more than fifteen days in arrears): The Association may, without order of the court, direct rental income (by written notice to the tenant with copy to unit owner) from units in default to be paid directly to the Association, as provided under Florida Statutes, Section 718.116, until all outstanding assessments, charges, interest, costs, collection expenses, attorney's fees and receiver's fees, if applicable are satisfied. As an alternative, the Association may apply to a Court of competent jurisdiction, either in connection with a foreclosure suit, a personal suit, or otherwise, to have rental proceeds paid on account of a unit in default paid directly to the Association, the court registry, or a receiver, as the Court may direct.

8.13 **Suspension of Use and Voting Rights.** If a unit owner is delinquent for more than 90 days in paying a monetary obligation due to the Association, the Association may suspend the right of a unit owner or a unit's occupant, licensee, or invitee to use common elements, common facilities, or any other Association property until the monetary obligation is paid. The Association may also suspend the voting rights of a member due to nonpayment of any monetary obligation to the Association which is more than 90 days delinquent for so long as the member remains delinquent.

8.14 **Lien for Charges.** There is hereby created a common law and contractual lien to secure any service which the Association provides for an individual member and which is not otherwise secured by the statutory lien for Common Expenses created herein. By way of example, but not limitation, a lien for Charges exists to secure repayment to the Association when it must remove or reinstall Unit Owner alterations or items of Unit Owner maintenance responsibility in connection with the

Association's discharge of its Common Element maintenance responsibilities, or address emergency situations, such as water extraction from a Unit. The lien for Charges shall be of equal priority to, shall be secured as to interest, late fees and attorney's fees and the like, and shall be foreclosed in the same manner as the Common Expense lien.

9. MAINTENANCE; LIMITATIONS UPON ALTERATIONS AND IMPROVEMENTS.

Responsibility for the protection, maintenance, repair and replacement of the condominium property, and restrictions on its alteration and improvement shall be as follows:

9.1 **Association Maintenance.** The maintenance, repair and replacement of all common elements of Association property shall be performed by the Association and the cost is a common expense. Same shall include, but not be limited to exterior painting, roofing and maintaining portions of the condominium property exposed to the elements, (except where otherwise specifically provided to the contrary), but shall not include maintenance of screen frames or screening, lanai enclosures, or other portions of the Condominium Property exposed to the elements that are the maintenance, repair and replacement responsibilities of the unit owner as provided herein. The Association's maintenance responsibility includes, without limitation: all electrical conduit located outside the unit, plumbing fixtures and installations located outside the unit, other installations located within a unit, but serving another unit, or located outside the unit for the furnishing of utilities to more than one unit or the common elements. The Association shall be responsible for the maintenance and repair of the drywall constituting the common elements of the Condominium, including the interior surface of the exterior boundary walls, as well as the drywall ceiling of the unit. Decorations of such surfaces, (including but not limited to paint, wallpapering, "popcorn" paneling, etc.) are the responsibility of the unit owner. The Association's maintenance repair and replacement responsibility does not include interior electrical fixtures, switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations or fixtures serving only that unit. If, in connection with the discharge of its maintenance responsibilities, the Association must remove, disassemble or destroy portions of the Condominium property, which the unit owner is required to maintain, repair and replace, the Association shall be responsible for reinstallation or replacement of that item, to its unfinished state (i.e., excluding floor coverings, wall coverings, ceiling coverings, paint, wallpaper, paneling, etc.), provided that such items are part of the Condominium property as originally installed by the developer or replacements thereof of like kind and quality. Replacement of all upgrades or additions; even if made by a predecessor in title, shall be the financial responsibility of the unit owner.

9.2 **Unit Owner Maintenance.** Each unit owner is responsible, at his own expense, for all maintenance, repairs, and replacement of his own Unit except as provided elsewhere herein, whether ordinary or extraordinary including, without limitation: interior partitions, the finishes thereof, the structural framing related thereto (assuming non-load bearing), and all electrical or plumbing facilities located therein, or which service only the individual Unit; window screens, screen doors or lanai screens (including hardware and framing); windows and window glass (including sliding

glass doors and other glass partitions and the structural components thereof); Unit front entry door, except that the Association may paint entry doors when it is painting the entire Building (but not at other times unless otherwise determined by the Association); all other doors and the structural components thereof (including locks and hardware) within or servicing the Unit; the electrical, mechanical and plumbing fixtures and outlets (including connections) within a Unit or outside the unit and serving only that Unit, including sinks, toilets, tubs, showers, shower pans, and all related fixtures and installations; appliances, all portions of the heating and air conditioning equipment and utility installations in connection serving an individual Unit (no matter where located); carpeting and other floor covering (including lanai areas); door and window hardware and locks; and all other facilities or fixtures located or contained entirely within a Unit which serve only that Unit. All said areas, if located outside of the boundaries of the Unit, are declared Limited Common Elements. Parking facilities and storage areas shall be maintained by the Association as a Common Expense. Any insurance proceeds paid to the Association with respect to any loss or damage within the Unit or Limited Common Elements which is covered by the Association's casualty insurance, and which loss would otherwise be borne by the Unit Owner, shall be paid to the Unit Owner, after the work has been completed and invoices have been submitted verifying the costs of repair.

9.3 **Additional Unit Owner Obligations.** In connection with the maintenance, repair and replacements obligations of the unit owner, the unit owner shall also have the responsibility to obtain the prior written approval of the Association, through the Board of Directors, before performing any maintenance, repair or replacement that requires any of the following:

- A. Changes or alterations to the physical appearance of the condominium property;
- B. Excavation;
- C. Access to building roofs
- D. Removal or modification of any interior partitions, walls or cabinets, whether load bearing or not;
- E. Relocation of plumbing or electrical lines or fixtures;
- F. The use of heavy or noisy equipment; and
- G. Such other actions as may cause concern for the peace and safety of the condominium and its residents or the aesthetics of the condominium property.

The Association may condition such approval on criteria as the Board of Directors deems reasonable, including but not limited to the following:

- A. Use of licensed and insured contractors;
- B. Right (but not the duty) oversight by the Association or its agent;
- C. The Unit Owner submitting plans as to the scope of the contemplated repair;
- D. Restrictions as to hours of work;
- E. Imposition of time limits in which jobs must be completed and prohibitions against major renovations during certain times of year;
- F. Restrictions regarding equipment parked or stored on or near the Condominium property during construction;
- G. Restrictions regarding the transport and storage of materials and supplies necessary for the construction to be performed. Specifically, contractors engaged by owners must arrange for disposal of their trash and debris offsite and must not deposit it in the dumpster situated in the Condominium.

Unit owners may not engage in "extensive" remodeling work or "heavy" construction activity, except with prior approval of the Board of Directors. "Extensive" remodeling and "heavy" construction shall be as defined by the Board of Directors from time to time, and shall include, but not be limited to, activities involving the following:

- A. Activities involving the use of power equipment, such as jackhammers, drills, saws, and the like, which create substantial noise, as determined by the Board;
- B. Activities resulting in the creation of substantial noise that can be heard outside of the unit, regardless of whether power equipment is used or not, as determined by the Board;
- C. Activities rendering the unit uninhabitable during the performance of the work;
- D. Activities requiring the storage of materials or equipment on the premises outside of the unit;
- E. Activities involving the presence of work crews or significant numbers of workers, as determined by the board;
- F. Activities requiring the use of scaffolding, booms, or other forms of exterior access.

The Board may permit the temporary staging of scaffolding for maintenance and repair of hurricane shutters.

The unit owners shall be responsible for any damage to condominium property caused by their contractor.

Nothing shall preclude the Association from acting as the owner's agent and obtaining the services of contractors to perform unit owner maintenance responsibilities, provided the Association and the Owner so agree and provided the owner is deemed to consent to reimbursement of expenses incurred, secured by such rights as exist for collecting common expenses under these condominium documents.

9.4 **Limited Common Elements:**

(A) **Lanais, porches, walkways, front entry way, garden areas, etc.** Where a limited common element consists of a patio or lanai area, the unit owner who has the exclusive right to use the area shall be responsible for day-to-day cleaning and care of the walls, floor and ceiling bounding said area, if any; and all fixed glass and sliding glass doors in portions of the entrance way to said area, if any; and the wiring, electrical outlet(s) and fixture(s) thereon, if any, and the replacement of light bulbs. The Association is responsible for the maintenance, repair and replacement of all exterior walls of the building and the undecorated structural floor of the lanai. No porch may be covered or enclosed in any way without the prior written approval of the Board of Directors. The maintenance, repair and replacement and insurance of such approved covering or enclosure is the responsibility of the unit owner. Maintenance, repair and replacement of all screening is the responsibility of the unit owner.

(B) **Storage Lockers and Covered Automobile Parking.** The maintenance of all interior spaces within the storage locker shall be the unit owners responsibility. Maintenance of the exterior, roof, and structural components of the storage lockers shall be by the Association and shall be considered a common expense. The original concrete slabs, as depicted on the original Survey Plats, are common elements, and the Association is responsible for maintenance, repair and replacement of the original slab. Any additional concrete improvements or additions are the sole responsibility of the Unit Owner. Each unit owner shall make sure that their covered parking space is kept free of grime, grease, oil and that the premises are kept in a neat and well conditioned manner.

9.5. **Alterations by Unit Owners.** No owner may make or permit the making of any modifications or alterations to his unit, the common elements, or the limited common elements, or in any manner change the appearance of any portion of the condominium, or make any structural change within the unit interior without first obtaining the written consent of the Board of Directors, which consent shall be denied if the Board determines that the proposed modifications or alterations would adversely

affect, or in any manner be detrimental to, the condominium in part or whole. The Board may, in appropriate circumstances, require sealed plans from an Architect or Professional Engineer licensed to practice in Florida as a condition of reviewing any requested modification, alteration or addition to the condominium property. The Board, in reaching its decision, may take into account uniformity of appearance, compatibility with architecture in Blue Crab Key, the quality of the proposed alteration, objections of neighboring residents, and such other criteria as the Board may reasonably adopt in reaching its decision. If the Board determines to permit any alteration or addition which is visible from the exterior of the premises, from any vantage, said addition or improvement must also be approved by the unit owners in the manner provided in Section 9.8 of the Declaration of Condominium. If any unit owner requests approval of an alteration or modification involving the removal or modification of any interior partition or wall, the Association may permit such removal if the removal would not materially affect or interfere with the utility services constituting common elements, if any, located therein or the structural integrity of the building.

9.6 Additional Unit Owner Responsibility for Alterations and Additions If a unit owner makes any modifications, installations, or additions to the interior or exterior of the unit, common elements, or limited common elements in accordance with Section 9.5 above, the unit owner (and his heirs, successors in title and assigns) shall be financially responsible for the insurance, maintenance, care, and preservation of the modifications, installations or additions and shall execute such documents as the Association may promulgate accepting said financial responsibility. Any modification, alteration, or addition to the condominium property made by a unit owner, whether or not duly approved by the Board of Directors, may be required to be removed in connection with the Association's maintenance of the condominium property. In such cases, the unit owner who installs the alteration, addition, or improvement (and their successors in title) shall be obligated to reimburse the Association for any costs affiliated with removal and/or re-installation of the item, with said obligation being secured by a right of lien of equal dignity to the common expense lien created by this Declaration, or alternatively, said owner may be required to remove and reinstall said additions, if so determined by the Board of Directors. Further, the Association, its contractors and agents, shall not be liable for any damage to the item arising out of its removal and/or reinstallation, unless occasioned by the gross negligence or willful misconduct of the Association or its contractor or agent.

9.7 Combination of Units. Two contiguous Units may, subject to the prior written approval of the Board of Directors, be combined in to a single living space. The Board may disapprove such requests, based upon its discretion, and upon a finding that the proposed combination of Units is not in the best interests of the Association. The Board, as a condition of approving the combination of Units, may require sealed plans from an Architect or Professional Engineer licensed to practice in Florida, certifying to the Association that the proposed work affiliated with the Unit combination complies with all applicable laws, codes, and ordinances. The Board may further require such Professional Engineers or Architect's certification at the end of the work, certifying that said work has been performed in accordance with the plans and specifications, and in accordance with all

applicable laws, codes, and ordinances. The Owner (and his successor in title) shall be required to indemnify and hold the Association and Unit Owners harmless for any claim of any nature arising from the combination or reconfiguration of the Unit. Should the Board, in its discretion, determine that the Association must retain independent professionals to review the request, including but not limited to engineers, architects, or attorneys, the Association may also condition approval of the requesting Unit Owner's agreement to reimburse the Association for said fees and expenses. Units which have been combined shall, after combination, be used only as a "single family" residence (including rental rights), and may not be used as two living quarters. Units which have been combined shall constitute two units for purposes of sharing common expense, ownership of Common Elements, and voting rights. If units which have been combined are sold, they shall be sold as a single "living quarters, unless specifically approved by the Board to the contrary. If combined Units are to be re-configured into two living spaces, the Board shall have the authority, using the same criteria listed above for combination of Units, to approve the reconfiguration. Without limitation, the Board shall have the authority to require plans from an Architect or Professional Engineer licensed to practice in Florida, certifying to the Association, that the reconfiguration of the Units into two living spaces is done in accordance with all applicable laws, codes, and ordinances and in accordance with the original configuration of the Units.

9.8 **Alterations by Association.** There shall be no material alterations or substantial additions to the common elements or association property, except as authorized by the Board of Directors. Provided, however, that if any such alteration or addition requires the expenditure of more than five percent of the Association's budget in a fiscal year, including reserves, the Board shall obtain approval of a two-thirds (2/3) of voting interests present (in person or by proxy) and voting at an Association meeting, or by written agreement of two-thirds (2/3) of the entire voting interests. Necessary maintenance of the common elements, or association property regardless of the level of expenditure, is the responsibility of the Board of Directors.

9.9 **Enforcement of Maintenance.** If, after reasonable notice, the owner of a unit fails to maintain the unit or other portions of the condominium property as required above, the Association shall have, without waiver of other remedies, the right to enter the owner's unit and perform or cause performance of the necessary work, and/or institute legal proceedings at law or in equity to enforce compliance, and/or to take any and all other lawful actions to remedy such violation, in which event the unit owner shall be charged for the costs of such activities (including attorney's fees incurred by the Association) by the Association which shall be secured by a lien for charges.

9.10 **Negligence. Damage Caused by Condition of Unit.** Each unit owner shall be liable to the Association and/or other unit owners for the expenses of any maintenance, repair or replacement of the condominium property, made necessary by his act or negligence, or by that of any member of his family or his or their guests, employees, agents, or lessees. If any condition, defect or malfunction existing within a unit, if caused by the owner's negligence, shall cause damage to the common elements or to other units, the owner of the offending unit shall be liable to the person or entity

responsible for repairing the damaged areas for all costs of repair or replacement not paid by insurance (including the deductible). If one or more of the units involved is not occupied at the time the damage is discovered, the Association may enter the unit(s) without prior notice to the owner(s) and take reasonable action to mitigate damage or prevent its spread, at the unit owner's expense. The Association may, but is not obligated to, repair the damage without the prior consent of the owner, in the event of an emergency, and the owner shall be responsible for reimbursement of the Association, with the cost being secured by a lien for charges. The Board of Directors may, by rule, also set standards for individual unit owner replacement responsibilities, as the Board determines reasonable. Without limitation, the Board may require the replacement of water valve types, and set standards for the manner and frequency of repair or replacement of washer hoses, ice maker lines, hot water tanks, toilets, and similar items which are prone to causing water leak problems in condominiums or for water conservation purposes.

9.11 **Association Access to Units.** The Association has an irrevocable right of access to the units for the purposes of protecting, maintaining, repairing and replacing the common elements or portions of a unit to be maintained by the Association under this Declaration, and as necessary to prevent damage to one or more units. Unit owners are responsible for furnishing keys or combinations to each unit to the Association's managing agent. If the Association is required to retain the services of a locksmith to gain access to the unit, all costs incurred will be billed to the unit owner as a special charge subject to Article 8 of this Declaration.

9.12 **Pest Control.** The Association may supply pest control services for the inside of each unit, with the cost thereof being part of the common expenses. An owner has the option to decline such service unless the Association determines that such service is necessary for the protection of the balance of the Condominium, in which event the owner thereof must either permit the Association's pest control company to enter his unit or must employ a licensed pest control company to enter his unit on a regular basis to perform pest control services and furnish written evidence thereof to the Association. Because the cost of pest control services provided by the Association is a common expense, the election of an owner not to use the service shall not reduce the owner's assessments.

9.13 **Hurricane Shutters.** The Board of Directors shall adopt and approve a model, style and color of hurricane shutter as a standard hurricane shutter for use in the Condominium. No hurricane shutter except of the standard model, color and style adopted and approved by the Board of Directors shall be used in or upon the Condominium.

10. **USE RESTRICTIONS.** The use of the units and the common elements shall be in accordance with the following provisions, as long as the Condominium exists:

10.1 **Units.** Each unit shall at any time be occupied by only one family, its servants and guests, as a residence and for no other purpose. No business, commercial activity or profession may be

conducted from any unit, nor may the name of the condominium or the address of any be publicly advertised as the location of any business. This restriction shall further not be construed to prohibit any owner from maintaining a personal or professional library, from keeping his personal, business or professional records in his unit, or from handling his personal, business or professional telephone calls or written correspondence in and from his unit. Such uses are expressly declared customarily incident to residential use. This Section 10.1 is, however, intended to prohibit commercial or business activity by a unit owner which would unreasonably disrupt the residential ambiance of the building, or make it obvious that a business is being conducted, such as by regular or frequent traffic in and out of the Condominium by persons making deliveries or pick-ups, by employees or other business associates, or by customers and clients. No more than six (6) persons may permanently occupy a two (2) bedroom unit. For purposes of these Condominium Documents, "permanently occupy" means to sleep in the unit for more than fourteen (14) nights during a calendar year. No unit may be divided or subdivided into a smaller unit nor any portion sold or otherwise transferred. Units may not be used for commercial or business purposes.

10.2 **Pets**. The owner of each unit may keep no more than two (2) small pets, of a normal domesticated household type (such as a cat or dog) in the unit. Dogs and cats must be leashed or carried at all times while outside of the unit. Keeping pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a source of annoyance to other residents. The owner is responsible for cleaning up after their pets. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the Condominium, but tropical fish or caged birds in reasonable numbers are permitted. No aggressive breeds are allowed, including but not limited to Pit Bulls, Rottweilers, Chows, Dobermans, and German Shepards. Dogs and cats must be leashed or carried at all times while outside of the unit and under supervision of a responsible adult. No pet or animal shall be "tied out" on the exterior of the unit or in the Common Elements, or left unattended on a porch, lanai or patio. Tenants and guests are not permitted to keep pets. However, pre-existing tenants with pets will be allowed to renew their lease and lease a unit in the future with their existing pet. No pets of a unit owner may be kept in the unit unless the unit owner is permanently and physically residing in the unit. No animals may be kept, harbored or otherwise brought onto condominium property for any commercial purpose, including dog watching, grooming or breeding.

10.3 **Nuisances**. No owner shall use his unit, or permit it to be used, in any manner that is unreasonably disturbing, detrimental or a nuisance to the occupants of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. Unless for normal household use or for normal landscaping requirements, the storage of flammable, combustible, explosive fluids, gases, chemicals or substances, other than for bonafide life support systems, is not permitted anywhere on condominium property. The use of each unit shall be consistent with existing laws, the governing documents and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

10.4 **Signs.** No person may post or display any signs, banners, and the like, anywhere outside the unit on the condominium property, including "For Sale," "For Rent," and other similar signs, without prior written approval of the Association. If any sign is erected in violation of this provision, the Association shall have the right to remove it. Signs may not be placed in the windows of a unit.

10.5 **Motor Vehicles; Parking.** No motor vehicle (which by definition includes "motorcycles") shall be parked anywhere on the condominium property except in the designated covered parking space under the owner's unit or guest parking areas. No vehicle with a wheel-base width over 82 inches, or a length of over 23 feet, nor any vehicle which will not fully fit within the covered parking space, shall be allowed to be kept on condominium property except those permitted to be stored in the storage yard. Commercial trucks, or other vehicles which are primarily used for commercial purposes, other than service vehicles temporarily present on business, must be parked and fully fit within the covered parking space so that any lettering or commercial nature of the vehicle is not visible from outside the unit. Trailers, boat trailers, semitrailers, house trailers, campers, travel trailers, mobile homes, motor homes, recreational vehicles, and the like, must be parked underneath the unit or in the storage yard, and may not be parked in guest parking spaces or elsewhere on the condominium property. No vehicle or trailer exceeding thirty (30) feet may be parked in the storage yard. Any vehicles not in operable condition or validly licensed, may not be kept on the condominium property. For the purpose of the foregoing sentence, the term "kept" shall mean present for either a period of six (6) consecutive hours or overnight, whichever is less. All vehicles must be properly licensed and the vehicles and their plate numbers must be given to the Board or its managing agent. Parking space is a premium and guest parking spots are intended for bonafide guests only. The Board is empowered to adopt and enforce additional rules pertaining to parking.

(A) ***"Commercial Vehicles"*** means all vehicles of every kind whatsoever, which from viewing the exterior of the commercial markings, signs, lettering, displays, equipment, inventory, apparatus or otherwise indicates a commercial use.

