

Articles of Incorporation
El De Oro Homeowners Assn., Inc.

**EXECUTION OF REVIVED DECLARATION
AND OTHER GOVERNING DOCUMENTS OF
EL DE ORO HOMEOWNERS ASSOCIATION, INC.**

El De Oro Homeowners' Association Inc. (the "Association"), by and through its undersigned officers, hereby executes the attached revived declaration and articles of incorporation of the Association and direct the recordation of such documents together with this Certificate, the bylaws of the Association, the legal description of each affected parcel of property and the letter from the Department of Community Affairs dated September 21, 2005 in the Official Records of Pinellas County, Florida.

El De Oro Homeowners'
Association Inc.

By: Cheryl Wonderly
Cheryl Wonderly, President

And: Dean Ribble
Dean Ribble, Secretary

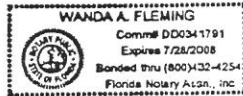
CERTIFICATION

Before me, the undersigned authority, appeared Cheryl Wonderly and Dean Ribble as president and secretary, respectively, of and on behalf of El De Oro Homeowners' Association Inc., who are personally known to me and who have acknowledged their execution of the foregoing instrument for the purposes stated therein on this 11 day of October 2005.

Wanda A. Fleming
NOTARY SIGNATURE

Wanda A. Fleming
Notary Name - Print

Notary Public, State of Florida
Commission No:
My Commission Expires:





STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

Thaddeus L. Cohen, AIA
Secretary

September 21, 2005

Mr. Michael A. Moctezuma Milo, Esq.
1022 Main St., Suite C
Dunedin, Florida 34698

Re: El De Oro Homeowners Association, Pinellas County, Florida
Revival of Covenants

Dear Mr. Milo:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the El De Oro homeowners' association, as approved by the parcel owners on February 24, 2005, and has determined that the proposed revived declaration and other governing documents comply with the requirements of Section 720.406, Florida Statutes (F.S.).

Please be advised that Section 720.407(1) and (2), F.S. requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the association with the Division of Corporations of the Department of State if the articles have not been previously filed with the division. No later than 30 days after receiving approval from the Division of Corporations, the president and secretary of the association shall execute the revived declaration and other governing documents in the name of the association and have the documents recorded with the clerk of the circuit court in the county where the affected parcels are located.

Pursuant to Section 720.407(4), F.S., please note that a complete copy of all of the approved, recorded documents must be mailed or hand delivered to the owner of each affected parcel. The revived declaration and other governing documents shall be effective upon recordation in the public records.

If you have any questions concerning this matter, please contact Julie Evans, Planner, at (850) 922-1816.

Sincerely,

Mike McDaniel
Acting Chief of Comprehensive Planning

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781
Internet address: <http://www.dca.state.fl.us>

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

El De Oro
Revitalization of Documents
Legal Description of Land Subject to Governing Documents

The land subject to the revived declaration and governing documents of El De Oro is that:

TRACT OF LAND LYING IN THE SW ¼ OF THE SW ¼ OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 E, PINELLAS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF SAID SECTION 30; THENCE S. 89°36'27"E., ALONG THE SOUTH LINE OF SAID SECTION 30, 33.00 FEET; THENCE N. 00°15'28"E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BELCHER ROAD, SAID RIGHT-OF-WAY LINE BEING 33.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, 238.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N. 00°15'28"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BELCHER ROAD, 1104.59 FEET, TO THE NORTH LINE OF THE S.W. ¼ OF THE S/W ¼ OF SAID SECTION 30; THENCE S. 89°37'44"E., ALONG SAID NORTH LINE, 1204.84 FEET, TO THE EAST LINE OF THE S.W. ¼ OF THE S.W. ¼ OF SAID SECTION 30; THENCE S. 00°15'19"E., ALONG SAID EAST LINE, 1543.63 FEET, TO THE SOUTH SECTION LINE OF SAID SECTION 30; THENCE N. 89°36'27"W., ALONG SAID SOUTH SECTION LINE, 250.01 FEET; THENCE N 00°13'19" W., 450.00 FEET; THENCE N. 89°56'27" W., 420.51 FEET; THENCE S. 00°15'28"W., 211.46 FEET; THENCE N.89°36'27"W., 542.00 FEET TO THE POINT OF BEGINNING and specifically including the lots identified as:

Lots 1 through 16, inclusive, of El De Oro, a subdivision of a part of the SW ¼ of Section 30, Township 29-S, Range 16-E, Largo, Pinellas County, Florida, according to the plat thereof as recorded in Plat Book 70, Page 15, in the Public Records of Pinellas County, Florida; and

Lots 21 through 75 of El De Oro, a subdivision of a part of the SW ¼ of Section 30, Township 29-S, Range 16-E, Largo, Pinellas County, Florida, according to the plat thereof as recorded in Plat Book 70, Page 15, in the Public Records of Pinellas County, Florida; and

Lots 86 through 105 of El De Oro, a subdivision of a part of the SW ¼ of Section 30, Township 29-S, Range 16-E, Largo, Pinellas County, Florida, according to the plat thereof as recorded in Plat Book 70, Page 15, in the Public Records of Pinellas County, Florida; and

There being no Lots of El De Oro which are numbered 17-20, inclusive, nor Lots numbered 76 through 85, inclusive.