(B) ***"Trucks"*** means any motor vehicle which is designed or used principally for the carriage of goods and includes a motor vehicle to which has been added a cabinet box, a bed, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers, whether or not said cabinet box, bed, platform or rack has been enclosed by a cap, "topper" or other enclosure. This definition shall however specifically permit or allow non-commercial "pickup trucks" of one ton or less carrying capacity, and shall allow passenger "custom" and like vans (provided same are not "commercial" vehicles, as defined above) currently marketed under the following manufacturers name plates: Ford Freestyle, Chrysler Town & Country, Toyota Sienna, and all other vehicles of similar design and custom passenger vans. The term truck shall not include "Jeeps" if same do not have a cabinet box, bed, platform, box or rack, as described

above and if same are not "non-passenger" vehicles, as described below; such as Ford Explorers, Chevrolet Suburbans, Jeep Cherokees, Honda Pilots and the like.

(C) "**Campers**" means all vehicles, vehicle attachments, vehicle toppers, trailers or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation or temporary housing of people or their personal property.

(D) "**Trailers**" means any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.

(E) "**Mobile Homes**" means any structure or device of any kind whatsoever, which is not self-propelled but which is transportable as a whole or in sections, which is manufactured, designed, marketed or used as a permanent dwelling.

(F) "**Motorcycle**" means any motor vehicle on two, three or four wheels propelled by an engine of ½ horsepower or more and shall include "ATV's", motorscooters, motorcycles, and mopeds powered by engines of ½ horsepower or more.

(G) "**Motor Homes**" or "**Recreational Vehicle**" means any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles satisfying the foregoing criteria and which contain shower facilities, restroom facilities, and full cooking facilities shall be considered motor homes.

(H) No vehicle which is not currently licensed or cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours. As used in this section, the term licensed shall mean that the vehicle displays, at all times, a license plate or license tag to which is affixed a sticker indicating that the vehicle is currently registered with the State of Florida or other state as the case may be. The Board, or any of the Board's agents, who has reasonable cause to believe that a vehicle is unable to operate on its own power shall affix a sticker thereto notifying the owner of the vehicle that it is considered to be in violation of the condominium rules and regulations. The owner of such vehicle shall have twenty-four (24) hours from the date and time affixed to the sticker to respond to the Board or its agent and demonstrate that the vehicle can operate on its own power. If the owner cannot so demonstrate or if the owner does not contact the Board, the vehicle may be towed at the owner's expense.

(I) Vehicle maintenance is not permitted on the condominium property. For purposes of this section, vehicle maintenance shall include, but not be limited to, changing of oil and other fluids, engine maintenance or repair, body maintenance or repair. Cleaning the interior

of the vehicle, waxing and checking fluid levels is permissible. Exterior vehicle washing is permitted. Emergency repairs to vehicles such as changing a flat tire is allowed.

(J) In order to ensure the accessibility to the condominium property by fire, ambulance and other emergency personnel, the Board of Directors shall have the authority to establish parking policies. Said restrictions shall become enforceable upon providing each owner with notice thereof either through written notice to the owners or the posting of signs.

(K) Any vehicle parked or otherwise in violation of this Section 10.5 is subject to towing. The Board may notify the owner of the vehicle in writing that the vehicle is in violation of the condominium rules and regulations. The owner of such vehicle shall have five (5) business days from the date of the letter to correct the violation and notify the Board of the same. If the owner fails to timely correct the problem and respond to the board, the vehicle will be towed at the owner's expense.

10.6 **Outdoor Cooking and Barbequing.** No individual barbeque grills or cooking apparatus shall be permitted anywhere on the condominium property, except in areas that may be designated and permitted by the Board.

10.7 **Flags.** Any unit owner may display one (1) portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

10.8. **Guest Occupancy.** A "guest" is defined as a person who enters upon the condominium property at the invitation of a unit owner, (or their respective families) for the purpose of visiting the unit owner (or his respective family), or utilizing the Condominium Property. Guests are not permitted to bring a pet of any kind to the Condominium. Use or visitation without consideration (payment) distinguishes a guest usage from a tenancy. There are various types of guest uses, which are regulated as follows:

(A) **Non-Overnight Visitation by Guests When Unit Owner is in Residence.** There is no restriction against this type of guest usage, provided that same does not create a nuisance or annoyance to other condominium residents, nor prevent their peaceful enjoyment of the premises. The Association may restrict guest visitation relative to convicted felons, including by not limited to registered sex offenders. Non-overnight guests need not be registered with the Association. Non-overnight guests shall be entitled to use the Condominium facilities only when accompanied by the unit owner (or an adult resident member of the unit owner's family). The Board may establish additional restrictions on non-overnight guest usage of Condominium facilities, such as maximum

numbers of guests who may use common facilities, maximum numbers of common facility usages per guest, and the like.

(B) Overnight Guests When Unit Owner is in Residence. Unit owners (and their respective family) may have related or unrelated overnight guests, so long as the unit owner is in simultaneous residence. There is no requirement for registration of overnight guests with the Board. The Association may restrict or prohibit guest visitation by convicted felons, including but not limited to registered sex offenders and persons who have been convicted of narcotic offenses. Under no circumstances may more than six (6) persons (including the Unit Owner, and his family) sleep overnight in any unit.

(C) Non-Overnight Guests in the Absence of the Unit Owner. Unit owners are not permitted to have non-overnight guests when the unit owner is absent from the Condominium. Unit owners may have their units inspected by caretakers, family members, etc. However, such individuals shall not be permitted to use Condominium facilities, such as recreational facilities.

(D) Overnight Guests in the Absence of the Unit Owner. Unit Owners are permitted to have overnight guests in the absence of the unit owner subject to the following conditions, and such other rules and regulations as may be deemed necessary by the Board to effectuate the residential, non-transient nature of this Condominium.

(1) Non-Related Overnight Guests in the absence of the owner will be limited to two (2) occupancies per calendar year and for a maximum period of 14 days. The limitation of unit density in Section 10.8(B) applies.

(2) Related Overnight Guests may occupy a unit in the absence of the owner. For the purpose of this clause, "related" means all persons who are staying in the unit on an overnight basis, in the absence of the owner, are related to the unit owner or primary occupant (by blood, marriage, or adoption) to the following degree: parent, grandparent, child, grandchild, or sibling. The limitation on unit density in Section 10.8(B) applies.

(E) Additional Board Authority. The Board may promulgate such rules, policies, and procedures as are necessary to implement this Article. In the event that unit owners are suspected of circumventing rental restrictions by receiving consideration for occupancies which are held out as guest occupancies, the Association may require proposed guest occupants to submit proof of familial/relationship, an affidavit as to absence of payment for the right to occupy the premises, and the like.

11. SALES OR LEASING OF UNITS. All sales agreements or leases of units or rentals of units must be in writing. A unit owner may sell, lease or rent only his entire unit, and then only in accordance with

this Section. The privilege to rent or lease may be revoked by the Board of Directors if it is abused by the unit owner, or the owner fails or refuses to follow the required procedures.

11.1 **Procedures.**

(A) **Notice.** An owner intending to sell or rent his unit must give to the Board of Directors (or its designee) written notice of such intention at least fifteen (15) days prior to the starting date of the proposed transfer together with the name and address of the proposed transferee, and other information about the transferee or the sale that the Board may reasonably require.

(B) **Failure to Give Notice.** Any sale or lease entered into without notice in violation of the above provisions shall, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the transferee by summary proceedings without securing consent to such eviction from the unit owner.

11.2 **Term of Lease and Frequency of Leasing.** The minimum lease or rental term is one (1) month or 30 days, whichever is less, and the maximum term is one (1) year. No unit may be leased more than three (3) times in a calendar year. The Board is empowered to make an exception to the minimum lease or rental term, but only in the case of a hardship and only where written permission is requested and granted prior to any said occupancy. No subleasing or assignment of lease or rental rights by the lessee is allowed.

11.3 **Occupancy During Lease Term.** No one but the lessee or tenant and his family within the first degree of relationship by blood, adoption or marriage may occupy the unit.

11.4 **Use of Common Elements and Common Areas.** To prevent overtaking the facilities, a unit owner whose unit is leased or rented may not use the recreation facilities during the lease term.

11.5 **Regulation by Association.**

(A) All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee, tenant, or guest to the same extent as against the owner. The Association may require lessees or tenants to post a security deposit as provided by law to protect against damage to the common elements. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease or rental agreement, whether oral or written, and whether specifically expressed in such agreement or not.

(B) The Board of Directors shall have the authority to approve all sales and leases which authority may be delegated to a committee of unit owners. The Board shall have the authority to promulgate or use a uniform lease or rental application and require such other information from the proposed buyers or transferees as is appropriate under the circumstances. The Board shall have the right to delegate the screening of proposed tenants to a committee, or a commercial tenant screening concern. The Association may charge a fee for consideration of lease applications which shall not exceed the maximum fee prescribed by law.

(C) All leases or rentals shall be on a uniform form of lease if so promulgated by the Association. Uniform leases and all others will provide or shall be deemed to provide that the tenants have read and agreed to be bound by the various restrictions contained in the Declaration of Condominium, Articles of Incorporation, Bylaws of the Association, and Rules and Regulations (hereinafter "documentary regulations"). The uniform lease and other leases shall further provide or be deemed to provide that any violation of the applicable documentary regulations shall constitute a material breach of the lease and subject the tenant to eviction. If a tenant fails to abide by the applicable documentary regulations, the unit owners shall be responsible for the conduct of the tenant. The unit owner shall have the duty to bring his tenants' conduct into compliance with the documentary regulations by whatever action is necessary, including without limitation, the institution of eviction proceedings. If the unit owner fails to bring the conduct of the tenant into compliance with the documentary regulations, the Association shall have the authority to act as agent of the owner to undertake whatever action is necessary to abate the tenants' noncompliance with the documentary regulations, including without limitations, the right to institute an action for eviction against the tenant in the name of the Association. The Association shall have the right to recover any costs or fees, including attorney's fees incurred in connection with such actions from the unit owner in the same manner as common expense charges.

(D) Upon receipt of all information and fees required by Association, the Association shall have the duty to approve or disapprove all proposed transfers within fifteen (15) days of receipt of such information for approval. All requests for approval not acted upon within fifteen (15) days shall be deemed approved. If the Association disapproves a proposed transfer the unit owner shall receive a short statement indicating the reason for the disapproval, and the transfer shall not be made. The Association shall have no duty to provide an alternate buyer nor shall it assume any responsibility for the denial of a sale application if any denial is based upon any of the following reasons:

(1) The person seeking approval (which shall include all proposed occupants) has been convicted of a felony involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude.

(2) The application for approval on its face, or the conduct of the applicant, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the condominium. By way of example, but not limitation, an owner allowing a tenant or transferee to take possession of the premises prior to approval by the Association as provided for herein shall constitute a presumption that the applicant's conduct is inconsistent with applicable restrictions.

(3) The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this condominium as a tenant, unit owner or occupant of a unit.

(4) The person seeking approval has failed to provide the information, fees, or appearances required to process the application in a timely manner.

(5) All assessments, fines and other charges against the unit have not been paid in full.

(6) The proposed occupant makes any material misrepresentation during the application process, which shall justify retroactive disapproval of the application upon discovery of the misrepresentation.

12. **INSURANCE.** In order to adequately protect the Association and its members, insurance shall be carried and kept in force at all times in accordance with the following provisions:

12.1 **By the Unit Owner.** Each unit owner is responsible for insuring his own unit, and the personal property therein; all floor, wall and ceiling coverings; all built-in cabinets, appliances, water heaters, and electrical fixtures that are located within the unit and service only such unit, and which are required to be repaired or replaced by the owner as well as any other items enumerated by the Florida Condominium Act as the insurance responsibilities of the unit owner; and all alterations, additions and improvements made to the unit or the common elements by the owner or his predecessors in title. Each unit owner must carry insurance or recognize that he bears financial responsibility for any damage to his property or liability to others that would otherwise be covered by such insurance.

12.2 **Association Insurance; Duty and Authority to Obtain.** The Board of Directors shall obtain and keep in force the insurance coverage which it is required to carry by the Florida Condominium Act and under the condominium documents, and may obtain and keep in force any or all additional insurance coverage as it deems necessary. The name of the insured shall be the Association and the unit owners without naming them, and their mortgagees, as their interests shall appear. To the extent permitted by law, the Association may self insure.

12.3 **Required Coverage.** The Association shall maintain adequate insurance covering the buildings and other improvements on the condominium property that the Association is required to insure, as well as all association property, in such amounts, and with such deductibles, as is determined annually by the Board of Directors to be reasonable in the exercise of its good business judgment, such insurance to afford at least the following protection:

(A) **Property.** Loss or damage by fire, extended coverage (including windstorm), vandalism and malicious mischief, and other hazards covered by what is commonly known as an "all risk" property contract.

(B) **Liability.** Premises and operations liability for bodily injury and property damage in such limits of protection and with such coverage as are determined by the Board of Directors, with cross liability endorsement to cover liabilities of the unit owners as a group to a unit owner.

(C) **Automobile.** Automobile liability for bodily injury and property damage for owned and non-owned motor vehicles, in such limits of protection and with such coverage as may be determined by the Board of Directors.

(D) **Statutory Fidelity Bond.** The Association shall require all persons disbursing or controlling Association funds to be properly bonded and to procure and maintain an insurance policy or bond that covers the maximum funds that will be in the custody of the Association or its management agent at one time.

12.4 **Property Insurance.** Every property insurance policy issued or renewed on or after July 1, 2010, to protect the condominium shall provide full insurable value, replacement cost or similar coverage and shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior insurance appraisal determined at least once every thirty-six (36) months and primary coverage for:

(A) all portions of the condominium property located outside the units;

(B) the condominium property located inside the units as such property was initially installed, or replacements thereof of like kind and quality and in accordance with the original plans and specifications or, if the original plans and specifications are not available, as they existed at the time the unit was initially conveyed; and

(C) all portions of the condominium property as originally installed or replacements of like kind and quality in accordance with the original plans and specifications and all alterations or additions to the condominium or association property pursuant to Florida Statutes Section 718.113(2).

Anything to the contrary notwithstanding, the terms "condominium property," "building," "improvements," "insurable improvements," "common elements," "association property," or any other term found in the declaration of condominium which defines the scope of property or casualty insurance that a condominium association must obtain shall exclude all personal property within units or limited common elements, and all floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware and similar window treatment components, or replacements of any of the foregoing.

The Florida Condominium Act requires that every property insurance policy issued or renewed on or after January 1, 2009, to an individual unit owner shall provide that the coverage afforded by such policy is excess over the amount recoverable under any other policy covering the same property. Each insurance policy issued to an individual unit owner providing such coverage shall be without rights of subrogation against the Association and shall include special assessment coverage of not less than \$2,000 per occurrence. All real or personal property located within the boundaries of the unit owner's unit which is excluded from the coverage provided by the Association and all improvements or additions to the common element property that will benefit the individual unit owner as set forth above shall be insured by the individual unit owner.

12.5 **Optional Coverage.** The Association may purchase and carry other such insurance coverage as the Board of Directors may determine to be in the best interest of the Association and unit owners. Some of the more common options include:

- (A) Flood insurance.
- (B) Broad Form Comprehensive General Liability Endorsement.
- (C) Directors and Officers Liability.
- (D) Medical Payments.
- (E) Leakage, seepage and wind-driven rain.
- (F) Endorsement for loss by operation of local ordinance.

12.6 **Description of Coverage.** A detailed summary of the coverages included in the master policies, and copies of the master policies, shall be available for inspection and copying by unit owners or their authorized representatives upon request.

12.7 **Waiver of Subrogation.** If available and where applicable, the Board of Directors shall endeavor to obtain insurance policies which provide that the insurer waives its right to subrogation as to any claim against the unit owners, or their respective servants, agents or guests, except for any claim based upon gross negligence evidencing reckless, willful or wanton disregard for life or property.

12.8 **Insurance Proceeds.** All insurance policies purchased by the Association shall be for the benefit of the Association, the unit owners and their mortgagees as their interests may appear, and all proceeds from policies purchased by the Association shall be payable only to the Association. The duty of the Association shall be to receive such proceeds as are paid, and to hold the same in trust, and disburse them for the purposes stated herein and for the benefit of the unit owners and their respective mortgagees in the following shares:

(A) **Common Elements.** Proceeds on account of damage to common elements shall be held in as many undivided shares as there are units, the shares of each unit owner being the same as his share in the common elements.

(B) **Units.** Proceeds received on account of damage within the units shall be held in prorated shares, based on the amount of damage within each damaged unit as a percentage of the total damage within all units.

(C) **Mortgagee.** If a mortgagee endorsement has been issued as to a unit, the shares of the mortgagee and the unit owner shall be as their interests appear. No mortgagee shall have the right to require application of insurance proceeds to any mortgage it may hold against a unit, unless insurance proceeds on account of damage to that unit are not used for repairs, or the proceeds exceed the actual cost of repairs or reconstruction. Except as otherwise expressly provided, no mortgagee shall have the right to participate in determining whether improvements will be repaired or reconstructed after casualty.

(D) **Deductibles.** The policies may provide for reasonable deductibles. In the case of property insurance, the deductible shall be paid by the party who would be liable for the loss or responsible for repairs in the absence of insurance. If multiple parties would be responsible, the deductible shall be allocated among them in proportion to the amount each party's loss bears to the total.

12.9 **Common Expenses.** Any portion of the condominium property required to be insured by the Association against property loss pursuant to Florida Statutes Section 718.111(11)(f) which is damaged by casualty shall be reconstructed, repaired or replaced as necessary by the Association as a common expense. All property insurance deductibles, uninsured losses and other damages in excess of property insurance coverage under the property insurance policies maintained by the Association are a common expense of the condominium except that:

- (A) A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds, if such damage is caused by intentional conduct, negligence or failure to comply with the terms of the Association's Declaration or the Rules and Regulations by a unit owner, the members of his/her family, unit occupants, tenants, guests or invitees, without compromise of the subrogation of rights of any insurer as set forth in Florida Statutes Section 718.111(11)(g).
- (B) The provisions of Section 12.9(A) above regarding the financial responsibility of a unit owner for the costs of repairing or replacing other portions of the condominium property also apply to the costs of repair or replacement of personal property of other unit owners or the Association, as well as other property, whether real or personal, which the unit owners are required to insure under Florida Statutes Section 718.111(11)(g).
- (C) To the extent the cost of repair or reconstruction for which the unit owner is responsible under this Section is reimbursed to the Association by insurance proceeds, and, to the extent the Association has collected the cost of such repair or reconstruction from the unit owner, the Association shall reimburse the unit owner without the waiver of any rights of subrogation.
- (D) The Association is not obligated to pay for repair or reconstruction or repairs of property losses as common expenses if the property losses were known or should have been known to a unit owner and were not reported to the Association until after the insurance claim of the Association for that casualty was settled or resolved with finality, or denied on the basis that it was untimely filed.

12.10 **Association as Agent.** The Association is hereby irrevocably appointed as agent for each unit owner to adjust all claims arising under insurance policies purchased by the Association for damage or loss to the condominium property.

13. REPAIR OR RECONSTRUCTION AFTER CASUALTY. If any part of the condominium property is damaged by casualty, whether and how it shall be reconstructed or repaired shall be determined as follows:

13.1 **Damage to Units.** Where loss or damage occurs within one or more units, any Association insurance proceeds on account of the loss or damage shall be distributed to the owner(s) of the damaged unit(s) in shares as provided in Section 12.8 above. The owner(s) of the damaged unit(s) shall be responsible for reconstruction and repair, and no other person, including the Association, is liable for the cost thereof in the absence of legal fault.

13.2 **Damage to Common Elements - Less than "Very Substantial"**. Where loss or damage occurs to the common elements, but the loss is less than "very substantial", as hereinafter defined, it shall be mandatory for the Association to repair, restore and rebuild the damage caused by the loss, and the following procedures shall apply:

(A) The Board of Directors shall promptly obtain reliable and detailed estimates of the cost of repair and restoration, and shall negotiate and contract for repair and reconstruction.

(B) If the proceeds of insurance and available reserves are insufficient to pay for the cost of repair and reconstruction of the common elements, the Association shall promptly, upon determination of the deficiency, levy a special assessment against all unit owners in proportion to their shares in the common elements for the deficiency. Such special assessments need not be approved by the unit owners. The proceeds from the special assessment shall be added to the funds available for repair and restoration of the property.

13.3 **"Very Substantial" Damage**. As used in this Declaration, the term "very substantial" damage shall mean loss or damage caused by a common occurrence whereby at least three-fourths (3/4ths) of the total units cannot reasonably be rendered habitable within sixty (60) days. Should such "very substantial" damage occur:

(A) The Board of Directors and the officers, or any of them, are authorized, regardless of any other provision of this Declaration, to take such action as may reasonably appear to be necessary under emergency conditions, as further provided in Section 18 of the Bylaws. This authority includes actions to protect life and property, to evacuate or shore-up structures and salvage property, to engage security to protect against looting or other criminal acts, and to alter the condominium property or association property as might be reasonable under the circumstances to protect the condominium property or association property from further damage or deterioration. This authority includes the authority to expend any and all available association funds, including reserves.

(B) The Board of Directors shall endeavor to obtain comprehensive, detailed estimates of the cost of repair and restoration.

(C) A meeting of the members shall be held not later than sixty (60) days after the Board has obtained the estimates, to determine the opinion of the membership with reference to rebuilding or termination of the Condominium, subject to the following:

(1) If the insurance proceeds, reserves and other association funds available for the restoration and repairs that are the Association's responsibility are sufficient to cover

the estimated cost thereof so that it is reasonably anticipated that the repairs and reconstruction can be accomplished without levying a special assessment that exceeds fifty percent (50%) of the total annual budget for the condominium in the year in which the casualty occurred, the Condominium shall be repaired and reconstructed unless at least seventy-five percent (75%) of the total Voting Interests in the Condominium vote for termination, in which case the Condominium shall be terminated.

(2) If upon the advice of legal counsel and construction experts, it appears unlikely that the then applicable zoning or other regulatory laws will allow reconstruction of the same number and general types of units; or if the insurance proceeds, reserves and other association funds available for restoration and repair are not sufficient to cover the estimated cost thereof, and it is reasonably anticipated that the repairs and reconstruction can be accomplished only by levying special assessments exceeding fifty percent (50%) of the total annual budget for the Condominium in the year in which the casualty occurred, the Condominium shall be terminated, and the property removed from the provisions of the Condominium Act, unless at least two-thirds (2/3rds) of the total voting interests of the Condominium vote against termination. If the requisite number of unit owners vote against termination, the Board of Directors shall levy such assessments as are necessary, and shall proceed with the necessary repairs and restoration. The proceeds from the special assessments shall be added to the funds available for repair and reconstruction.

(D) If any dispute shall arise as to whether "very substantial" damage has occurred, or as to the amount of special assessments required, a determination by at least two-thirds (2/3rds) of the Directors shall be conclusive, and shall be binding upon all persons.

13.4 **Application of Insurance Proceeds.** It shall always be presumed that monies disbursed for repair and reconstruction come first from insurance proceeds; if there is an excess of insurance proceeds left in the funds held by the Association after the payment of all costs of repair, and reconstruction, such balance shall be distributed to the unit owners, except as otherwise provided in Section 12.8(C) above.

13.5 **Equitable Relief.** In the event of damage to the common elements which renders any unit uninhabitable, if repairs and reconstruction are not begun and completed within a reasonable period of time, the owner of the uninhabitable unit may petition a court for equitable relief, which may include termination of the Condominium and partition of the former condominium property. For purposes of this provision, it shall be conclusively presumed that repair and reconstruction has begun and been completed within a reasonable period of time if substantial work is commenced within six (6) months following the damage or destruction, and is completed within eighteen (18) months thereafter.

13.6 **Plans and Specifications.** Any repairs or reconstruction must be substantially in accordance with the plans and specifications for the original buildings, or according to different plans and specifications approved by the Board of Directors, by the owners of at least three-fourths (3/4ths) of the units and by the Primary Institutional Mortgagee, if any. Such approvals may not be unreasonably withheld. However, no change in plans and specifications shall materially reduce the interior floor space of any unit without the consent of the unit owner and his institutional mortgagee, if any.

13.7 **Reconstruction Work.** All reconstruction work shall be undertaken by the Association. A unit owner may undertake reconstruction work on portions of his or her unit only with the prior written consent of the Board of Directors. Such work may be conditioned upon the approval of the repair methods, the qualifications of the proposed contractor or the contract that is used for that purpose. If a unit owner performs work or hires a contractor to do the work, the obligation to insure that all necessary building permits are obtained shall rest with the unit owner.

13.8 **Additional Board Authority.** In addition to Board authority granted by law and the Condominium Documents, the Board shall have the following power and authority:

13.8.1 To determine after a casualty whether the units can be safely occupied, which decision shall not be conclusive as to the determination of habitability.

13.8.2 To declare any portion of the Condominium Property unavailable for occupation by owners or guests after a casualty, including during the rebuilding process. Such decision by the Board shall be made only if necessary to protect the health, safety, or welfare of the Association, owners, or guests.

13.8.3 To mitigate damage and take action to prevent the spread of fungus (mold, mildew, etc.) by tearing out wet drywall and carpet (even if the unit owner is obligated to insure and/or replace those items) and to remove personal property from the unit and store at an offsite location, with owners responsible for reimbursing the Association for items for which the owner is responsible but which may be necessary to prevent further damage.

13.8.4 To determine whether or not the units air conditioning unit is functioning effectively.

13.8.5 To contract on behalf of unit owners, with owners responsible to reimburse the Association, for items for which the owner is responsible but which may be necessary to prevent further damage. Without limitation, this includes, dry-out of units and replacement of damaged air conditioners when necessary to provide climate control in the units.

13.8.6 To implement a disaster plan prior to, during or after an impending casualty including, but not limited to, shutting down elevators, electricity, security systems, and air conditioners.

14. CONDEMNATION.

14.1 **Deposit of Awards with Association.** The taking of all or any part of the condominium property by condemnation or eminent domain shall be deemed to be a casualty to the portion taken. Awards for the taking shall be deemed to be proceeds from insurance on account of the casualty. Even though the awards may be payable to unit owners, the unit owners shall deposit the awards with the Association; and if any fail to do so, a special charge shall be made against a defaulting unit owner in the amount of his award, or the amount of that award shall be set off against any sums payable to that owner.

14.2 **Determination Whether to Continue Condominium.** Whether the Condominium will be continued after a taking by condemnation or eminent domain will be determined in the same manner provided for determining whether damaged property will be repaired or reconstructed or after a casualty.

14.3 **Disbursement of Funds.** If the Condominium is terminated, the proceeds of all awards and other payments will be deemed association property and shall be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a casualty. If the Condominium is not terminated, but the size of the Condominium will be reduced, the owners of units to be diminished or eliminated, if any, will first be made whole, and any property damaged by the taking will be made usable in the manner provided below. Proceeds of awards and special assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursements of funds after a casualty.

14.4 **Association as Agent.** The Association is hereby irrevocably appointed as each unit owner's attorney-in-fact for purposes of negotiating or litigating with a condemning authority for the purpose of realizing just compensation.

14.5 **Units Reduced but Habitable.** If the size of a unit must be reduced, and the remaining portion of the unit can be made habitable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) **Restoration of Unit.** The unit shall be made habitable. If the cost of doing so exceeds the amount of the award, the additional funds required shall be paid by the owner of the unit.

(B) **Distribution of Surplus.** The balance of the award, if any, shall be distributed to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagees.

14.6 **Unit Made Not Habitable.** If the condemnation is of an entire unit or reduces the size of a unit so that it cannot be made habitable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) **Payment of Award.** The award shall be paid to the owner of the unit and to each mortgagee of the unit as their interests may appear, the remittance being made payable jointly to the owner and mortgagee(s).

(B) **Addition to Common Elements.** If possible and practical, any remaining portion of the unit shall become part of the common elements and shall be placed in condition for use by some or all unit owners in a manner approved by the Board of Directors.

(C) **Adjustment of Shares in Common Elements.** The shares in the common elements appurtenant to the units that continue as part of the Condominium shall be adjusted to equitably distribute the ownership of the common elements among the changed number of units.

(D) **Assessments.** If the award to the Association for damage to the common elements resulting from a taking is not sufficient to pay the cost of converting the remaining portions of the unit for use as a part of the common elements, the additional funds required for those purposes shall be raised by special assessment against all unit owners who will continue as owners of units after the changes in the Condominium affected by the taking. The assessments shall be made in proportion to the shares of those owners in the common elements after the changes affected by the taking.

14.7 **Taking of Common Elements.** Awards for the taking of common elements only shall be used to make the remaining portion of the common elements usable in a manner approved by the Board of Directors. The balance of such awards, if any, shall become part of the common surplus.

14.8 **Amendment of Declaration.** Any changes in units and in the common elements, in the ownership of the common elements, and in the sharing of common expenses that are necessitated by condemnation or eminent domain shall be accomplished by amending this Declaration and Exhibit "A" in conformity to the changes mandated by Sections 14.5 and 14.6 above. Such amendments need be approved only by the owners of a majority of the units. Approval of, or joinder by, lien holders is not required for any such amendment.

15. TERMINATION: The Condominium may be terminated in the following manner:

15.1 **Methods of Termination.** The Condominium may be terminated under any one of the following alternatives:

15.1.1 **Termination Because of Economic Waste or Impossibility.** Notwithstanding anything to the contrary in this Declaration, the Condominium form of ownership may be terminated by a plan of termination approved by the percentage of Voting Interests necessary to amend the Declaration when:

- (A) the total estimated cost of repairs necessary to restore the improvements to their former condition or bring them into compliance with applicable laws or regulations exceeds the combined fair market value of all Units in the Condominium after completion of the repair; or
- (B) it becomes impossible to operate or reconstruct the Condominium in its prior physical configuration because of land use laws or regulations.

It is the intent of this provision to incorporate Section 718.117(2), Florida Statutes (2009), as amended from time to time.

15.1.2 **Optional Termination.** Except as provided in Section 15.1.1, the Condominium form of ownership may be terminated pursuant to a plan of termination approved by at least eighty percent (80%) of the total Voting Interests of the Condominium if not more than ten percent (10%) of the total Voting Interests of the Condominium have rejected the plan of termination by negative vote or by providing written objections thereto. It is the intent of this provision to incorporate the provisions of Section 718.117(3), Florida Statutes (2009), as amended from time to time.

15.1.3 **Very Substantial Damage.** If the Condominium suffers major damage, which shall mean that more than one-half the Units in the Condominium are rendered uninhabitable as determined in the sole discretion of the Board of Directors the Condominium may be terminated if seventy-five percent (75%) of the total Voting Interests in the Condominium vote to approve a plan of termination.

15.1.4 **Mortgage Lienholders.** Notwithstanding any provision to the contrary in this Declaration or Chapter 718, approval of a plan of termination by the holder of a recorded mortgage lien affecting a Condominium Parcel is not required unless the plan of termination would result in less than the full satisfaction of the mortgage lien affecting the Condominium Parcel. If such approval is required and not given, a holder of a recorded mortgage lien who objects to a plan of termination may contest the plan as provided in Sections 718.117(16), Florida Statutes (2009), as amended from time to time.

15.2 **Procedures for Termination and Sale.** The termination of the Condominium via either of the methods set forth in 15.1.1 through 15.1.3 herein shall be as set forth in Section 718.117(4) – (20), Florida Statutes (2009), as amended from time to time.

15.3 **Amendment.** This Article 15 may be amended in the same manner in which this Declaration of Condominium may be amended generally, as set forth in Article 18.

16. OBLIGATIONS OF OWNERS.

16.1 **Duty to Comply Right to Sue.** Each unit owner, and guests, and the Association shall be governed by and shall comply with the provisions of the Condominium Act, the Declaration, the documents creating the Association, the Bylaws and the Rules and Regulations. Actions for damages or for injunctive relief, or both, for failure to comply may be brought by the Association or by a unit owner against:

(A) The Association;

(B) A unit owner;

(C) Anyone who occupies a unit; or

(D) Any member of the Board of Directors who willfully and knowingly fails to comply with these provisions.

Actions arising under this subsection shall not be deemed to be actions for specific performance.

16.2 **Waiver of Rights.** The failure of the Association or of a member to enforce any right, provision, covenant or condition which may be granted by the condominium documents shall not constitute a waiver of the right of the Association or member to enforce such right, provision, covenant or condition in the future. A provision of the Condominium Act may not be waived by a unit owner if the waiver would adversely affect the rights of the owner or defeat the purpose of the provision, except that unit owners or Directors may waive notice of specific meetings as provided in the Bylaws. Any written instrument or instruction given by a prospective purchaser or unit owner to an escrow agent may be relied upon by the escrow agent, whether or not such instruction and the payment of funds thereunder might otherwise constitute a waiver of any provision of the Condominium Act.

16.3 **Attorney Fees.** In any legal proceeding arising out of an alleged failure of a unit owner or the Association to comply with the requirements of the Condominium Act or the condominium documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys fees as may be awarded by the court.

16.4 **No Election of Remedies.** All rights, remedies and privileges granted to the Association or unit owners under any terms, provisions, covenants, or conditions of the condominium documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising such other additional rights, remedies, or privileges as may be granted by the condominium documents, or at law or in equity.

17. RIGHTS OF MORTGAGEES.

17.1 **Approvals.** Written consent of the institutional mortgagee of a unit shall be required for any amendment to the Declaration which would decrease the percentage interests of the unit in the ownership of the common elements, except as provided otherwise in this condominium.

17.2 **Notice of Casualty or Condemnation.** In the event of condemnation, eminent domain proceedings, or very substantial damage to, or destruction of, any unit or any part of the common elements, the record holder of any first mortgage on an affected unit shall be entitled to notice.

17.3 **Mortgage Foreclosure.** If the mortgagee of a first mortgage of record acquires title to a condominium parcel as a result of foreclosure of the mortgage, or by a deed given in lieu of foreclosure, the liability of the mortgagee for the share of common expenses or assessments attributable to the condominium parcel, or chargeable to the former owner of the parcel, which came due prior to the mortgagee's acquisition of title shall be governed by the Condominium Act, as it may be amended from time to time. Any unpaid share of common expenses for which such acquirer is exempt from liability becomes a common expense collectible from all unit owners, including the acquirer and his successors and assigns. No owner or acquirer of title to a condominium parcel by foreclosure (or by a deed in lieu of foreclosure) may during his period of ownership, whether or not the parcel is occupied, be excused from the payment of any assessments coming due during the period of such ownership.

17.4 **Redemption.** If proceedings are instituted to foreclose any mortgage or lien on any unit, the Association, on behalf of one or more unit owners and with the permission of the mortgagee, may redeem the mortgage or lien for the amount due thereon and be thereby subrogated to all of the mortgagee's or lienor's rights of action, or the Association may purchase the unit at the foreclosure sale. A mortgagee shall have an unrestricted, absolute right to accept title to the unit in settlement and satisfaction of the mortgage or to foreclose its mortgage in accordance with its terms, and to bid upon the unit at the foreclosure sale.

17.5 **Right to Inspect Books.** The Association shall make available to institutional mortgagees upon request current copies of the recorded condominium documents and the books, records and financial statements of the Association. "Available" means ready for inspection, upon written request, during normal business hours, or under other reasonable circumstances. Photocopies provided at the request of the mortgagee shall be at the expense of the mortgagee.

17.6 **Financial Statement.** Any institutional mortgagee is entitled, upon written request, to a copy of the financial statement or financial report of the Association as delivered, to the owners for the immediately preceding fiscal year.

18. AMENDMENT OF DECLARATION. All amendments to this Declaration shall be proposed and adopted as follows:

18.1 **Proposal.** Amendments to this Declaration may be proposed by the Board of Directors or by written petition signed by the owners of at least one-fourth (1/4th) of the units.

18.2 **Procedure.** Upon any amendment or amendments to this Declaration being proposed as provided above, the proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

18.3 **Vote Required.** Except as otherwise provided by law, or by specific provision of the condominium documents, this Declaration may be amended if the proposed amendment is approved by at a majority of the voting interests present in person or by proxy and voting at any annual or special meeting called for the purpose.

18.4 **Certificate; Recording.** A copy of each adopted amendment shall be attached to a certificate that the amendment was duly adopted as an amendment to the Declaration, which certificate shall be in the form required by law and shall be executed by officers of the Association with the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Lee County, Florida.

19. MISCELLANEOUS.

19.1 **Severability.** The invalidity or non-enforceability in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision of this Declaration, or any exhibit attached thereto, shall not effect the remaining portions thereof.

19.2 **Applicable Statutes.** The validity, application and construction of this Declaration and its exhibits shall be governed by the Laws of Florida, particularly the Condominium Act, as it exists on the date of recording this Declaration in the Public Records of Lee County, Florida.

19.3 **Conflicts.** If there is an irreconcilable conflict between any provision of this Declaration and the Governing Documents or the Condominium Act, the Governing Documents or the Condominium Act shall control. If there is a conflict between this Declaration and the Association's Articles of Incorporation or Bylaws, this Declaration shall control.

19.4 **Interpretation.** The Board of Directors is responsible for interpreting the provisions of this Declaration and its exhibits. Such interpretation shall be binding upon all parties unless wholly

unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board is not unreasonable shall conclusively establish the validity of such interpretation.

19.5 Headings and Capitalization. The headings used in the condominium documents, and the capitalization of certain words, are for reference and convenience purposes only, and do not constitute substantive matter intended to be considered in construing the terms and provisions of these documents.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Amended and Restated Declaration of Condominium, under the laws of the State of Florida, this 1st day of May, 2012.

WITNESSES:

Melissa J. Ali
Witness #1 Signature

Melissa J. Ali
Printed Name of Witness #1

Jennifer Debo
Witness #2 Signature

Jennifer Debo
Printed Name of Witness #2

BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.

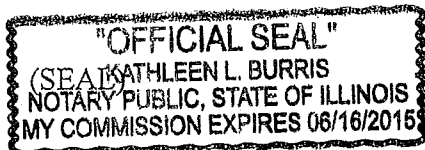
By: Willis F. Fry

Print Name: Willis F. Fry
President

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me this 1 day of May, 2012, by Willis F. Fry, President of Blue Crab Key Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me, or did produce _____ as identification.



Kathleen L. Burris
Notary Public

Kathleen L. Burris
Printed Name of Notary Public

FAWPDATA\ICJS\FORMS\CONDO\Amendment\Blue Crab Key.a&r Declaration.4-5-11.wpd

BLUE CRAB KEY - DECLARATION

EXHIBIT A

Phase "I" Blue Crab Key Condominium

Legal Description

All of a parcel of land located in Section 16, Township 44 South, Range 22 East, Lee County, Florida, more particularly described as follows: From the Southeast corner of the Southwest ¼ of said Section 16, run East along the South line of Section 16, 1405.00 feet to the point of beginning; thence North 32°26'53" West for 195.00 feet; thence North 39°08'25" West for 187.52 feet; thence North 35°07'06" East for 189.95 feet; thence North 00°06'23" East for 205.00 feet to an intersection with the North line of the South ½ of Government Lot 4; thence South 89°53'37" East along the North line of South ½ of Government Lot 4, for 236 feet, more or less to the waters of Pine Island Creek; thence Southwesterly along the water line of Pine Island Creek 681 feet, more or less to the point of beginning.

SURVEY EXHIBIT "A"

CONDOMINIUM PLAT BOOK PAGE

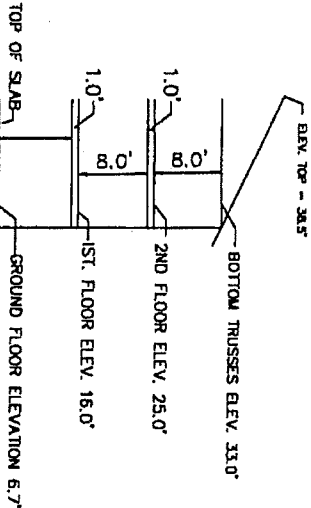
CANAL

NORTH LINE OF THE SOUTH 1/2
GOVT. LOT 4

8.50'± 230'±

- LEGEND
- FOUND NAIL AND TAG
 - △ SET NAIL AND TAG LXXXV
 - FOUND STEEL PIN
 - SET 1/2" IRON PIN & CAP
 - L.B. 03177

BLUE CRAB KEY
TRACT 1, BUILDING "L", "M" AND "N"
SEC. 16 & 21, T.44S., R.22E.,
PINE ISLAND, FLORIDA
FOR: BLUE CRAB KEY, INC.



NOTES:

1. BEARING BASIS: SOUTH LINE OF THE SW 1/4 SECTION 16 AS N 90°00'00"E
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. PARCEL LIES IN FL. PL. ZONE A-9, ELEVATION 9.0'. ACCORDING TO FIRM PANEL 125124 0165 B DATED 9-19-84.
5. THIS CERTIFICATION IS ONLY FOR LAND AS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
6. ALL AREAS OTHER THAN THE UNITS ARE COMMON ELEMENTS.
7. ONE PARKING SPACE UNDER EACH UNIT IS A UNITED COMMON ELEMENT FOR THE UNIT OWNER.

SURVEYORS CERTIFICATE

THE UNDERSIGNED BEING A REGISTERED SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES CERTIFY THAT HE HAS EXAMINED THE DECLARATION OF CONDOMINIUM AND THE PLAT OF THE BLUE CRAB KEY, INC. CONDOMINIUM, INC. AND HAS CONCLUDED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE FLORIDA CONDOMINIUM ACT, CHAPTER 718, F.S., AND THE DECLARATION OF CONDOMINIUM AND THE PLAT OF THE BLUE CRAB KEY, INC. CONDOMINIUM, INC. DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDING, TRACT 1, "L", "M" AND "N", PHASE 1, (6 UNITS), ARE SUBSTANTIALLY COMPLETE, SO THAT SUCH UNITS, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE COMMON ELEMENTS, IMPROVEMENTS DESCRIBED AND THAT THERE CAN BE DETERMINED FROM THESE ELEMENTS AND OF EACH UNIT.

DONE THIS 21ST DAY OF JULY, 2001.