PLATS 70

7/15/83

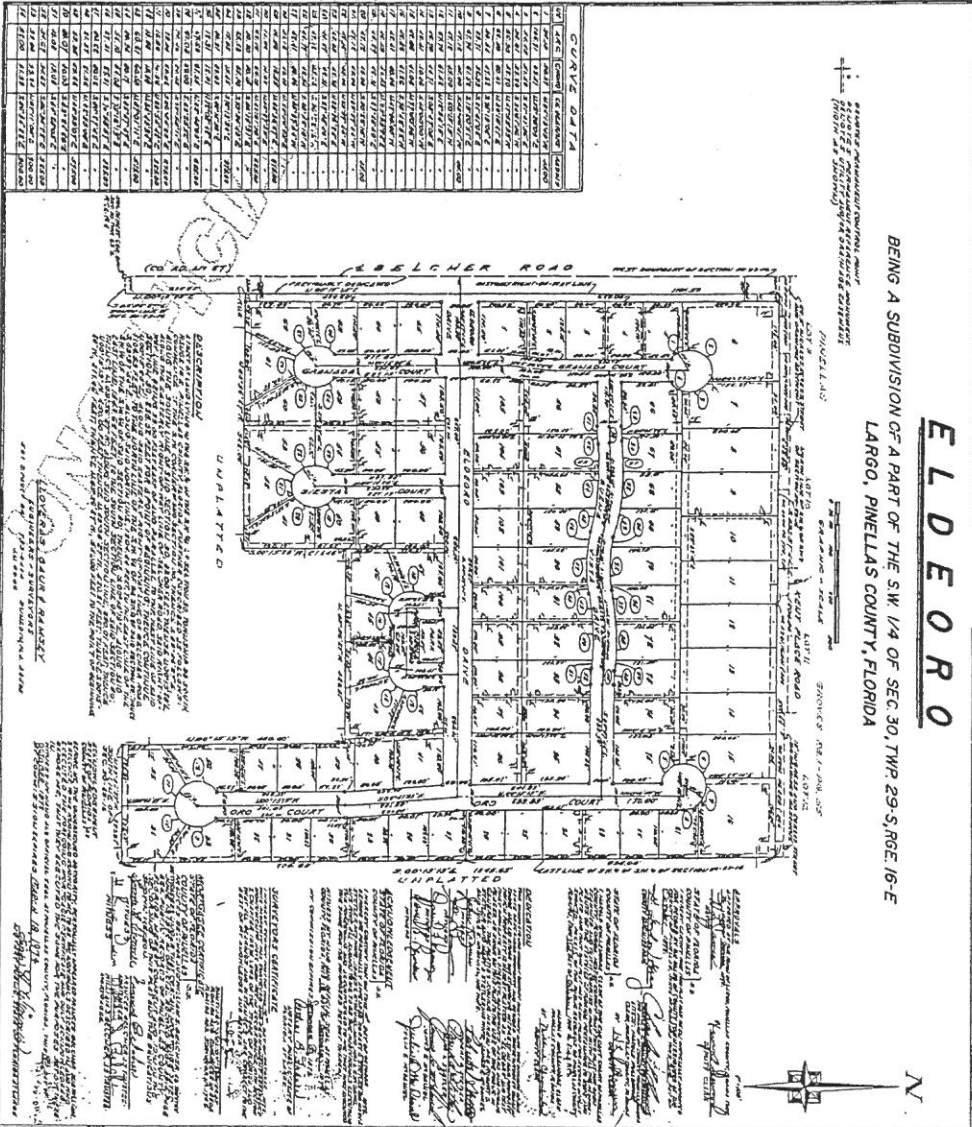
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ELDEORO

BEGING A SUBDIVISION OF A PART OF THE SW 1/4 OF SEC. 30, TWP. 29-S, RGE. 16-E
LARGO, PINELLAS COUNTY, FLORIDA

BEARING AND DISTANCE TO CORNER OF SECTION 30, TWP. 29-S, RGE. 16-E, PINELLAS CO., FLA. (FROM AN IRON NAIL)

SECTION 30, TWP. 29-S, RGE. 16-E, PINELLAS CO., FLA.



CURVE DATA

NO.	STARTING POINT	ENDING POINT	BEARING	DISTANCE	CHORD	ANGLE	AREA
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UNPLATTED

UNPLATTED

UNOFFICIAL COPY

ARTICLES OF INCORPORATION

OF

EL-DE ORO HOMEOWNERS' ASSOCIATION, INC.

(A Corporation Not for Profit)

FILED
NOV 19 2 35 PM '95
CLERK OF COUNTY
PINELLAS COUNTY
TALLAHASSEE, FLORIDA

We, the undersigned, with other persons, being desirous of forming a corporation for charitable and philanthropic purposes under the provision of Ch. 617 of the Florida Statutes, do agree to the following:

ARTICLE I

The name of the Corporation shall be: EL DE ORO HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

The purposes for which the corporation is organized is as follows:

- A. To identify and communicate areas of a legal, social, economic or political nature that affect homeowners of EL DE ORO.
- B. To initiate, promote and support action to protect and benefit the homeowners of EL DE ORO as citizens, as a group, as a part of the City of Largo, the County of Pinellas, and the State of Florida.
- C. To investigate facts and to collect and distribute information regarding appropriate matters affecting homeowners of EL DE ORO.
- D. To take action regarding appropriate matters affecting the homeowners of EL DE ORO as a result of membership decisions.
- E. To engage in such other activities as may be of mutual benefit to the residents and homeowners of property located in EL DE ORO SUBDIVISION.