STOUTER-STEVENOT AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR

CERTIFICATE # 3039

STOUTER-STEVENOT AND ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS

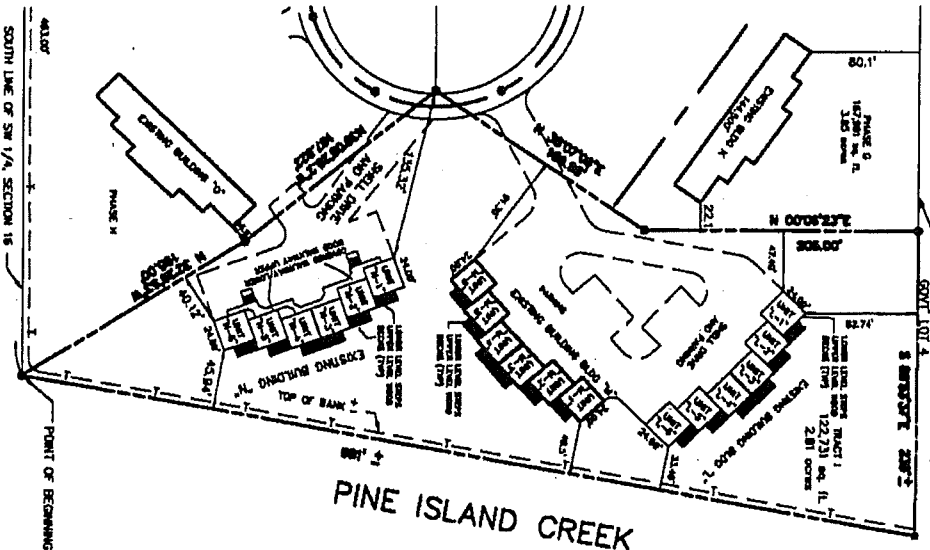
4414 S.E. 18th PLACE
CRAVEN, FL 33504
TELEPHONE 811-542-7489

DOUGLAS B. STEVENOT, P.E.

REGISTERED

PROFESSIONAL LAND SURVEYOR

CERTIFICATE # 3039



CANAL

GRAPHIC SCALE

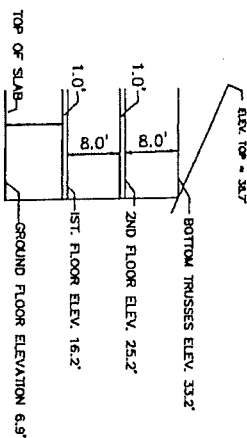


PLOT FILE 4723-N

CONDOMINIUM PLAT BOOK _____ PAGE _____

BLUE CRAB KEY
TRACT I, BUILDING "N"
SEC. 16 & 21, T.44S., R.22E.,
PINE ISLAND, FLORIDA
FOR: BLUE CRAB KEY, INC.

- POLAR MAIL AND TAG
- ▲ SET MAIL AND TAG LEXITY
- POLAR STICK PM
- SET V/T FROM PM & CAP
- U.S. 5317



CONTINUED TO:
CHARS G. MOEWAN, P.A.
BLUE CRAB KEY, INC.
ATTORNEYS TITLE FUND
1ST NATIONAL BANK OF FL. MYERS

1. BEARING BASES, SOUTH LINE OF THE SW 1/4, SECTION 16, N 30°00'00"E
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. PARCEL LIES IN FLETA ZONE A-8, ELEVATION 9.0', ACCORDING TO FINAL PAVEMENT ELEVATION DATA FOR THIS ROAD.
5. THIS CERTIFICATION IS GIVEN FOR A-8 AS DESCRIBED HEREON.
6. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7. ALL AREAS OTHER THAN THE UNITS ARE COMMON ELEMENTS.
8. ONE PARKING SPACE UNDER EACH UNIT IS A LIMITED COMMON ELEMENT FOR THE UNIT OWNER.

SURVEYORS CERTIFICATE

[illegible]

DONE THIS 10TH DAY OF FEBRUARY, 2000.

STOUTEN-STEVENSON & ASSOCIATES, INC.

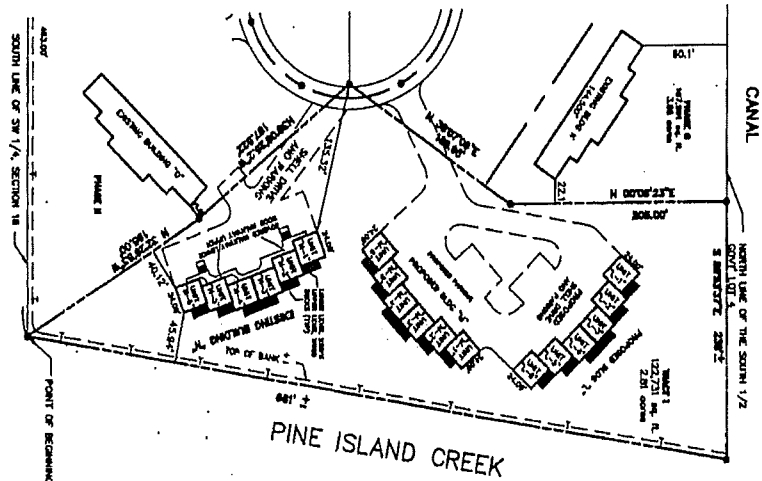
DONALD E. STOUTEN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE # 38309

STOUTENHEVENIOR AND ASSOCIATES, INC.
STRUCTURAL AND MECHANICAL CONSULTANTS

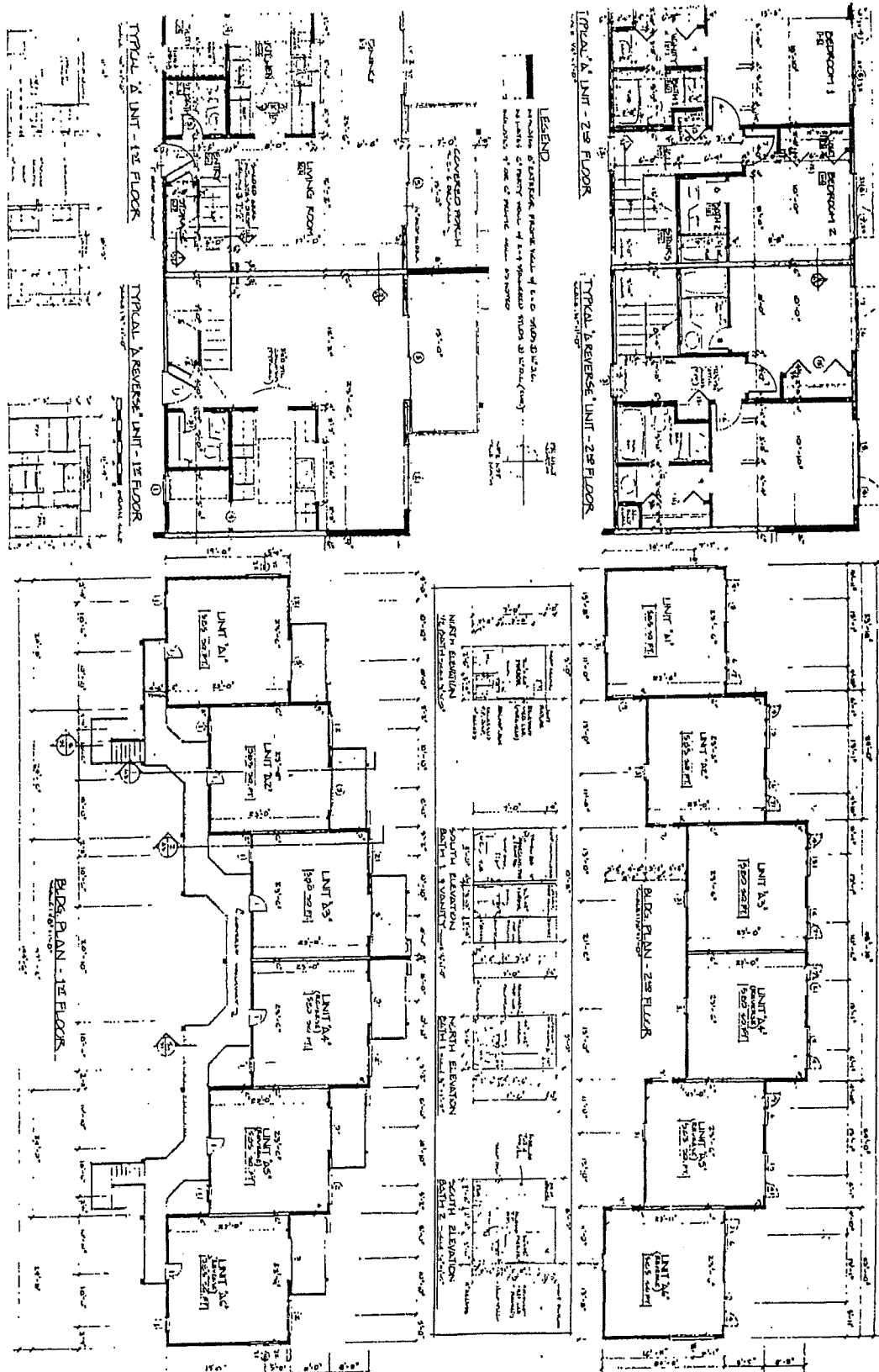
4414 SE 16th PLACE
CAPE CORAL, FL 33904
TELEPHONE 841-542-7466



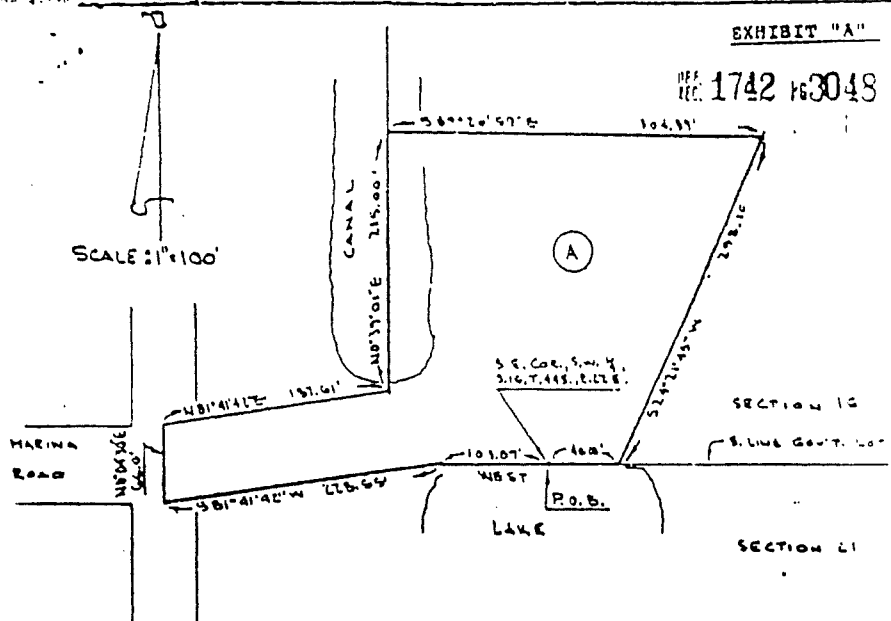
PLOT FILE 4723-N



RECORDER'S MEMO
 Legibility of Writing, Typing or
 Printing Unsatisfactory in this
 Document When Received.



REF 1742 PG 3048



A parcel of land located in Section 16, T. 44S., R. 22E., Lee County Florida more particularly described as follows: from the S.E. corner of the S.W. $\frac{1}{4}$ of said Section 16, said corner also being the P.O.B. run West, along the South line of said Section 16, 103.89'; Thence S. 81° 41' 42" W., 228.55'; Thence N. 0° 04' 30" E., 66.0'; Thence N. 81° 41' 42" E., 137.61'; Thence N. 0° 39' 01" E., parallel to the West line of Government lot 4, 215.00'; Thence S. 89° 20' 59" E., 304.89'; Thence S. 24° 21' 45" W., to the South line of Government lot 4, 298.16'; Thence West, along the South line of Government lot 4, 40.00' to the P.O.B.

An easement for ingress and egress located in S.16. T.44S., R. 22E.,
Lee County, Florida, more particularly described as follows: from the
S.E. corner of the S.W. 1/4 of said Section 16, said corner also being
the P.O.B., run West along the South line of said Section 16, 103.43';
Thence S. 81° 41' 42" W., 228.55'; Thence N. 0 04' 30" E., 50.54'; Thence
N. 81° 41' 42" E., 224.83'; Thence East 170.15'; Thence S. 24° 21' 45" W.
to the South line of Government Lot 4, 54.89'; Thence West, along the
South line of Government Lot 4, 40.00' to the P.O.B.

1634 S.E. 47th STREET
CINEMA PLAZA — UNIT 10
CAFÉ CORAL, FLORIDA 33904
TELEPHONE 813—542-7499

RONALD R. STEVENSON
CERTIFICATE # 00

EXHIBIT

COMPOSITE EXHIBIT "A"

REF ID: A661742 PG 3049

BLUE CRAB KEY

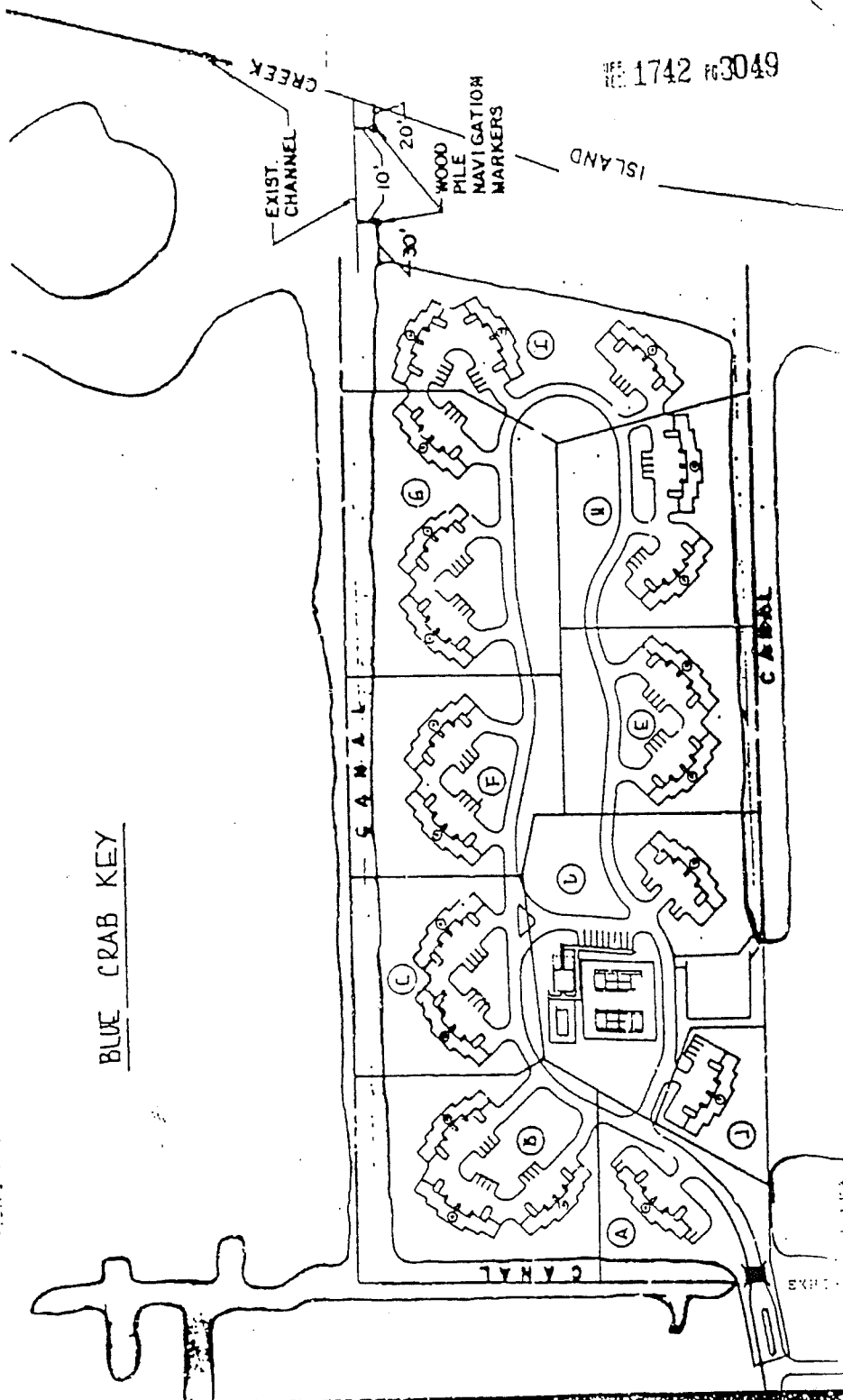


EXHIBIT "B"

REF 1742 63050

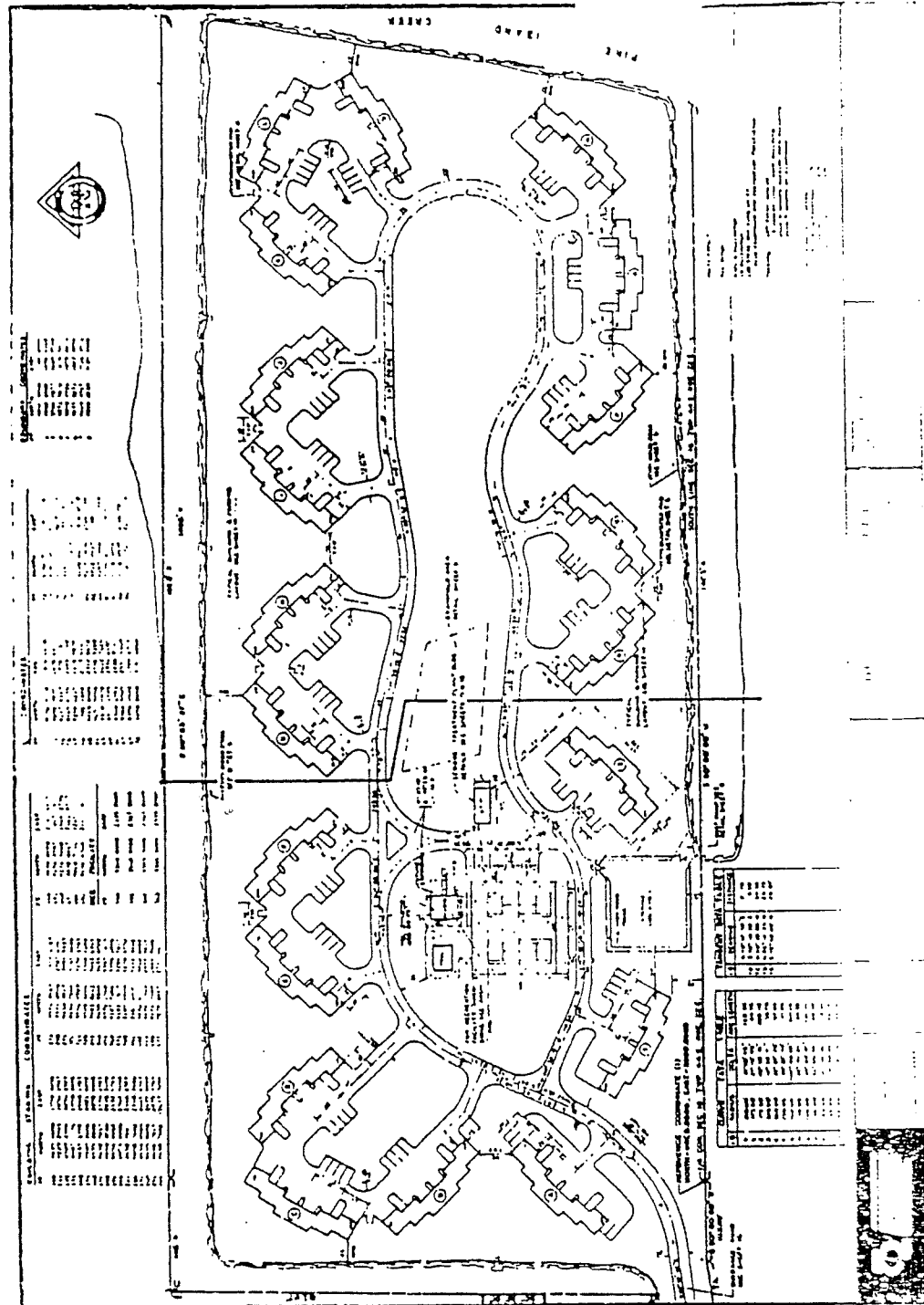
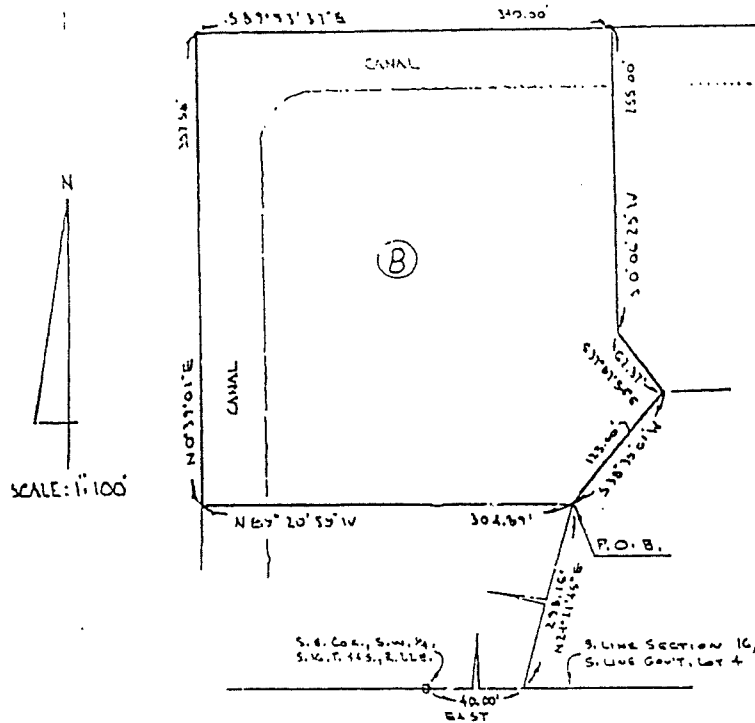


EXHIBIT "B"

EXHIBIT "C"

COMPOSITE EXHIBIT "A"

1742 PS 3051



DESCRIPTION OF

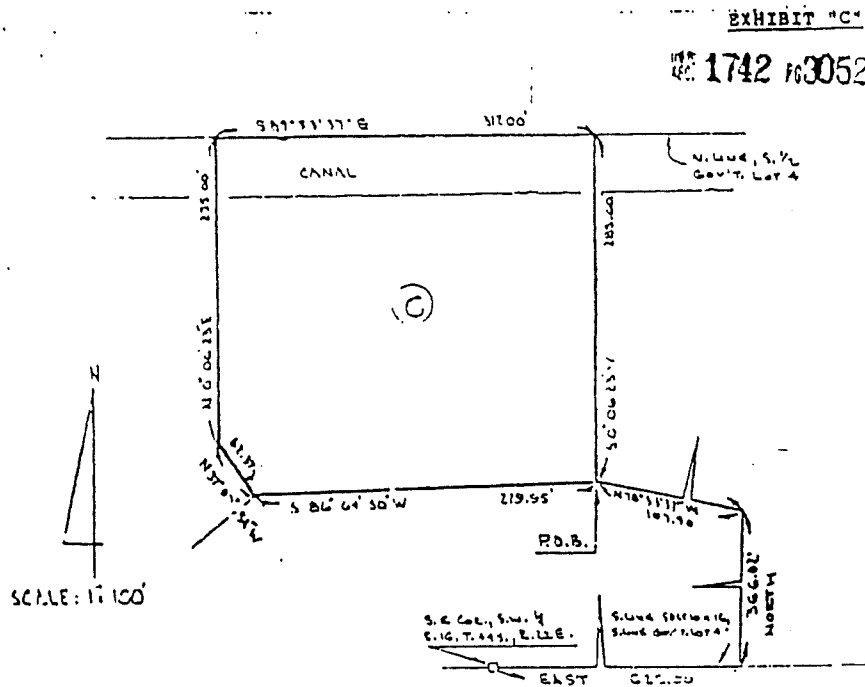
A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida more particularly described as follows: from the S.E. corner of the S.W. 1/4 of said Section 16 run East, along the South line of said Section, 40.00'; Thence N. 24° 21' 45\"E., 298.16 to the P.O.B.; Thence N. 89° 20' 59\"W., 304.89'; Thence N. 0° 39' 01\"E., 397.98'; Thence S. 89° 51' 37\"E., 340.00'; Thence S. 0° 06' 23\"W., 255.00'; Thence S. 37° 07' 54\"E., 62.37'; Thence S. 38° 39' 01\"W., 123.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47TH STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 3351

Ronald R. Stevenot
EXHIBIT "C"



DESCRIPTION OF

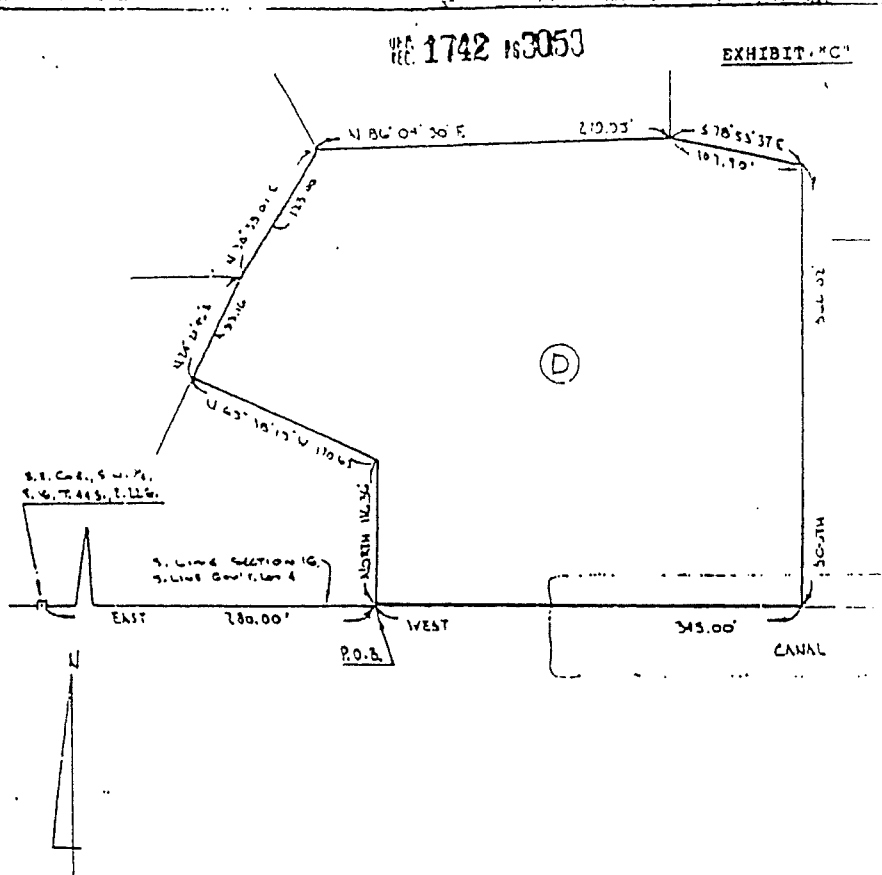
A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida more particularly described as follows: from the S.E. corner of the S.W. 1/4 of said Section 16 run East, along the South line of said Section, 625.00'; Thence North, 166.02'; Thence N. 78° 53' 37"W., 107.90' to the P.O.B.; Thence S. 86° 04' 50"W., 279.95'; Thence N. 77° 07' 54"W., 62.77'; Thence N. 0° 06' 23"E., to an intersection with the North line of the South 1/2 of government lot 4 255.00'; Thence S. 89° 53' 37"E., along the North line of the South 1/2 of government lot 4, 317.00'; Thence S. 0° 06' 23"W., 285.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 3254

Ronald R. Stevenot
EXHIBIT "C"



A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida more particularly described as follows: from the S.E. corner of the S.W. $\frac{1}{4}$ of said Section 16 run East, along the South line of said Section, 280.00' to the P.O.B.; Thence North, 116.36'; Thence N. 65° 33' 17.06"; Thence N. 24° 21' 45"E., 93.16'; Thence N. 38° 39' 01"E., 123.00'; Thence N. 36° 04' 50"E., 279.95'; Thence S. 78° 53' 37"E., 107.90'; Thence South, 166.02'; Thence West, along the South line of Section 16, 345.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

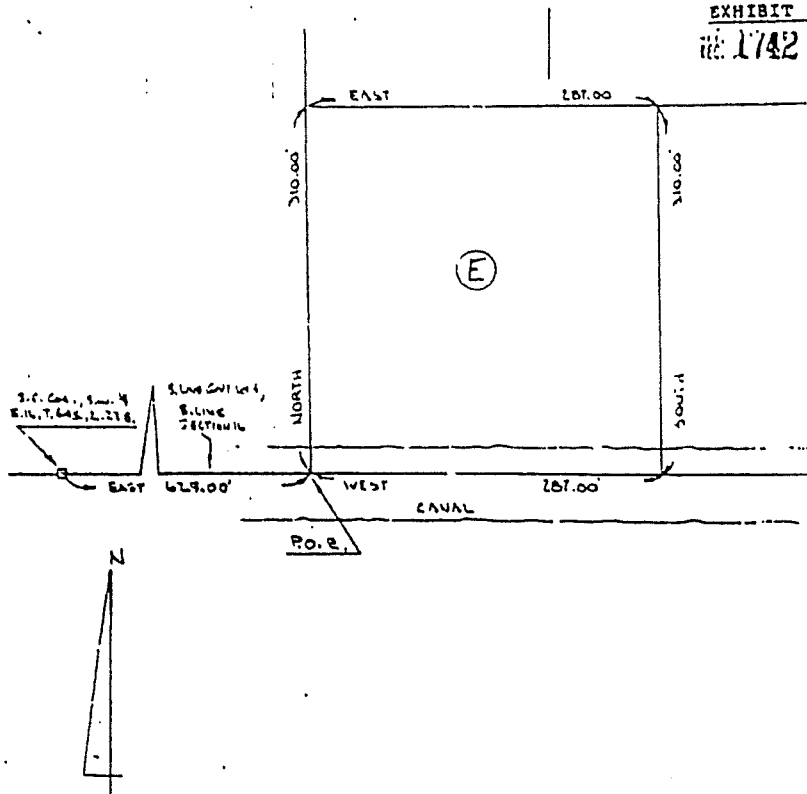
RONALD R. STEVENOT
CERTIFICATE # 325

Ronald R. Stevenot

EXHIBIT

EXHIBIT "C"

1742 1800



SCALE: 1" = 100'

DESCRIPTION OF

A parcel of land located in Section 16, T. 44S., R. 22E., Lee County Florida more particularly described as follows: from the S.E. corner of the S.W. 1/4 of said Section 16 run East, along the South line of said Section, 625.00' to the P.O.B.; Thence North, 310.00'; Thence East, 287.00'; Thence South, 310.000'; Thence West, along the South line of said Section 16, 287.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA — UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

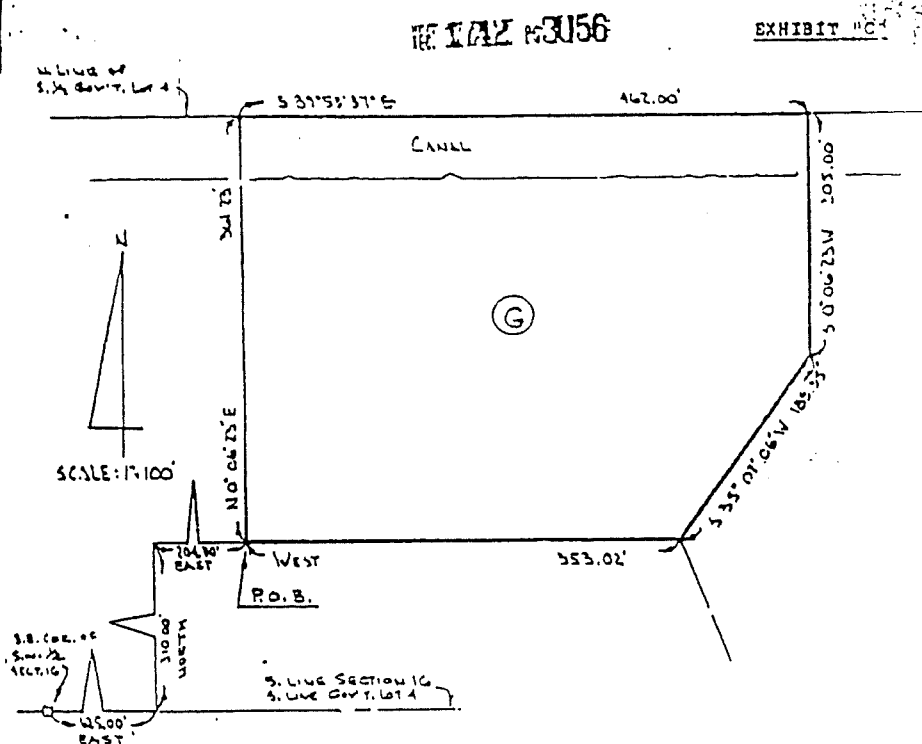
RONALD R. STEVENOT
CERTIFICATE # 1742

Ronald R. Stevenot
EXHIBIT "C"



A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida, more particularly described as follows: from the S.E. corner of the S.W. $\frac{1}{4}$ of said Section 16 run East, along the South line of said Section, 625.00'; Thence North 310.00' to the P.O.B.; Thence continue North, 56.02'; Thence N. 78 53'37"W., 107.90'; Thence N. 0 0 23'E., to an intersection with the North line of the South $\frac{1}{4}$ of government lot 4, 285.00'; Thence S. 89 53'77"E., along said North line, 310.00'; Thence S. 0 06'23"W., 361.23'; Thence West, 204.00' to the E.

EXHIBIT "C"



DESCRIPTION OF

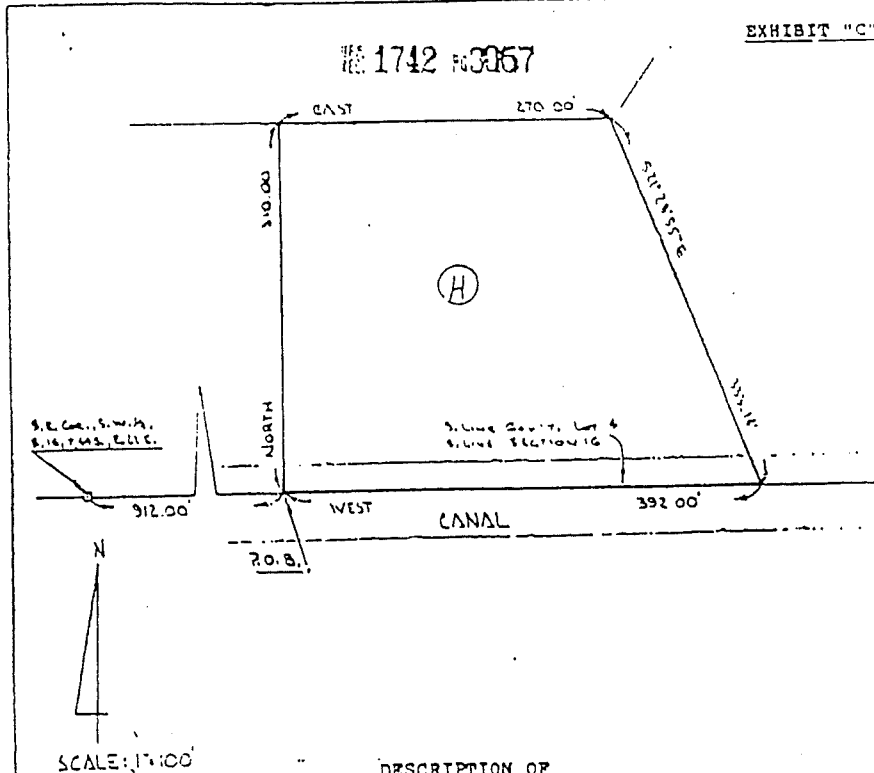
A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida more particularly described as follows: from the S.E. corner of the S.W. $\frac{1}{4}$ of said Section 16 run East, along the South line of said Section, 625.00'; Thence North, 310.00'; Thence East, 204.00' to the S. $\frac{1}{4}$ of government lot 4, 361.23'; Thence S. 89°53'37"E., along the North line of the South $\frac{1}{4}$ of government lot 4, 462.00'; Thence S. 0°06'23"W., 205.00'; Thence S. 75°07'06"W., 189.95'; Thence West 353.02' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 3351

Ronald R. Stevenot
EXHIBIT "C"



SCALE: 1"=100'

DESCRIPTION OF

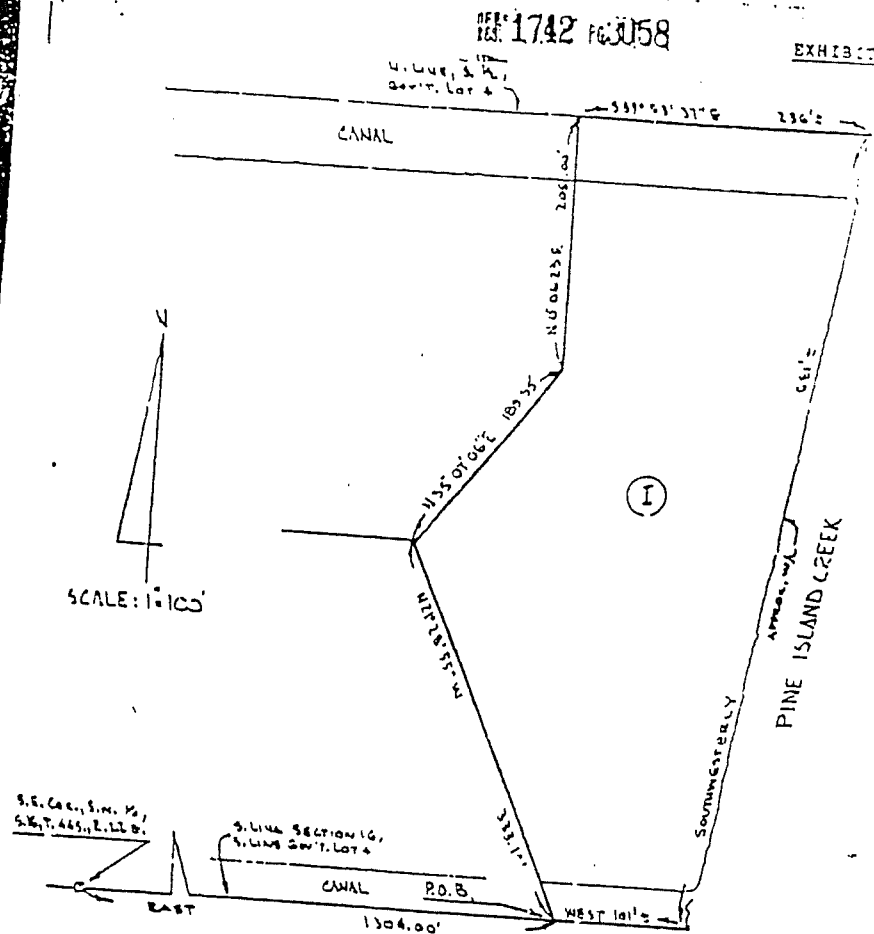
A parcel of land located in Section 16, T. 44S., R. 22E., Lee County Florida more particularly described as follows: from the S.E. corner of the S.W. $\frac{1}{4}$ of said Section 16 run East, along the South line of said Section, 912.00' to the P.O.B.; Thence North, 310.00'; Thence East, 270.00'; Thence S. 21° 28' 55" E., to an intersection with the South line of said Section 16, 333.14'; Thence West, along the South line of Section 16, 392.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 1000

Ronald R. Stevenot
EXHIBIT "C"



DESCRIPTION OF

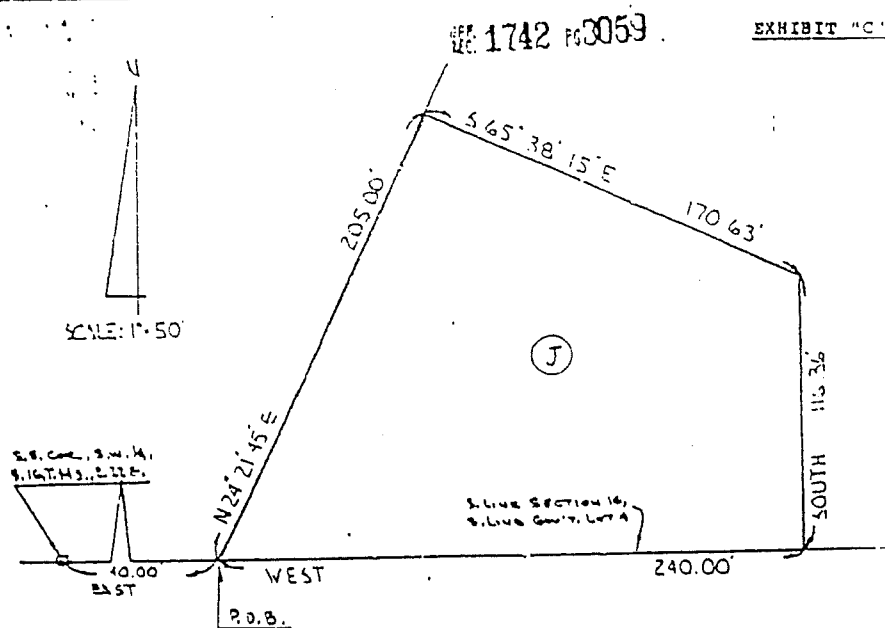
A parcel of land located in Section 16, T. 44S., R. 22E., Lee County, Florida more particularly described as follows: from the S.E. corner of the S.W. 1/4 of said Section 16 run East, along the South line of Section 16, 1704.00' to the P.O.B.; Thence N. 21° 28' 55" W., 333.14'; Thence N. 15° 07' 06" E., 189.95'; Thence N. 06° 23' E., to an intersection with the North line of the South 1/4 of government lot 4, 205.00'; Thence S. 89° 53' 37" E., along the North line of the South 1/4 of government lot 4, 236' more or less to the waters of Pine Island Creek; Thence South-westerly, along the water line of Pine Island Creek, 681' more or less to an intersection with a line (the South line of Section 16) running East from the P.O.B.; Thence West, along the South line of Section 16, 101' more or less to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

1634 S.E. 47th STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 3351

Ronald R. Stevenot
EXHIBIT # 20



DESCRIPTION OF

A parcel of land located in Section 16, T.44S., R. 22E., Lee County Florida more particularly described as follows: from the S.E. corner of the S.W. 1/4 of said Section 16 run East, along the South line of said Section, 40.00' to the P.O.B.; Thence N. 24° 21' 45" E., 205.00'; Thence S. 65° 38' 15" E., 170.63'; Thence South, to an intersection with the South line of Section 16, 116.36'; Thence West, along the South line of Section 16, 240.00' to the P.O.B.