Richard W. or Lois C. Corwin
2244 Buena Vista Drive
Clearwater, Florida 33516
Lot #75

Alvin R. or Nancy L. Lynch
2242 Buena Vista Drive
Clearwater, Florida 33516
Lot #74

XXXXXXXXXXXXXXXXXXXX
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Carl E. or Anita C. Rosenfeld
2251 El De Oro Circle
Clearwater, Florida 33516
Lot #46

Donald or Kathleen Weherington
2215 Buena Vista Drive
Clearwater, Florida 33516
Lot #86

XXXXXXXXXXXXXXXXXXXX
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XXXXXXXX

Jimmy J. or Suzanne M. Wetherington
1919 Oro Court
Clearwater, Florida 33516
Lot #29

Edward A. & Marilyn Osborne
2212 El De Oro Drive
Clearwater, Florida 33516
Lot #1

William E. Prewitt III & Natalia D.
1920 Siesta Court
Clearwater, Florida 33516
Lot #53

Gerald W. & Jo Ann C. Guter
1916 Granada Court
Clearwater, Florida 33516
Lot #64

Donald D. & Virginia L. Herrman
2220 El De Oro Drive
Clearwater, Florida 33516
Lot #103

G. W. or Lois W. McLaughlin
2229 Buena Vista Drive
Clearwater, Florida 33516
Lot #93

Willard E. or Doris B. Fawcett
2216 El De Oro Drive
Clearwater, Florida 33516
Lot #105

William A. III or Doris H. Ross
2229 El De Oro Drive
Clearwater, Florida 33516
Lot #57

E. or Molly Bentley
2237 El De Oro Drive
Clearwater, Florida 33516
Lot #56

Robert F., Jr. or Rita H. Clyne
1906 Granada Court
Clearwater, Florida 33516
Lot #3

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Doris F. & James M. Wisner
1915 Oro Court
Clearwater, Florida 33516
Lot #27

Dolan W. & Brenda Ricketts
1928 Oro Court
Clearwater, Florida 33516
Lot #36

R. L. & Vera M. Black
1918 Granada Court
Clearwater, Florida 33516
Lot #63

Robert W. & Donna M. Eilers
2221 Buena Vista Drive
Clearwater, Florida 33516
Lot #89

Theodore R. & Frances Kernkamp
2223 Buena Vista Drive
Clearwater, Florida, 33516
Lot #90

Richard L. & Shirley Bronwell
1905 Oro Court
Clearwater, Florida 33516
Lot #22

Richard J. & Anne B. Salerno
1917 Siesta Court
Clearwater, Florida 33516
Lot #50

Robert P. & Annette M. Gampo
1922 Siesta Court
Clearwater, Florida 33516
Lot #52

John & Candace Fahey
1926 Oro Court
Clearwater, Florida 33516
Lot #37

Melvonna Riggle
1922 Granada Court
Clearwater Florida 33516
Lot #5

William W. & Dorothy B. Mockabee
2230 El De Oro Drive
Clearwater, Florida 33516
Lot #98

William H. & Helene J. Quill
1925 Oro Court
Clearwater, Florida 33516
Lot #32

Mr. & Mrs. Albert Salata
2218 El De Oro Drive
Clearwater, Florida 33516
Lot #104

Joseph & Susan E. Poulin
1904 Granada Court
Clearwater, Florida 33516
Lot #4

Charles J. & Shirley H. Scobie
1913 Oro Court
Clearwater, Florida 33516
Lot #26

Raymond Wojtkielewicz
1920 Granada Court
Clearwater, Florida 33516
Lot #62

John R. & Theresa L. Wilson
1924 Oro Court
Clearwater, Florida 33516
Lot #38

Donovan & Mildred Hanley
2252 El De Oro Circle
Clearwater, Florida 33516
Lot #44

Andrew B. & Marlea Bray
2228 Buena Vista Drive
Clearwater, Florida 33516
Lot #67

B. & Elinor R. Bregman
1915 Siesta Court
Clearwater, Florida 33516
Lot #49

Mrs. B. Wright
1906 Granada Court
Clearwater, Florida 33516
Lot #2

ARTICLE VI

The affairs and business of the Corporation shall be managed by a Board of Directors consisting of, initially, ~~eight (8)~~ eight (8) persons. The number of Directors may be increased from time to time, but, in accordance with the bylaws of the Corporation, shall never be less than three (3). Members of the Board of Directors shall be members of the Corporation, and shall be elected and hold office in accordance with the bylaws.

The names and addresses of the persons who are to serve as Directors of the Corporation for the ensuing year or until the first annual meeting of the Corporation are:

- | | |
|---|--|
| Willard E. Fawcett, President
2216 El De Oro Drive
Clearwater, Florida 33516 | W. R. Shuchart
1919 Siesta Court
Clearwater, Florida 33516 |
| Marguerite K. Myers, Vice-President
2259 El De Oro Circle
Clearwater, Florida 33516 | Ruth E. Kluegel
1915 Granada Court
Clearwater, Florida 33516 |
| Betty H. Keesee, Secretary
2227 Buena Vista Drive
Clearwater, Florida 33516 | Helene Quill
1925 Oro Court
Clearwater, Florida 33516 |
| James Wisner, Treasurer
1915 Oro Court
Clearwater, Florida 33516 | Richard W. Corwin
2244 Buena Vista Drive
Clearwater, Florida 33516 |

ARTICLE VII

The Board of Directors of this Corporation may provide such bylaws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time. Upon proper notice, the bylaws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE VIII

The Articles of Incorporation shall be made, altered or rescinded by a majority vote of the members of the Association at a meeting duly called in accordance with the bylaws.

ARTICLE IX

The Corporation shall have no capital stock, pay no dividends, distribute no part of the income to its members, Directors or Officers, and the private property of the subscribers, members, Directors and Officers shall not be liable for the debts of the Corporation.

ARTICLE X

Upon a dissolution of this Corporation, all of its assets, tangible and intangible, shall, under the jurisdiction of the Circuit Court of Pinellas County, Florida, be distributed to such governmental or non-governmental organization as may be designated and selected by the Circuit Court of Pinellas County, Florida, to be used in such manner as in the judgment of the Court will best accomplish the general purposes for which this Corporation was organized and under no circumstances shall any of the assets of this Corporation, upon dissolution, be distributed to the members hereof.

ARTICLE XI

The location of this Corporation shall be at 2216 El De Oro Drive, City of Largo (post office - Clearwater), County of Pinellas, State of Florida.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this 15th day of June, 1975.

Donald D. Herrman

Virginia Herrman

James W. Bay

Donald L. Terbush

Gail K. Terbush

Dorothy H. Bay

UNOFFICIAL COPY

Marguerite K. Myers
 Eunice Horstman
 Christina Daily
 Irene R. Kuchar
 David M. Baker
 Charles M. Bengel, Jr.
 F. George Kluegel
 Dan R. Sowder
 Ronnie G. Crider
 Betty H. Keesee
 Nancy L. Johnson
 Lois C. Corwin
 Lois W. McLaughlin
 Alvin R. Lynch
 Willard E. Fawcett
 William A. Ross III
 Carl E. Rosenfeld
 Betty Bentley
 Donald Wetherington

Edward C. Horstman
 Timothy C. Daily
 Stephen S. Kuchar
 Barbara Baker
 Judith A. Bengel
 Ruth E. Kluegel
 Betty L. Sowder
 Karen P. Crider
 W. I. Keesee
 Richard E. Johnson
 Richard W. Corwin
 G. W. McLaughlin
 Nancy L. Lynch
 Doris B. Fawcett
 Doris R. Ross
 Anita C. Rosenfeld
 Molly Bentley
 Kathleen Wetherington

Robert F. Clyne, Jr.
Robert F. Clyne, Jr.

Rita H. Clyne
Rita H. Clyne

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~

Jimmy S. Wetherington
Jimmy S. Wetherington

Suzanne M. Wetherington
Suzanne M. Wetherington

W. K. Shuchart
W. K. Shuchart

Edelgard Shuchart
Edelgard Shuchart

Marilyn Osborne
Marilyn Osborne

Edward A. Osborne
Edward A. Osborne

Dolan Ricketts
Dolan Ricketts

Brenda Ricketts
Brenda Ricketts

Robert P. Campo
Robert P. Campo

Frances Kernkamp
Frances Kernkamp

R. L. Black
R. L. Black

Theodore R. Kernkamp
Theodore R. Kernkamp

Vera M. Black
Vera M. Black

Charles J. Scobie
Charles J. Scobie

Vera M. Black
Vera M. Black

Shirley H. Scobie
Shirley H. Scobie

Richard L. Bronwell
Richard L. Bronwell

Annette H. Campo
Annette H. Campo

Shirley T. Bronwell
Shirley T. Bronwell

Joseph Foulin
Joseph Foulin

Susan E. Foulin
Susan E. Foulin

Richard J. Salerno
Richard J. Salerno

Anne B. Salerno
Anne B. Salerno

Donna M. Eilers
Donna M. Eilers

Molly A. Bentley
Molly A. Bentley

Robert W. Eilers
Robert W. Eilers

Edward P. Bentley
Edward P. Bentley

James M. Wisner
James M. Wisner

Doris F. Wisner
Doris F. Wisner

Donald D. Herrnan
Donald D. Herrnan

Jo Ann C. Guter
Jo Ann C. Guter

Mrs. B. Wright
Mrs. B. Wright

W. E. Prewitt III
W. E. Prewitt III

Albert Salata
Albert Salata

Jerry Guter
Jerry Guter

Mrs. A. Salata
Mrs. A. Salata

Raymond Wojtkielewicz
Raymond Wojtkielewicz

Melvonna Riggle
 Melvonna Riggle
Donovan Hanley
 Donovan Hanley
Mildred Hanley
 Mildred Hanley
Dorothy B. Mockabee
 Dorothy B. Mockabee
William W. Mockabee
 William W. Mockabee
Andrew B. Bray
 Andrew B. Bray
Marlea Bray
 Marlea Bray