RONALD R. STEVENOT AND ASSOCIATES, INC.
LAND SURVEYORS

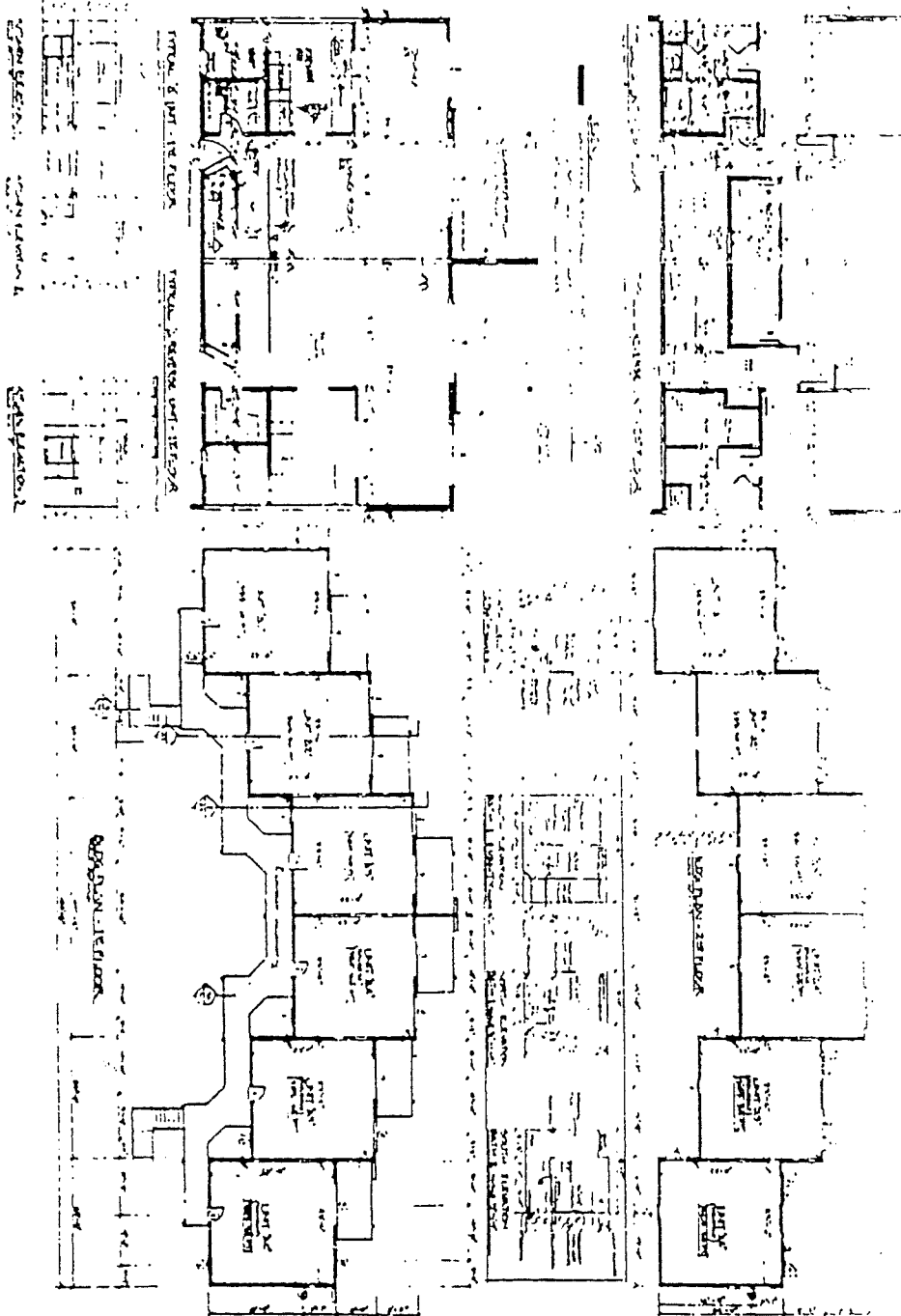
1634 S.E. 47TH STREET
CINEMA PLAZA - UNIT 10
CAPE CORAL, FLORIDA 33904
TELEPHONE 813-542-7499

RONALD R. STEVENOT
CERTIFICATE # 103

Ronald R. Stevenot
EXHIBIT "C"

EXHIBIT "D"

REC 1742 PG 006J



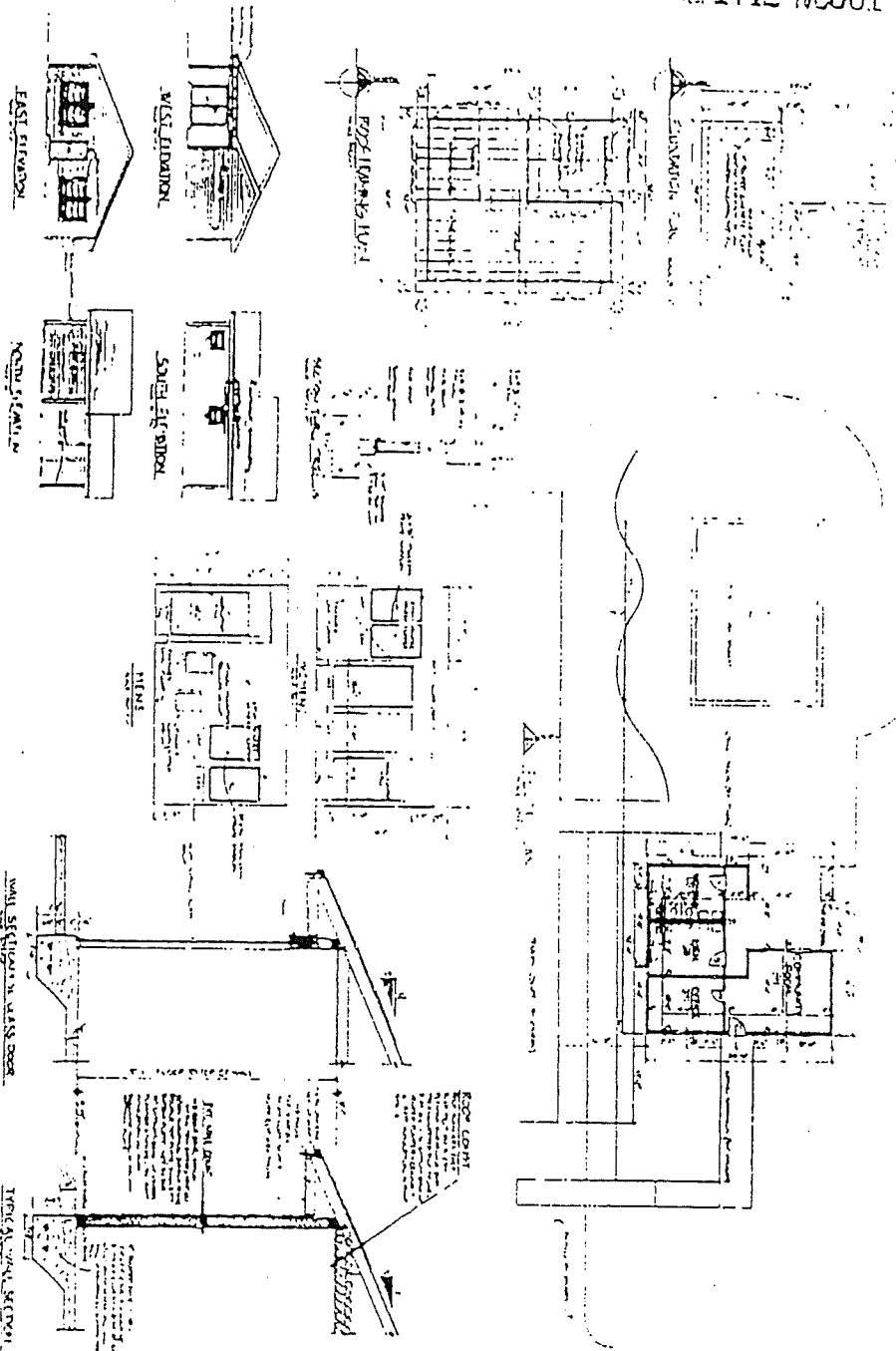
PARKER-MUNNETT APARTMENT BUILDING

PARKER-MUNNETT ARCHT
ARCHITECTURE & INTERIOR

EXHIBIT "D"

EXHIBIT "D"

1742 PG 0061



COMMUNITY BUILDING DETAILS

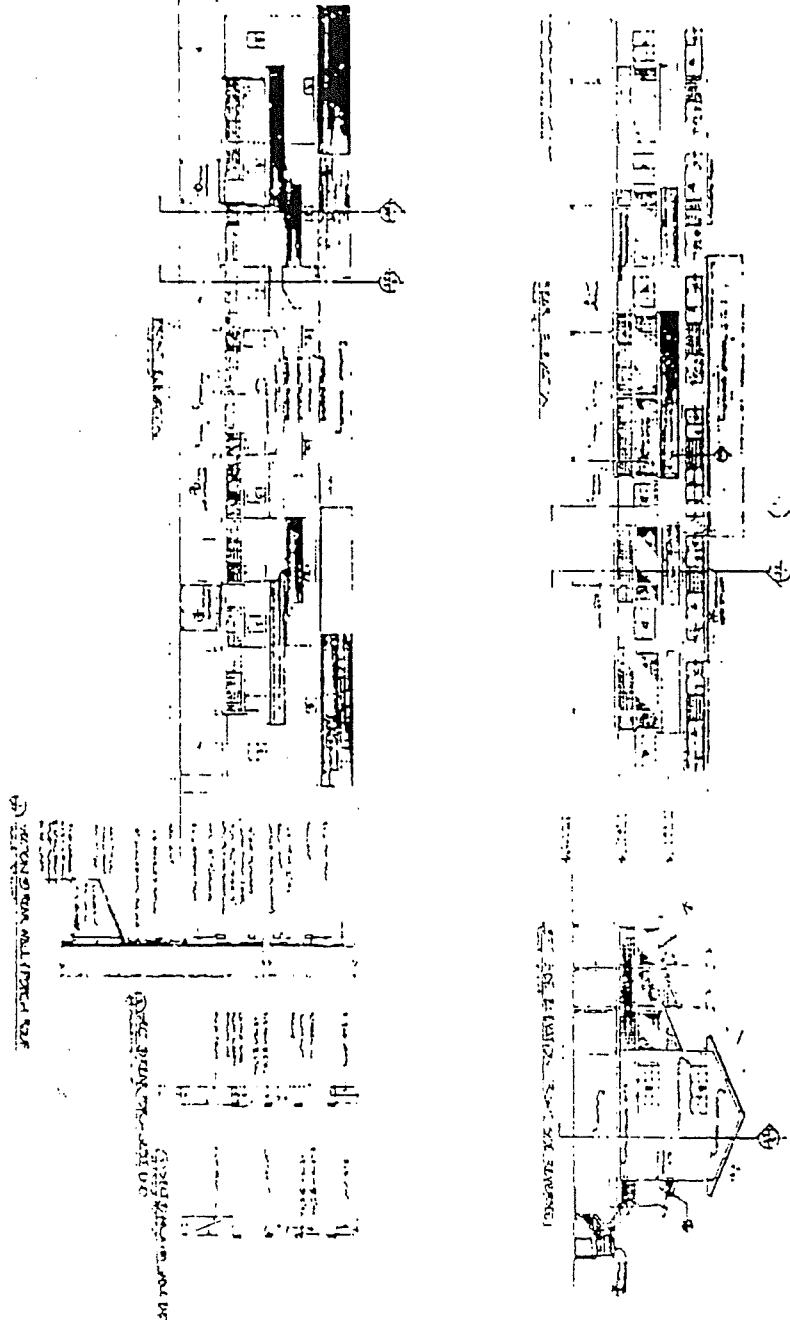
BLUE CRAB KEY CONDOMINIUM

PARKER-MUGGETT ARCHITECTS, P.C.
ARCHITECTURE & INTERIOR DESIGN

EXHIBIT "D"

EXHIBIT "D"

1742 PG3062



BLUECRAB KEY CONDOMINIUM

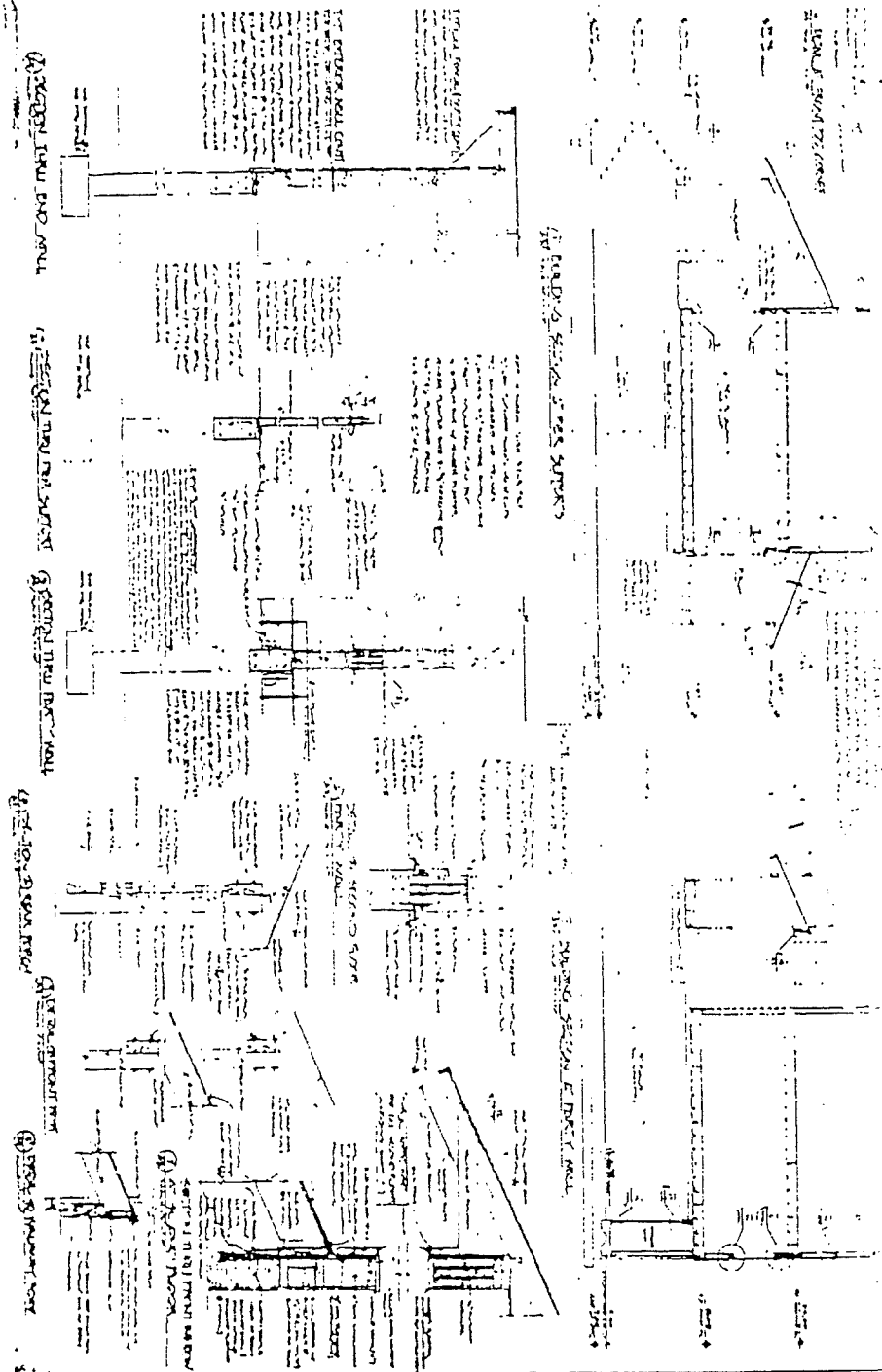
PARKER-MURPHY ARCH
ARCHITECTURE & INTERIOR
DESIGN

EXHIBIT "D"

COMPOSITE EXHIBIT "A"

EXHIBIT "D"

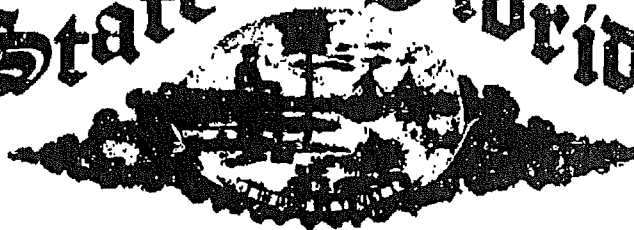
1742 3063



DAKOTA-MIDWEST ARCHITECTURAL S. A.

EXHIBIT "D"

State of Florida

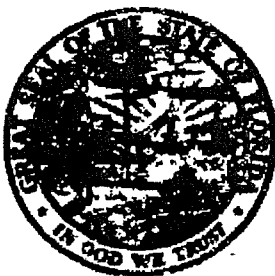


Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of BLUE CRAB KEY CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on July 18, 1984, as shown by the records of this office.

The charter number of this corporation is N04256.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
19th day of July, 1984.



George Firestone

George Firestone
Secretary of State

OFF. 1742 PG 3069

ARTICLES OF INCORPORATIONOFBLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.JUL 18 4 14 PM '84
SECRETARY OF STATE

FILED

The undersigned subscribers associate themselves through these Articles in order to form a corporation, not for profit under the laws of the State of Florida and do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the Corporation is "BLUE CRAB KEY CONDOMINIUM ASSOCIATION, INC." hereinafter referred to as the Association.

ARTICLE II

The period of duration of the Corporation is perpetual.

ARTICLE III

The purpose of the Corporation is to provide an entity in accordance with the Florida Condominium Act, Chapter 718 to operate a condominium property located in Lee County, Florida known as BLUE CRAB KEY CONDOMINIUM.

ARTICLE IV

All the terms used in these Articles of Incorporation have the same meaning as described in the Declaration of Condominium for Blue Crab Key Condominium, unless these Articles specifically provide otherwise or unless the context dictates a contrary meaning.

ARTICLE V

The Association shall have all common law and statutory

powers permitted a corporation not for profit under the laws of the State of Florida, which do not conflict with these Articles, the Declaration of Condominium, the Association By-Laws and the Condominium Act. The Association shall have all powers set forth in the Condominium Act and such powers permitted by the Florida Condominium Act as shall be reasonably necessary to carry out its responsibilities for the operation of the Condominium in accordance with the Declaration of Condominium and the Association By-Laws, which powers shall include but not be limited to the following: (a) to make and collect assessments against members as unit owners for the purpose of exercising its powers in carrying out its responsibilities for the operation of the Condominium in accordance with the Declaration of Condominium and the Association By-Laws.

ARTICLE VI

The qualification of members of the Association shall be the ownership of a condominium unit parcel in Blue Crab Key Condominium which membership shall be evidenced and established by a recordation in the public records of Lee County, Florida of a deed conveying said condominium unit parcel fee title to the owner thereof. Upon recordation of such deed to a new owner, the membership of the prior owner of such unit shall be terminated. The manner of admission of members, the voting rights of members, the obligations and responsibilities of members shall be as established by the Condominium Declaration of Blue Crab Key Condominium as the same is recorded in the public records of Lee County, Florida and as the same may have been heretofore or may be hereinafter amended.

ARTICLE VII

The business affairs of the Association shall be managed

by a Board consisting of a number of Directors determined by the Association's By-Laws but in any event not less than three directors. Directors need not be members of the Association or reside in the condominium. The Board of Directors, its agents, contractors or employees shall exclusively exercise all of the powers of the Association consisting under the Condominium Act, Declaration of Condominium and the Association By-Laws and these Articles subject only to the approval of unit owners when such approval is specifically required. The Directors shall be elected at the annual meeting of the Association members in the manner provided for by the Association's By-Laws. Directors may be removed and vacancies on the Board may be filled as provided for in the Association's By-Laws. The members of the first Board of Directors shall serve terms as provided for in the Association's By-Laws and they or their replacements appointed by the Developer shall serve until time as unit owners, other than the Developer, are permitted to elect Directors as provided by the Condominium Act or an earlier date at the discretion of the Developer as provided for in the Association's By-Laws. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed are as follows:

Same as those persons listed in Article VIII

ARTICLE VIII

The affairs of the Association shall be administered by the officers provided for in the By-Laws. At the first meeting of the Board of Directors following the Association's annual meeting, the Board shall elect the officers who will thereafter serve at the pleasure of the Board. The names and addresses of the officers who shall serve until such time as the Board of Directors appoints successors are as follows:

Nicholas Dakos	2017 Maravilla Lane Ft. Myers, Florida 33901
William Rex Dakos	2017 Maravilla Lane Ft. Myers, Florida 33901
Wade H. Parsons	2161 McGregor Blvd. Suite 1 Ft. Myers, Fl. 33902

ARTICLE IX

The Association shall indemnify directors, officers, members, employees or agents of the Association against all expenses and liabilities including attorney's fees, costs, judgments, fines, and settlements reasonably incurred, or imposed as a result of any proceeding to which any director, officer, member, employee or agent of the Association may have been a party or may have been otherwise involved by reason of his serving or previously having served the Association at its request. However, unless the Board of Directors approves indemnification as being in the best interest of the Association and places in the minutes of the meeting at which the decision is made, reasons therefore, no indemnification shall be permitted where a court of competent

jurisdiction decides that parties seeking indemnification was guilty of willful misfeasance or malfeasance in the performance of his duties. The right of indemnification shall not be exclusive of any rights to which a person seeking indemnification may be entitled.