John Fahey
 John Fahey
Candace Fahey
 Candace Fahey
John R. Wilson
 John R. Wilson
Theresa L. Wilson
 Theresa L. Wilson
Helene J. Quill
 Helene J. Quill
William H. Quill
 William H. Quill
B. Bregman
 B. Bregman
Elinor R. Bregman
 Elinor R. Bregman
Natalie D. Prewitt
 Natalie D. Prewitt

STATE OF FLORIDA :
 COUNTY OF PINELLAS :

Before me, the undersigned authority, personally appeared the following persons:

- | | | |
|-----------------------------|---------------------------|-----------------------------|
| ✓ Donald D. Herrman | - Charles M. Bengale, Jr. | - Nancy L. Lynch |
| - Virginia Herrman | - Judith A. Bengale | XXXXXXXXXXXXXXXX |
| - James W. Bay | - Dan R. Sowder | XXXXXXXXXXXXXXXX |
| - Dorothy M. Bay | - Betty L. Sowder | XXXXXXXXXXXXXXXX |
| - Marguerite K. Myers | - W. I. Keesee | Betty H. Keesee |
| - Timothy C. Daily | - Richard W. Corwin | XXXXXXXXXXXXXXXX |
| - Christina Daily | - Lois C. Corwin | - Irene R. Kuchar |
| - Jimmy J. Wetherington | - Suzanne M. Wetherington | - Alvin R. Lynch |
| - Carl E. Rosenfeld | - Donald Wetherington | - Donald L. Terbush |
| - Anita C. Rosenfeld | - Kathleen Wetherington | - Gail R. Terbush |
| - W. R. Shuchart | - Edward C. Horstman | XXXXXXXXXXXXXXXX |
| - Edelgard Shuchart | - Eunice Horstman | XXXXXXXXXXXXXXXX |
| - Robert F. Clyne, Jr. | - F. George Kluegel | - Richard E. Johnson |
| - Rita H. Clyne | - Ruth E. Kluegel | - Nancy L. Johnson |
| - G. W. McLaughlin | - Willard E. Fawcett | E. Bentley |
| - Lois W. McLaughlin | - Doris B. Fawcett | Molly Bentley |
| - William A. Ross III | - Doris H. Ross | XXXXXXXXXXXXXXXX |
| XXXXXXXXXXXXXXXX | - Dblan Ricketts | Theodore R. Kernkamp |
| - Edward A. Osborne | - Brenda Ricketts | Frances Kernkamp |
| - Marilyn Osborne | R. L. Black | Richard L. Bronwell |
| - Charles J. Scobie | Vera M. Black | Shirley T. Bronwell |
| - Shirley H. Scobie | - Robert P. Campo | Joseph Poulin |
| - Richard J. Salerno | - Annette H. Campo | Susan E. Poulin |
| - Anne B. Salerno | Robert W. Eilers | James M. Wisner |
| ✓ Jerry Guter | Donna M. Eilers | Doris F. Wisner |
| - Jo Ann C. Guter | ✓ W. E. Prewitt III | ✓ Natalie D. Prewitt |
| ✓ Albert Salata | ✓ Raymond Wojtkielewicz | ✓ John Fahey |
| ✓ Mrs. A. Salata | ✓ John R. Wilson | ✓ Candace Fahey |
| ✓ William Mockabee | Theresa L. Wilson | ✓ Andrew B. Bray |
| ✓ Dorothy B. Mockabee | ✓ B. Bregman | ✓ Marlea C. Bray |
| ✓ Elinor R. Bregman | ✓ Melvonna Riggle | ✓ Mrs. B. Wright |

UNOFFICIAL

Donovan Hanley
Mildred Hanley

Helene J. Quill
William H. Quill

to me known to be the individuals described in and who executed the foregoing Articles of Incorporation, and they severally acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid this 11th day of June, 1975.

James M. Daniel
Rotary Public

My Commission Expires:

JAMES M. DANIEL
32 Curran St. Duval
Tallahassee, Fla. 32301
I was sworn in on
June 27, 1975
My Commission Expires
June 27, 1978

This instrument was prepared by:
James M. McDaniel, Esquire
c/o Jeffrey I. Pattinson, Esquire
510 N. Ft. Harrison Avenue
Clearwater, Fla. 33515

72152294

P.R. 3937 PAGE 403

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of all of el de Oro, according to the map or plat thereof recorded in Plat Book 70, Page 15, public Records of Pinellas County, Florida, do hereby declare that all of said subdivision is subject to the following restrictions:

These restrictions and limitations shall be covenants running with the land, regardless of whether or not they are specifically mentioned in any deeds of conveyance subsequently executed.

A. BUILDINGS.

1. All of the above property shall be known and described as residential property and no structure shall be erected on any parcel of the same other than one detached, single family dwelling and one attached private garage of the same architecture and general design as the residence, both to be constructed of new materials.

2. No outbuildings of any nature may be erected on the property and no garage or other structure shall be erected on the property prior to the erection of the residence.

3. No trailer, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No structure of any kind shall be moved onto any part of the above described property.

4. No structure to be built or attached to trees.

5. No residence shall be erected upon said property, which residence has less than 1600 square feet. Living Area, all lots on Kent Place a minimum of 2200 square feet with 1400 square feet minimum on ground floor of two story residence, said ground floor

REC'D
PINELLAS COUNTY
Jeffrey I. Pattinson
CLERK (REGUL. COMM.)
DEC 4 2 20 PM '72

*Return to
Jeffrey I. Pattinson
510 N. Ft. Harrison
Clearwater, Fla.*

C.R. 3937 PAGE 404

measurement to be exclusive of porches, patios, breezeways, garage and other areas which are either open or enclosed solely by screens. For the purpose of measurement to determine compliance with this restriction, outside wall dimensions may be used. No garage smaller than a two-car garage may be erected on the property. No carports allowed.

All dwellings must be of masonry, stone or frame construction, or a combination thereof, and roofs shall be tile, concrete tile, asphalt, asbestos, slate or concrete slab. No flat or built up roof shall exceed 25% of the total roof area, unless the plans and specifications for same have been approved by the Developers prior to the beginning of construction of the dwelling.

B. LOTS AND LOCATIONS OF BUILDINGS.

1. Minimum building set back from street lot line on Kent Place, fifty feet (50').
2. No building shall be erected nearer than twenty-five feet (25') to any other street lot line (except corner lots). No building or part thereof shall be erected nearer than seven and a half feet (7.5') to any side lot line or interior lot line except a front wing wall which shall not be erected nearer than four feet (4') to any side lot line unless there is a gate (not to be less than two feet and eight inches (2'5") in width) then the wing wall may go up to the side lot line. No roof overhang or eave may be closer than five feet (5') to any side lot line or interior lot line.

C. FENCES, WALLS, OTHER STRUCTURES AND OBSTRUCTIONS.

1. No fence or wall shall be constructed or permitted without the permission of the developer.
2. Collapsible umbrella type clothes lines only, which are to be stored in garage when not in use.
3. No Basketball courts on front side of residence.

(L. 3937 PAGE 405

D. WALKS AND DRIVEWAYS

Walks and driveways will be installed by Builder when residence is constructed. All walks and driveways shall be constructed of concrete. Sidewalks not required on lots facing Kent Place. Black top driveways permitted on lots facing Kent Place. No strip or ribbon driveways shall be constructed or permitted. Plans and specifications for walks and driveways shall be subject to the approval of the developer and shall be submitted to the developer together with the plans for the proposed residence.

F. GENERAL.

1. All residences must have fronts landscaped within ninety (90) days of occupancy.
2. No grade or elevation of any portion of any lot may be changed without the specific consent of the developer.
3. No curb, drainage structure, water lines, sewer lines or portion of any street shall be removed or altered for any purpose without the specific consent of the developer.
4. No structure shall be erected, placed or permitted, and no alterations shall be made or permitted on the property which shall in any way hinder the surface or subsurface drainage of the property.
5. No building, structure or installation, including but not limited to residence, garage, patio, wall fence, mass planting and barbecue grill, shall be constructed, erected, or permitted upon the property until the plans and specifications therefor have first been approved by the developer or its designated authority. The said plans and specifications shall be submitted by the owner to the developer in duplicate, one of which shall be returned to the owner when approved or rejected, and the other retained by the developer. Approval by the developer of said plans and specifications shall not be deemed to be a waiver of these restrictions. The developer hereby reserves the right to

L.R. 3937 PAGE 406

disapprove plans and specifications solely on the basis of aesthetics.

6. No Noxious or offensive trade or activity shall be carried upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No animals, livestock, birds or poultry of any kind shall be raised bred or kept on any lot, but this shall not prohibit the keeping of household pets. Pets shall at all times be restrained and not be permitted to roam at will beyond the owner's property.

8. No vehicle shall be regularly parked on any part of this property except on paved streets and paved driveways. No trailers or commercial vehicles, other than those present on business, may be parked in the subdivision.

9. No trailer shall be placed upon the property. No boat may be placed on the property more than two (2) days.

10. No structure shall be erected or moved upon any part of the premises herein described, nor shall any change or modification be made in the interior of any such structure unless the exterior plans and specifications thereof or such proposed modifications showing the nature, kind, height and location thereof, shall have been submitted to, and in writing approved by the developer or its duly designated authority.

11. No home constructed upon any of the aforementioned property shall be used as a model home unless the Developer has granted written permission upon specific request for each lot for such use and such permission may limit the time of such use, the size and number of advertising signs.

12. The undersigned owners hereby designated as "the developer" for the uses and purposes of these restrictions.

13. All lot owners of el de Oro agree to form an association. The el de Oro Association will be responsible to maintain the landscaped entrance and Park on el de Oro Drive. The expense

L.R. 3937 PAGE 407

of some will be equally shared by lot owners.

14. The Developer shall have the right and authority to approve exceptions or variations from these restrictions without notice or liability to the owners of other lots or any persons or authority whatsoever.