ARTICLE X

The first By-Laws of the Association shall be adopted by the Board of Directors. The By-Laws may be amended, altered, or rescinded in any manner provided for in the By-Laws.

ARTICLE XI

The Articles may be amended as provided for in this Article. Notice of the subject of a proposed amendment must be included in the notice of the meeting at which the amendment is to be considered. A resolution for the adoption of the amendment may be proposed by either the Board of Directors or by any member of the Association. Any director or member of the Association not present in person or by proxy at the meeting may express his approval in writing providing that the approval must be in the possession of the Secretary of the Association at the meeting. Amendments may be approved by the affirmative vote of 2/3 of the members of the Association entitled to vote at a meeting at which a quorum has been obtained. No amendment shall change the qualifications for membership, voting, or property rights for members, the Association's obligations under Article V of these Articles to exercise its powers in accordance with the Condominium Act, the Declaration of Condominium, the By-Laws and these Articles. No amendment may be made which conflicts with the Declaration of Condominium or the Condominium Act. A copy of the amendment which is adopted shall be accepted and certified by the Secretary of State to be recorded in the

public records of Lee County, Florida.

REC-1742 PG 3074

ARTICLE XII

The names and addresses of the subscribers to these Articles of Incorporation are:

Nicholas Dakos 2017 Maravilla Lane
Ft. Myers, Florida 33901

William Rex Dakos 2017 Maravilla Lane
Ft. Myers, Florida 33901

ARTICLE XIII

The registered agent and the initial registered office of this corporation shall be WADE H. PARSONS, located at 2161 McGregor Boulevard, Fort Myers, Florida 33901.

IN WITNESS WHEREOF, the undersigned subscribers have affixed their signatures below at Fort Myers, Florida on this 7th day of March, 1984.

Nicholas Dakos
William Rex Dakos

SECRETARY OF STATE
JUN 19 4 26 PM '84
FILED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was freely and voluntarily acknowledged before me by NICHOLAS DAKOS who is well known to me to be the person described in and who

REC 1742 PG 3075

executed the Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal at Lee
County, Florida, this 7th day of March, 1984.

Gale L. Parsons
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 25 1986
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was freely and voluntarily
acknowledged before me by WILLIAM REX DAKOS
is well known to me to be the person described in and who
executed the Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal at
County, Florida, this 7th day of March, 1984.

Gale L. Parsons
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 25 1986
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was freely and voluntarily
acknowledged before me by _____ who
is well known to me to be the person described in and who
executed the Articles of Incorporation.

IN WITNESS WHEREOF, I have set my hand and seal at Lee
County, Florida, this _____ day of _____, 1984

REC. 1742 PG 3076

NOTARY PUBLIC

My Commission Expires:

Having been named to accept service of process for the
above stated Corporation at place designated in these Articles
of Incorporation, I hereby accept to act in this capacity and
agree to comply with the provisions with all statutes relative
to the proper compliance and performance of my duties.

DATED this 7th day of March, 1984

BY: Waide H. Parsons
WAIDE H. PARSONS

SECRETARY OF STATE

JUL 18 4 14 PM '84

FILED

EXHIBIT “C”

AMENDED AND RESTATED

BYLAWS

OF

**BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.**

**AMENDED AND RESTATED
BYLAWS
OF
BLUE CRAB KEY CONDOMINIUM ASSOCIATION, INC.**

1. **Identity.** These are the Bylaws of Blue Crab Key Condominium Association, Inc. (the "Association"), a corporation not-for-profit, incorporated under the laws of the State of Florida and organized for the purpose of administering that certain condominium located in Bokeelia, Lee County, Florida, and known as Blue Crab Key, a Condominium (the "Condominium").

2. **Definitions.** All of the initially capitalized terms used herein shall have the meanings set forth in the Declaration of Condominium of Blue Crab Key Condominium (the "Declaration"), unless defined otherwise herein. In addition, the following terms shall have the following meanings:

"Act" shall mean the Florida Condominium Act as it is amended from time to time; provided, however, the Act shall not be incorporated in these Bylaws or in any other document governing the Condominium except as specifically set forth herein.

"Articles" shall mean the Articles of Incorporation for the Association, as the same may be amended from time to time.

"Board" shall mean the Board of Directors of the Association.

"Committee" shall mean any committee created by the Board.

"Condominium Documents" shall mean the Declaration, the Articles, these Bylaws, and the Rules, as the same may be amended from time to time.

"Division" shall mean the Division of Florida Condominiums, Timeshares and Mobile Homes.

"Members Meeting" shall mean any meeting of the Unit Owners held in accordance with these Bylaws and the Act.

3. **Members**

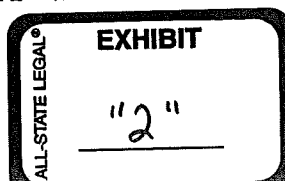
3.1 **Annual Members Meeting**

3.1.1 **Date.** The Annual Members Meeting shall be held on the date, at the place, and at the time determined by the Board from time to time, which meeting location shall be within 45 miles of the condominium property.

3.1.2 **Purpose and Notice.** The purpose of the Annual Members Meeting shall be stated in the notice of the meeting, which shall include an agenda. Advance notice shall be mailed

BLUE CRAB KEY - BYLAWS

1



to Unit Owners at least fourteen (14) days prior to the Annual Members Meeting, and shall be posted in a conspicuous place on the Condominium Property at least fourteen (14) continuous days prior to the Annual Members Meeting, all as specifically provided in the Act.

3.1.3 **Agenda.** The Agenda for an Annual Members Meeting shall include each of the following items, if applicable, and any additional items deemed appropriate by the Board: call to order; collection of election ballots not yet cast, appointment of a chairman of the Annual Members Meeting (who need not be a Member or a Director); proof of notice of the Members Meeting or waiver of notice; appointment of inspectors of election; election of Director(s); reports of committees, unfinished business, new business, and adjournment. Notwithstanding anything herein to the contrary, the first order of business shall be the collection of election ballots not yet cast.

3.2 **Special Members Meetings.**

3.2.1 **How Called.** A Special Members Meeting may be called by the President or by a majority of the Board of the Association, and must be called by the President or Secretary upon receipt of a written request from Unit Owners holding twenty percent (20%) of all the Voting Interests of the Association. Additionally, a Special Members Meeting may be called by Unit Owners holding ten percent (10%) of the Voting Interests of the Association to recall a Director or Directors of the Board as permitted by the Act (currently Section 718.112(2)(j) of the Florida Statutes).

3.2.2 **Purpose and Notice.** Special Members Meetings may be called for any purpose permitted by law. The business conducted at a Special Members Meeting shall be limited to that stated in the notice of the Special Members Meeting, which shall include an agenda. Advance notice shall be mailed to Unit Owners at least fourteen (14) continuous days prior to the Special Members Meeting, and shall be posted in a conspicuous place on the Condominium Property at least fourteen (14) continuous days prior to the Special Members Meeting, all as specifically provided in the Act.

3.2.3 **Agenda.** The Agenda for a Special Members Meeting shall include each of the following items, if applicable, and any additional items deemed appropriate by the Board: call to order; collection of votes not yet cast, appointment of a chairman of the Special Members Meeting (who need not be a Member or a Director); proof of notice of the Members Meeting or waiver of notice; special items of business, and adjournment.

3.3 **Waiver of Notice.** Notice of a Members Meeting may be waived by a Unit Owner unless prohibited by the Act.

3.4 **Affidavit or Certificate of Mailing.** The Association shall include in the official records of the Association an affidavit or certificate of mailing conforming with the requirements of the Act, which are incorporated herein by reference (currently Section 718.112(2)(d)2 of the Florida Statutes).

3.5 **Quorum.** A quorum at a Members Meeting shall be attained by the presence, either in person or by proxy, of Unit Owners entitled to cast one-third (1/3) of the Voting Interests of the Unit Owners; provided, however, quorum requirements (or lack thereof) and requirements that a minimum number of ballots be cast for the election of Directors shall be as provided in the Act.

3.6 **Voting by Members.**

3.6.1 **Majority Vote.** The acts approved by Unit Owners holding a majority of the Voting Interests of the Association present in person or by proxy at a Members Meeting at which a quorum is present shall be binding upon all Unit Owners except where otherwise provided by law or in the Condominium Documents.

3.6.2 **Voting Interests.** Each Unit Owner shall be a Member of the Association. No person who holds an interest in a Unit only as security for the performance of an obligation shall be a Member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Unit. There shall be one vote appurtenant to each Unit. For the purposes of determining who may exercise the Voting Interest associated with each Unit, the following rules shall govern:

3.6.2.1 **Unit Owned By Husband and Wife.** Either the husband or wife (but not both) may exercise the voting interest with respect to a Unit. In the event the husband and wife cannot agree, neither may exercise the voting interest.

3.6.2.2 **Trusts.** In the event that any trust owns a Unit, the Association shall have no obligation to review the trust agreement with respect to such trust. If the Unit is owned by Robert Smith, as Trustee, Robert Smith shall be deemed the Unit Owner of the Unit for all Association purposes. If the Unit is owned by Robert Smith as Trustee for the Laura Jones Trust, then Robert Smith shall be deemed the Member with respect to the Unit for all Association purposes. If the Unit is owned by the Laura Jones Trust, and the deed does not reference a trustee, then Laura Jones shall be deemed the Member with respect to the Unit for all Association purposes. If the Unit is owned by the Jones Family Trust, the Jones Family Trust may not exercise its voting interest unless it presents to the Association, in the form of an attorney opinion letter or affidavit reasonably acceptable to the Association, the identification of the person who should be treated as the Member with respect to the Unit for all Association purposes. If Robert Smith and Laura Jones, as Trustees, hold title to a Unit, either trustee may exercise the voting interest associated with such Unit. In the event of a conflict between trustees, the voting interest for the Unit in question cannot be exercised. In the event that any other form of trust ownership is presented to the Association, the decision of the Board as to who may exercise the voting interest with respect to any Unit shall be final. The Association shall have no obligation to obtain an attorney opinion letter in making its decision, which may be made on any reasonable basis whatsoever.

3.6.2.3 **Corporations.** If a Unit is owned by a corporation, the corporation shall designate a person, an officer, employee, or agent who shall be treated as the Member who can exercise the voting interest associated with such Unit. If the corporation fails to designate a person

to vote, then the President or Vice-President may exercise the voting interest associated with such Unit. In the event of a conflict among the officers entitled to exercise a voting interest, the voting interest for such Unit cannot be exercised.

3.6.2.4 **Partnerships.** If a Unit is owned by a limited partnership, any one of the general partners may exercise the voting interest associated with such Unit. By way of example, if the general partner of a limited partnership is a corporation, then the provisions hereof governing corporations shall govern which person can act on behalf of the corporation as general partner of such limited partnership. If a Unit is owned by a general partnership, any one of the general partners may exercise the voting interest associated with such Unit. In the event of a conflict among general partners entitled to exercise a voting interest, the voting interest for such Unit cannot be exercised.

3.6.2.5 **Multiple Individuals.** If a Unit is owned by more than one individual, any one of such individuals may exercise the voting interest with respect to such Unit. In the event that there is a conflict among such individuals, the voting interest for such Unit cannot be exercised.

3.6.2.6 **Voting Certificate.** If a Unit is owned by more than one individual, a corporation, a partnership or a trust, the Board will require the use of a Voting Certificate identifying the Member with authority to vote on behalf of each such Unit.

3.6.3 **Liability of the Association.** The Association may act in reliance upon any writing or instrument or signature, whether original or facsimile, which the Association, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. So long as the Association acts in good faith, the Association shall have no liability or obligation with respect to the exercise of Voting Interests, and no election shall be invalidated (in the absence of fraud) on the basis that the Association permitted or denied any person the right to exercise a voting interest. In addition, the Board may impose additional requirements respecting the exercise of Voting Interests (e.g., the execution of a Voting Certificate).

3.7 **Proxies.** Votes may be cast in person or by use of a limited proxy complying with the requirements of the Act. All of the provisions of the Act regarding general and limited proxies are incorporated into these Bylaws by reference (currently Section 718.112(2)(b)2 of the Florida Statutes). A proxy holder need not be a Unit Owner.

3.8 **Adjourned Members Meetings.** If any proposed Members Meeting cannot be organized because a quorum has not been attained, the Members who are present, either in person or by proxy, may adjourn the Members Meeting from time to time until a quorum is present, provided notice of the newly scheduled Members Meeting is given in the manner required for the giving of notice of a Members Meeting.

4. **Directors.**

4.1 **Membership.** The affairs of the Association shall be governed by a Board with five (5) Directors, each of whom shall serve staggered terms of two (2) years and until his/her successor is duly elected.

4.2 **Qualifications.** Each Director must be a member or the spouse of a member; provided, however, co-owners of a Unit are not eligible to serve on the Board at the same time unless they own more than one (1) unit or unless there are not enough eligible candidates to fill the vacancies on the Board. A person who has been suspended by the Association or convicted of a felony in any state or who is more than ninety (90) days delinquent in the payment of regular assessments, special assessments or fines is not eligible to serve on the Board. A director or officer who is more than ninety (90) days delinquent in the payment of any monetary obligation due the Association shall be deemed to have abandoned the office, creating a vacancy in the office to be filled according to law.

4.3 **Elections.** In each annual election the members shall elect, by written secret ballot, as many Directors as there are vacancies to be filled, unless the balloting is dispensed with as provided for by law.

4.3.1 **First Notice; Candidates.** Not less than sixty (60) days before the election, the Association shall mail, deliver or electronically transmit to each unit owner entitled to vote, a first notice of the date of the election along with a certification form provided by the Division attesting that he or she read and understands, to the best of his or her ability, the governing documents, the Act and any applicable rules. Any unit owner or other eligible person wishing to be a candidate may qualify as such by giving written notice to the Association at least forty (40) days before the annual election.

4.3.2 **Second Notice; Candidate Information Sheets.** If there are more candidates than there are Directors to be elected, balloting is required within the time prescribed by law, the Association shall mail, deliver or electronically transmit a second notice of election, together with the notice of annual meeting, to all unit owners entitled to vote in the contested election, together with a ballot listing all qualified candidates in alphabetical order, by surname. Upon timely request of a candidate, the Association shall also include an information sheet (no larger than 8-1/2 inches by 11 inches, furnished by the candidate) in the mailing, delivery or electronic transmission. The costs of mailing and copying the candidate information sheet are borne by the Association.

4.3.3 **Balloting.** Where balloting is required, Directors shall be elected by a plurality of the votes cast, provided that at least twenty (20%) percent of the eligible voters cast ballots. Proxies may not be used in the election. In the election of Directors, each unit shall have as many votes as there are Directors to be elected, but no unit may cast more than one vote for any candidate, it being the intent hereof that voting for Directors shall be non-cumulative. Tie votes shall be broken by agreement among the candidates who are tied, or if there is no agreement, by lot, or by any other method required or permitted by law.

4.4 **Election of Directors.** All of the provisions regarding the election of Directors in the Act and in the Florida Administrative Code are incorporated herein by reference. The Act contains detailed and specific provisions, which may be changed by the Florida legislature from time to time. In general, the Act requires the election of Directors shall be held at the Annual Members Meeting. The regular annual elections, as well as elections to fill vacancies, shall be by written ballot or voting machine, and by a plurality of the votes cast, each person voting shall be entitled to cast his vote for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting. There shall be no quorum requirement; however, at least twenty percent (20%) of the eligible voters must cast a ballot in order to have a valid election of Directors. Notwithstanding the provisions of this subsection, an election and balloting are not required unless more candidates file notices of intent to run or are "nominated" than vacancies exist on the Board. The Act and the Florida Administrative Code ("FAC") , i.e., each of which may be amended from time to time contain detailed and specific provisions on the manner in which notices must be sent to Unit Owners and the manner in which the elections must actually be held. Notwithstanding any terms to the contrary set forth in these bylaws, the Association shall adhere to the provisions of the Act and the Florida Administrative Code and to the extent the Act or the FAC conflict with these bylaws, the Act and FAC shall control.

4.5 **Vacancies and Removal.**

4.5.1 **Vacancies Generally.** Except as to vacancies resulting from removal of Directors by Members, vacancies in the Board occurring between Annual Members Meetings shall be filled by the remaining Directors even if less than a quorum (e.g., one Director remains).

4.5.2 **Recall of a Director.** Directors may be removed from office in the manner provided for the removal of Directors in the Act. As stated in Section 718.112(2)(j) of the Florida Statutes, as it may be renumbered from time to time, a Director may be recalled and removed from office with or without cause by the vote or agreement in writing of a majority of all Unit Owners. A Special Members Meeting for recall may be called by Unit Owners holding ten percent (10%) of the Voting Interests in the Association.

4.6 **Regular Board Meetings.** Regular Board Meetings may be held at such time and place as shall be determined, from time to time, by a majority of the Directors.

4.7 **Special Board Meetings.** Special Board Meetings may be called by the President and must be called by the President or Secretary at the written request of one-third (1/3) of the Directors.

4.8 **Notice Requirements for Board Meetings.**

4.8.1 **Generally.** Notice of Board Meetings shall be given to each Director, personally or by mail, telephone or electronic transmission, and shall be transmitted at least two (2) days prior to the meeting. Notice of Board Meetings shall be posted conspicuously on the Condominium Property for at least forty-eight (48) continuous hours in advance for the attention of the Unit Owners except in the event of an emergency. Upon notice given by mail or personally to

each Unit Owner, the Board shall adopt a rule designating a specific location on the Condominium Property upon which all notices of Board meetings, both regular and special, shall be posted.

4.8.2 **Agenda.** All notices for Board Meetings must specifically incorporate an agenda. Any item not included on the notice may be taken up on an emergency basis by a majority plus one of the Directors. Such emergency action shall be noticed and ratified at the next regular Board Meeting. Notice of Board Meetings at which Assessments shall be considered shall contain a statement that Assessments will be considered and describe the nature of such Assessments.

4.8.3 **Additional Notice Requirements for Assessments and Other Special Items.** Notwithstanding the above, at any Board Meeting at which there will be proposed, discussed or approved (i) non-emergency Special Assessments, or (ii) amendments to Rules regarding Unit use, additional notice must be mailed or hand delivered to each Unit Owner as well as posted conspicuously on the Condominium Property, not less than fourteen (14) days prior to the Board Meeting. Evidence of compliance with the fourteen (14) day notice requirement shall be in the form of an affidavit executed by the person providing notice, which shall be placed in the official records of the Association.

4.9 **Waiver of Notice.** Any Director may waive notice of a Board Meeting before or after the Board Meeting and that waiver shall be deemed equivalent to be due receipt by such Director of notice. Attendance by any Director at a Board Meeting shall constitute a waiver of notice of such Board Meeting, except when his attendance is for the express purpose of objecting at the beginning of the Board Meeting to the transaction of business because the Board Meeting is not lawfully called.

4.10 **Quorum.** A quorum at Board Meetings shall consist of a majority of the Board. The acts approved by a majority of those present at a Board Meeting at which a quorum is present shall constitute the acts of the Board except when approval by a greater number of Directors is specifically required by the Condominium Documents.

4.11 **Adjourned Board Meetings.** If at any proposed Board Meeting there is less than a quorum present, the majority of those present may adjourn the Board Meeting from time to time until a quorum is present, provided notice of such newly scheduled Board Meeting is given as required herein. At any newly scheduled Board Meeting, any business that might have been transacted at the Board Meeting as originally called may be transacted.

4.12 **No Joinder in Board Meeting by Approval of Minutes.** The joinder of a Director in the action of a Board Meeting by signing and concurring in the minutes of that Board Meeting shall not constitute the approval of that Director of the business conducted at the Board Meeting. A Director may submit in writing his or her agreement or disagreement with any action taken at a meeting that the member did not attend. This agreement or disagreement may not be used as a vote for or against the action taken and may not be used for the purposes of creating a quorum.

4.13 **Presiding Officer.** The presiding officer at the Board Meetings shall be the President (who may, however, designate any other person to preside). In the absence of the presiding officer, the Directors present may designate any person to preside.