15. Should more than one lot, as shown on the plat of the subdivision, be used as a single building site, these restrictions shall apply as though the entire building site were one lot.

16. These covenants and restrictions are real covenants and restrictions and are run with the land, and shall be binding on all parties and owners, and on all parties claiming under them, for a period of twenty-five (25) years from the date these covenants and restrictions are recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless prior to the commencement of any 10-year period, and instrument in writing, signed by a majority of the owners of lots, has been recorded in the Public Records of Pinellas County, Florida, which said instrument shall agree to change, alter or rescind said covenants and restrictions in whole or in part.

17. If any person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of these restrictions before their expiration, it shall be lawful for any other person or persons owning any part or parcel of any above described land to prosecute any proceeding at law or in equity against the person violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

18. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions,

C.R. 3937 PAGE 408

which shall remain in full force and effect.

In witness whereof, we have set our hands and seals this 4th day of December, A.D. 1972

(Corporate Seal)

WILD MEADOWS, INC.

James M. McDaniel
JAMES M. McDANIEL, President

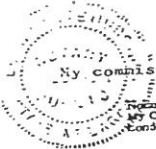
Attest:
Jeffrey I. Pattinson
JEFFREY I. PATTINSON,
Assistant Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, HEREBY CERTIFY, That on this 4th day of December, A.D. 1972, before me personally appeared JAMES M. McDANIEL and JEFFREY I. PATTINSON, President and Assistant Secretary respectively of WILD MEADOWS, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

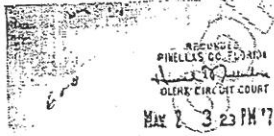
WITNESS my signature and official seal at Clearwater in the County of Pinellas and State of Florida, the day and year last aforesaid.

Paul Robert A.
NOTARY PUBLIC



Notary Public, State of Florida at Large.
My Commission Expires December 5, 1975.
Bonded by General Insurance Co. of Florida

IMAGE01 : FL-04-60831-2 08/16/2004 09:38:13pm



73058733

E.L. 4024 PAGE 854

AMENDMENT TO RESTRICTIONS

UNOFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the Developer of all of El De Oro, according to the map or plat thereof recorded in Plat Book 70, Page 15, Public Records of Pinellas County, Florida, do hereby declare that all of said subdivision is subject to the following Amendment to Restrictions which amend those restrictions of record in O. R. Book 3937, Page 403, Public Records of Pinellas County, Florida. Said restrictions are to continue in full force and effect, except that modified and amended below in accordance with the authority reserved to the Developer under Section "F", Paragraph 14, of those restrictions referred to above and in accordance with Section "F", Paragraph 16, of those restrictions in Developers capacity as owner of more than 50% of the lots in said El De Oro Subdivision.

These Amendments to Restrictions shall be covenants running with the land regardless of whether or not they are specifically mentioned in any deeds of conveyance subsequently executed. Section "B", Lots and Locations of Buildings, Paragraph 2, is amended to read; "No building shall be erected nearer than 20 feet to any other street lot line (except corner lots).

IN WITNESS WHEREOF, we have set our hands and seals this 25th day of April, A.D., 1973.

WILD MEADOWS, INC.
James M. McDaniel
 James M. McDaniel, President



Attest:
Doris Long
 Doris Long, Assistant Secretary

IMAGE01 : FL-04-60831-2 08/16/2004 09:38:13pm

C. 1.4024 PAGE 855

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY, That on this *1st* day of *May* A.D. 1973, before me personally appeared JAMES M. McDANIEL and DORIS LONG, President and Assistant Secretary respectively of WILD MEADOWS, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Clearwater in the County of Pinellas and State of Florida, the day and year last aforesaid.

Richard B. Jacobs
Notary Public

My Comm. Exp. Sept. 20, 1975
Printed by American Pub. & Com. Co.

UNOFFICIAL COPY

73176211

4115 PAGE 1442

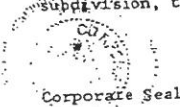
AMENDMENT TO RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the Developer of all of EL DE ORO, according to the map or plat thereof as recorded in Plat Book 70, Page 15, Public Records of Pinellas County, Florida, do hereby declare that all of said subdivision is subject to the following Amendment to Restrictions which amend those restrictions of record in O.R. Book 3937, Page 403, Public Records of Pinellas County, Florida. Said restrictions are to continue in full force and effect, as well as the Amendment to Restrictions in O.R. Book 4024, Page 854, except those modified and amended below, in accordance with the authority reserved to the Developer under Section "F", Paragraph 14, of those restrictions referred to above.

This Amendment to Restrictions shall be a covenant running with the land, regardless of whether or not it is specifically mentioned in any deeds of conveyance subsequently executed. Section "B", Lots and Locations of Buildings, Paragraph 2, is amended by the addition of the following Paragraph 3:

3. As regards the set-back from the westerly side of the lot line of Lot 94, a building will be allowed up to 7.2 feet from the property line. This restrictions shall rule as to Lot 94, EL DE ORO, and shall take precedence over Section "B", Paragraph 2, of the original restrictions in regard to said Lot 94, but shall not change the effects of the original restrictions as to any other lot in said EL DE ORO Subdivision.