4.14 **Committees.** The Board may create one or more Committees, appoint Board Members and/or Unit Owners to such Committees, and invest in such Committees such powers and responsibilities as the Board shall deem advisable to make recommendations to the Board regarding the Association or the Condominium. To the extent required by the Act, notice of Committee Meetings shall be given in the same manner as for Board Meetings, as provided pursuant to Chapter 718, Florida Statutes.

4.15 **Attendance.** A Director who is present at any Director's meeting at which action on any corporate matter is taken shall be presumed to have assented to the action taken, unless he votes against such action or abstains from voting. A Board member who abstains from voting on any action taken on any corporate matter shall be presumed to have taken no position with regard to the action. Board members may not vote by proxy or by secret ballot at Board meetings, except that officers may be elected by secret ballot. A vote or abstention for each member present shall be recorded in the minutes.

4.16 **Voting.** A Director may not vote by proxy and there shall be no secret ballot voting by Directors at a Board meeting, except that officers may be elected by secret ballot. The minutes of the meeting must reflect each Director's vote or abstention.

5. **Minutes of Board and Members Meetings.** The minutes of all Board Meetings and Members Meetings shall be kept in a book available for inspection by Unit Owners, or their authorized representatives, and Directors at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

6. **Unit Owners' Right to Participation at Members Meetings, Board Meetings, and Committee Meetings.** All Members Meetings, Board Meetings, and Committee Meetings shall be open to Unit Owners. Unit Owners shall have a right to participate at all Members Meetings and Board Meetings as to all designated agenda items. The Board may adopt reasonable rules governing the frequency, duration, and manner of Unit Owner participation. Unit Owners shall have the right to tape record or videotape Members Meetings and Board Meetings subject to the reasonable rules adopted by the Division.

7. **Powers and Duties.** All of the powers and duties of the Association shall be exercised by the Board, including those powers and duties existing under the laws of Florida and the Condominium Documents. Such powers and duties shall be exercised in accordance with the Condominium Documents and the Act, and shall include, without limitation, the right, power and authority to:

7.1 Operate and maintain all portions of the Condominium Property other than the Units.

7.2 Convey a portion of the Common Elements to a condemning authority, governmental entity, or a public utility for the purpose of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.

7.3 Employ and dismiss the personnel necessary for the maintenance and operation of the Common Elements.

7.4 Adopt and amend Rules concerning the details of the operation and use of the Condominium Property.

7.5 Maintain bank accounts on behalf of the Association and designate the signatories required therefor. The duty to maintain accounting records shall be according to good accounting practices, which shall be open to inspection by Unit Owners or their authorized representatives at reasonable times.

7.6 Purchase (at a foreclosure sale or otherwise), lease, hold, mortgage, or otherwise acquire Units or other property in the name of the Association or its designee for the use and benefit of the Unit Owners. Without limiting the foregoing, the Association, when authorized by a majority of the Voting Interests of the Units represented at a meeting at which a quorum has been attained, shall have the power to acquire and enter into agreements for the acquisition of fee interests, leaseholds, memberships and other possessory or use interests in lands or facilities, including, but not limited to, country clubs, golf courses, marinas and other recreational facilities, whether or not contiguous to the lands of the Condominium intended to provide for the use or benefit of the Unit Owners (whether or not on an exclusive basis). The expenses of ownership (including the expense of making and carrying any mortgage related to such ownership), rental, membership fees, operation, replacements and other expenses and undertakings in connection therewith shall be Common Expenses.

7.7 Obtain and maintain adequate insurance to protect the Association and the Condominium Property.

7.8 Make repairs, additions and improvements to, or alterations of, the Condominium Property, and repairs to and restoration of the Condominium Property in accordance with the provisions of the Declaration after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings or otherwise.

7.9 Enforce obligations of the Unit Owners.

7.10 Levy fines where appropriate against Units for the failure of the Unit Owner, or its occupant, licensee or invitee, to comply with any provision of the Declaration, these Bylaws or the reasonable rules of Association in accordance with these Bylaws.

7.11 Borrow money on behalf of the Condominium when required in connection with the operation, care, upkeep, and/or maintenance of the Condominium Property, and to execute promissory notes and other evidences of indebtedness and to give as security therefor mortgages and security interests in property owned by the Association, provided that such actions are approved by a majority of the entire membership of the Board and a majority of the Voting Interests of the Unit Owners represented at a meeting at which a quorum has been attained, or by such greater percentage of the Board or Voting Interests of the Unit Owners as may be specified in these Bylaws with respect to certain borrowing.

7.12 Contract for the management and maintenance of the Condominium Property and authorize a management agent to assist the Association in carrying out its powers and duties by

performing such functions as the submission of proposals, collection of Assessments and Special Assessments, preparation of records, enforcement of Rules and maintenance, repairs and replacement of the Common Elements with funds as shall be made available by the Association for such purposes. The Association shall, however, retain at all times the powers and duties granted by the Condominium Documents and the Act, including but not limited to the making of Assessments, Special Assessments, promulgation of Rules and execution of contracts on behalf of the Association.

7.13 At its discretion, authorize Unit Owners or other persons to use portions of the Common Elements for private parties, gatherings, and other purposes and impose reasonable charges for such private use.

7.14 Grant, modify or move any easement, subject to the provisions of the easement, without the joinder of any Unit Owners, if the easement constitutes part of or crosses the Common Elements.

7.15 Levy Assessments and Special Assessments against Unit Owners and perform all other fiscal obligations of the Association.

7.16 The irrevocable right of access to each Unit during reasonable hours, when necessary for the maintenance, repair or replacement of any Common Elements or for making emergency repairs therein necessary to prevent damage to the Common Elements or to any other Unit or Units.

7.17 Charge a Use Fee against a Unit Owner for the exclusive or non-exclusive use of all or a portion of the Common Elements or Condominium Property or as otherwise provided by the Declaration.

8. **Officers.** The Board shall elect the officers listed below each of whom must be unit owners.

8.1 **President.** The President shall be the chief executive officer of the Association. He shall have all of the powers and duties that are usually vested in the office of president of an association.

8.2 **Vice President.** The Vice President shall exercise the powers and perform the duties of the President in the absence or disability of the President. He also shall assist the President and exercise such other powers and perform such other duties as are incident to the office of the Vice President of an association and as shall otherwise be prescribed by the Directors.

8.3 **Secretary.** The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall perform all other duties incident to the office of the secretary of an association and as may be required by the Directors or the President.

8.4 **Assistant Secretary.** The Assistant Secretary shall exercise the powers and perform the duties of the Secretary in the absence or disability of the Secretary.

8.5 **Treasurer.** The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall perform all other duties incident

to the office of the treasurer of an association and as may be required by the Directors or the President.

9. **Compensation of Directors and Officers.** Neither Directors nor officers shall receive compensation for their services as such, but this provision shall not preclude the Board from employing a Director or officer as an employee of the Association, nor preclude contracting with a Director or officer for any service or item to be supplied by such Director or officer; provided, however, management of the Condominium shall be through a company in the business of providing professional management services to associations. Directors and officers shall be compensated for all actual and proper out of pocket expenses relating to the proper discharge of their respective duties. This provision may only be amended by Unit Owners holding a majority of the Voting Interests in the Association.

10. **Resignations.** Any Director or officer may resign his post at any time by written resignation, delivered to the President or Secretary, which shall take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation shall be effective from such date unless withdrawn. The acceptance of a resignation shall not be required to make it effective.

11. **Fiscal Management.** The provisions for fiscal management of the Association set forth in the Declaration and Articles shall be supplemented by the following provisions:

11.1 **Fiscal Year.** The fiscal year of the Association shall be the same as the calendar year unless otherwise determined by the Board.

11.2 **Adoption of Budget by Board; Items.** The Board shall from time to time, and at least annually, prepare a budget for the Condominium complying with Section 718.112(2)(f) of the Florida Statutes, which is incorporated herein by reference.

11.3 **Notice of Budget Meeting.** A copy of the proposed budget shall be mailed to each Unit Owner not less than fourteen (14) days prior to the Board Meeting at which the budget will be considered, together with a notice of that Board Meeting indicating the time and place of such meeting.

11.4 **Special Membership Meeting on Budget.** If a budget is adopted by the Board which requires Assessments against the Unit Owners in any year exceeding one hundred fifteen percent (115%) of such Assessments (as determined by the Act) for the preceding year, as hereinafter defined, upon written application of Unit Owners holding ten percent (10%) of the Voting Interests to the Board, a Special Members Meeting shall be held as provided in the Act (currently Section 718.112(2)(e) of the Florida Statutes, which is incorporated herein by reference).

11.5 **Collection of Assessments.** Assessments shall be collected monthly or quarterly from the Unit Owners. Assessments may be accelerated as provided in the Declaration and as permitted by the Act. In the event the annual Assessments prove to be insufficient, the budget and Assessments including special assessments may be amended and increased at any time by the Board upon compliance with the notice and other requirements of the Act.

11.6 **Depository.** The depository of the Association shall be such bank or banks in the County as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from these accounts shall be made only by checks signed by such person or persons as are authorized by the Directors.

11.7 **Reserve Funds.** The provision of the Act respecting reserve funds are incorporated herein.

11.8 **Acceleration of Assessment.** If a Unit Owner shall be delinquent in the payment of an Assessment, the Board may accelerate the remaining installments of the Assessment as permitted by the Declaration and the Act.

11.9 **Fidelity Bonds.** To the extent required by law, fidelity bonds shall be required for those persons who control or disburse funds of the Association in the amount(s) required by the Act. The premiums on such bonds shall be paid by the Association as a Common Expense.

11.10 **Financial Reports.** Within ninety (90) days (or as otherwise provided in the Act from time to time) following the end of the fiscal year, or annually on such date as is otherwise provided herein, the Board shall mail, or furnish by personal delivery, to each Unit Owner financial reports complying with the requirements of the Act.

12. **Roster of Unit Owners.** Each Unit Owner shall file with the Association a copy of the deed or other document showing his ownership. The Association shall maintain such information. The Association may rely upon the accuracy of such information for all notice purposes until notified in writing of changes therein as provided above.

13. **Parliamentary Rules.** Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration, the Articles or these Bylaws.

14. **Rules and Regulations.** The Board may, from time to time, adopt, modify, amend or add to the Rules, including Boat Dock Rules and Regulations. Copies of such modified, amended or additional Rules shall be furnished by the Board to each affected Unit Owner not less than thirty (30) days prior to the effective date thereof. The current Rules adopted by the Board together with the Amended and Restated Declaration, are attached hereto as Exhibit "D".

15. **Mandatory Nonbinding Arbitration.** The provisions of the Section 718.1255 of the Florida Statutes (as it may be renumbered or amended) respecting mandatory nonbinding arbitration are incorporated into and made part of these Bylaws.

16. **Certificate of Compliance.** A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Board as evidence of compliance of the Units with applicable fire and life safety codes.

17. **Transfer Fees.** The Association may charge up to the maximum transfer fees permitted by the Act. The Association may require that a prospective lessee place a security deposit in the amount

permitted by the Act into an escrow account with the Association, subject to the requirements of the Act.

18. **Emergency Powers.** In the event of any “emergency” as defined in Paragraph (N) below, the Board of Directors may exercise the emergency powers described in this Section, and any other emergency powers authorized by Section 617.0207, Florida Statutes (2010), and Section 617.0303, Florida Statutes (2010), all as amended from time to time.

(A) The Board may name as assistant officers persons who are not Directors, which assistant officers shall have the same authority as the executive officers to whom they are assistant during the period of the emergency, to accommodate the capacity of any officer of the Association.

(B) The Board may relocate the principal office or designate alternative principal offices or authorize the officers to do so.

(C) During any emergency the Board may hold meetings with notice given only to those Directors with whom it is practicable to communicate, and such notice may be given in any practicable manner, including publication or radio. The Director or Directors in attendance at such a meeting shall constitute a quorum.

(D) The Board may change or postpone the annual meeting date to a date and time determined by the Board, even if such change will result in not holding an annual meeting in a particular calendar year, as long as the annual meeting is held no more than eighteen (18) months after the prior annual meeting date.

(E) Corporate action taken in good faith during an emergency under this Section to further the ordinary affairs of the Association shall bind the Association; and shall have the rebuttable presumption of being reasonable and necessary.

(F) The Board may use reserve funds to meet Association needs, and may use reserve funds as collateral for Association loans. By adoption of this provision, the owners specifically authorize the Board to use reserve funds for nonscheduled purposes in the event of any emergency pursuant to Section 718.112(2)(f)(3), Florida Statutes, as may be amended from time to time. The Board may adopt emergency assessments with such notice deemed practicable by the Board.

(G) The Board may adopt emergency Rules and Regulations governing the use and occupancy of the units, common elements, limited common elements, and Association property, with notice given only to those Directors with whom it is practicable to communicate.

(H) Any officer, Director, or employee of the Association acting with a reasonable belief that his actions are lawful in accordance with these emergency bylaws shall incur no liability for doing so, except in the case of willful misconduct.

(I) These emergency Bylaws shall supersede any inconsistent or contrary provisions of the Bylaws during the period of the emergency.

(J) Implement a disaster plan before or immediately following the event for which a state of emergency is declared which may include, but is not limited to, shutting down or off elevators; electricity; water, sewer, or security systems; or air conditioners.

(K) Mitigate further damage, including taking action to contract for the removal of debris (including within units) and to prevent or mitigate the spread of fungus, including, but not limited to, mold or mildew, by removing and disposing of wet drywall, insulation, carpet, cabinetry, or other fixtures on or within the condominium property, even if the unit owner is obligated by the declaration or law to insure or replace those fixtures and to remove personal property from a unit.

(L) Levy special assessments without a vote of the owners.

(M) Without unit owners' approval, borrow money and pledge association assets as collateral to fund emergency repairs and carry out the duties of the association when operating funds are insufficient.

(N) For purposes of this Section only, an "emergency" exists only during a period of time that the condominium, or the immediate geographic area in which the condominium is located, is subjected to:

- (1) a state of emergency declared by local civic or law enforcement authorities;
- (2) a hurricane warning;
- (3) a partial or complete evacuation order;
- (4) federal or state "disaster area" status;
- (5) a catastrophic occurrence, whether natural or manmade, which seriously damages or threatens to seriously damage the physical existence of the condominium, such as an earthquake, tidal wave, fire, hurricane, tornado, war, civil unrest, or act of terrorism; or,
- (6) an unanticipated set of circumstances, which, if not acted upon with immediacy, is likely to cause imminent and significant financial harm to the Association, the Unit Owners, the Condominium Property, or Association Property. A determination by two (2) Directors or by the President that an emergency exists shall have presumptive validity of such an emergency.

19. **Compliance with Fire and Life Safety Code.** A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Association's Board of Directors as evidence of the compliance of the condominium units with the applicable fire and life safety code. Neither the Association nor the unit owners, however, are obligated to retrofit the common elements or units with a fire sprinkler system or other engineered life safety system in a building that has already been certified for occupancy by the applicable governmental entity, if the unit owners have voted to forego such retrofitting and engineered life safety system by the affirmative vote of a majority of all voting interests. A vote to forego retrofitting may be obtained by limited proxy or by a ballot personally cast at a duly called membership meeting, or by execution of a written consent by the member, and is effective upon recording a certificate attesting to such vote in the public records of the county where the condominium is located. The association shall mail or hand deliver to each unit owner written notice at least 14 days before the membership meeting in which the vote to forego retrofitting of the required fire sprinkler system is to take place. Within 30 days after the association's opt-out vote, notice of the results of the opt-out vote must be mailed or hand delivered to all unit owners. Evidence of compliance with this notice requirement must be made by affidavit executed by the person providing the notice and filed among the official records of the association. After notice is provided to each owner, a copy must be provided by the current owner to a new owner before closing and by a unit owner to a renter before signing a lease. As part of the information provided annually to the division, the Association shall report the membership vote and recording of a certificate and, if retrofitting has been undertaken, the per-unit cost of such work.

20. **Compliance and Default; Remedies.** In addition to the remedies provided in the Declaration of Condominium, the following shall apply:

20.1 **Fines.** The Board of Directors may levy fines against units whose owners commit violations of the Condominium Act, the provisions of the condominium documents, or the rules and regulations, or who condone such violations by their family members, guests, lessees and/or agents. Fines shall be in amounts deemed necessary by the Board to deter future violations, but in no event shall any fine exceed the maximum amount allowed by law, and no fine may be levied against an unoccupied unit. The procedure for imposing fines shall be as follows:

(A) **Notice:** The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable written notice of not less than fourteen (14) days, and the notice shall include:

- (1) A statement of the date, time and place of the hearing;
- (2) A specific designation of the provisions of the Declaration, Bylaws or rules which that are alleged to have been violated;
- (3) A short and plain statement of the specific facts giving rise to the alleged violation(s); and

(4) The possible amounts of any proposed fine.

(B) **Hearing**: At the hearing the party sought to be fined shall have a reasonable opportunity to respond, to present evidence, to provide written and oral argument on all issues involved, and to review, challenge, and respond to any evidence or testimony presented by the Association. The hearing shall be conducted before a panel of three (3) unit owners appointed by the Board, none of whom may then be serving as Directors. If the panel, by majority vote does not agree with the fine, it may not be levied.

20.2 **Mandatory Non-Binding Arbitration**. In the event of any dispute as defined in Section 718.1255(1) of the Condominium Act, between a unit owner and the Association arising from the operation of the Condominium, the parties must submit the dispute to mandatory non-binding arbitration under the rules of the Division of Florida Land Sales, Condominiums and Mobile Homes before filing any lawsuit over the disputed matters. Nothing herein shall be construed to require arbitration of disputes related to the levy or collection of fees or assessments.

20.3 **Availability of Remedies**. Each member, for himself, his heirs, successors and assigns, agrees to the foregoing provisions relating to default and abatement of violations regardless of the harshness of the remedy utilized by the Association and regardless of the availability of other legal remedies. It is the intent of all members to give the Association methods and procedures which will enable it to operate on a businesslike basis, to collect those monies due it and to preserve the right of the majority to enjoy the condominium property free from unreasonable disruptions and annoyance by the minority.

21. **Indemnification**. To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every Officer of the Association against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be made a party because of his being, or having been, a Director or Officer of the Association. The foregoing right to indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or Officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

(C) A transaction from which the Director or Officer derived an improper personal benefit.

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and wilful disregard for human rights, safety or property, in an action by or in the right of someone other than the Association or a member.

In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of, all other rights to which a Director or Officer may be entitled.

22. **Construction and Conflicts.** Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders. In the event that these Bylaws, the Articles and/or the Declaration conflict with any other document, the Declaration shall control, then the Articles, then the Bylaws, in that order. This provision may not be amended.

23. **Written Inquiries from Unit Owners.** When a Unit Owner files a written inquiry by certified mail with the Board, the Board shall respond in writing to the Unit Owner within thirty (30) days of receipt of the inquiry. The Board's response shall either give a substantive response to the inquirer, notify the inquirer that a legal opinion has been requested, or notify the inquirer that advice has been requested from the Division. If the Board requests advice from the Division, the Board shall, within ten (10) days of its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the Board shall, within sixty (60) days after the receipt of the inquiry, provide in writing a substantive response to the inquirer. The failure to provide a substantive response to the inquirer as provided herein precludes the Board from recovering attorney's fees and costs in any subsequent litigation, administrative proceeding, or arbitration arising out of the inquiry.

24. **Captions.** The captions herein are inserted only as a matter of convenience and for reference and in no way define or limit the scope of these Bylaws or the intent of any provision hereof.

25. **Amendments.** Amendments to these Bylaws shall be proposed and adopted in the following manner:

25.1 **Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered.

25.2 **Proposal.** A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by Unit Owners holding not less than one-third (1/3) of the Voting Interests of the Association.

25.3 **Approval.** Except as otherwise provided by law, or by specific provision of the condominium documents, these Bylaws may be amended if the proposed amendment is approved by at least two-thirds (2/3rds) of the voting interests of the Association present in person or by proxy and voting at any annual or special meeting called for the purpose, provided that notice of the amendment has been given to the members in accordance with law.

25.4 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of these Bylaws, which certificate shall be executed by the President or Vice President with the formalities of a deed, if the amendment has been adopted consistent with the provisions of the Declaration. The amendment shall be effective when the certificate and a copy of the amendment is recorded in the Public Records of Lee County.

25.5 Procedure. The Act contains certain procedural requirements for amendments to Bylaws, all of which are incorporated herein by reference.

26. Common Elements; Limited Power to Convey. The Association has a limited power to convey portions of the common elements as provided for in Section 73.073, Florida Statutes.

The foregoing constitute the Amended and Restated Bylaws of Blue Crab Key Condominium Association, Inc., and were duly adopted at a meeting of the Board of Directors held on _____, 2012.

Date: 5-1-12, 2012

BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.

Attest:

_____, Secretary

(SEAL)

Willis F. Fry
Willis F. Fry, President

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BLUE CRAB KEY - BYLAWS

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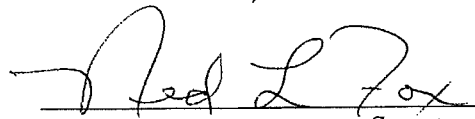
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**BLUE CRAB KEY CONDOMINIUM
ASSOCIATION, INC.**


_____, Secretary

Attest:

(SEAL)

_____, President

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BLUE CRAB KEY - BYLAWS