IN WITNESS WHEREOF, we have set our hands and seals as President and Assistant Secretary of WILD MEADOWS, INC., the Developer of EL DE ORO subdivision, this 12th day of December, 1973.



Corporate Seal

Attest:

Doris Long
Doris Long, Assistant Secretary

WILD MEADOWS, INC.

James M. McDaniel
James M. McDaniel, President

CLERK CIRCUIT COURT

DEC 18 4 52 PM '73

*Return James M. McDaniel
PO Box 4982
Tel. 33518*

4115 nos 1443

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY, that on this 12th day of December, 1973,
before me personally appeared JAMES M. McDANIEL and DORIS LONG, President
and Assistant Secretary respectively of WILD MEADOWS, INC., a corporation
under the laws of the State of Florida, to me known to be the persons
described in and who executed the foregoing instrument, and severally
acknowledged the execution thereof to be their free act and deed as such
officers, for the uses and purposes therein mentioned; and that they
affixed thereto the official seal of said corporation, and the said
instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Clearwater in the County
of Pinellas and State of Florida, the day and year last aforesaid.

Richard D. Fraser
Notary Public



My commission expires:
Notary Public, State of Florida at Large
My Commission Expires Sept. 20, 1975
Qualified by Expiration Date & County, Cir.

INST # 97-342761
NOV 25, 1997 1:16PM

Return. Copy to.
David S. Smith Pres.
El. De. Oro Homeowners Assoc.
1916 Granda Ct. Clw. Fla.
34624

STAMP: UNOFFICIAL COPY
N/C 118.50
DS
INT
FEES 68.00
M/T 7.00
P/C
REV
TOTAL 188.50

DEED RESTRICTIONS: EL DE ORO SUBDIVISION

RESTRICTIONS IMPOSED ON ALL OF EL DE ORO SUBDIVISION AS RECORDED IN PLAT BOOK 14 PAGE 14 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

These restrictions and limitations shall be covenants running with the land regardless of whether or not they are specifically noted on any deeds or other instruments of conveyance subsequently executed.

PINELLAS COUNTY FLA.
OFF - REC. BK 9915 PG 1152

A. BUILDINGS:

1. All of the above real property shall be known and described as residential property, and no structure shall be erected on any parcel of the same other than one detached, single family dwelling and one attached private garage of the same architecture and general design as the residence, both to be constructed with new materials.
2. No construction trailer, tent, shack, garage, barn or other out building shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No structure of any kind shall be moved onto any part of the above described property.
3. No out buildings of any nature may be erected on the property and no garage or other structure shall be erected on the property prior to the erection of the residence. No structure of any nature shall be erected or attached to any trees on the property.
No replacement residence shall be erected on said property with less than 1,600 square feet of living area, with a minimum of 1,100 square feet on the ground floor of any two story residence, said ground floor measurement to be exclusive of porches, patios, breeze ways, garages and other areas which are either open or closed solely for screening. For the purpose of measurement to determine compliance with this restriction, outside wall dimension may be used. No garage smaller than a two car garage shall be erected on the property. No carports shall be erected.
All dwellings shall be of masonry, stone, or frame construction or any combination thereof, and roofs shall be tile, concrete tile, asphalt, asphalt shingle, fiberglass shingle, slate or concrete slab. No flat or built up roof shall exceed 25% of the total roofing area, unless the plans and specifications have been approved by a majority (51% or more) of the members of the El De Oro Owners Association, Inc. prior to the commencement of the construction of the dwelling.

B. LOTS AND LOCATION OF BUILDINGS:

No building shall be erected nearer than 20 feet to any other street lot line (except corner lots, which shall be 15 feet). No building or part thereof shall be erected nearer than 7.5 feet to any side lot line or interior lot line, except a front wing wall which shall not be erected nearer than 4 feet to any side lot line, unless there is a gate which measures not less than 2 feet 8 inches in width, then the wing wall may go up to the side lot line. No roof overhang or eave may be closer than 5 feet to any side lot line or interior lot line.

C. FENCES, WALLS, OTHER STRUCTURES OR OBSTRUCTURES:

1. Fences shall conform to the following restrictions:

- A. No fence or wall shall extend forward of the residence at any point of measurement.
- B. Wood or masonry walls or fences shall be no higher than 6 feet above the ground level.
- C. Chain link fences shall be no higher than 4 feet above ground level.

2. The hanging of clothing or any other articles shall be confined to the rear of all residences. A temporary clothes line may be used at the rear of the residence, not to be visible from any street adjoining the property or, any other residence, and only if removed and stored after each use and not left overnight.

3. No basketball goal or court of any design may be erected on any of the property contained within this subdivision.

4. No other structures such as courts, ramps, decks or other out structures may be erected in the front of any residence or placed so said structure is visible from any street adjoining the subject property. Ramps may be approved by the Officers of the El De Oro Owners Association if required to accommodate a handicapped resident for ease of ingress and egress to the residence.

5. One storage shed shall be allowed if located behind the residence, no higher than 6 feet in height measured from ground level, and is not visible by any other residence or from any street adjoining the property. Said sheds require the proper permits from the City Of Largo, Florida and must conform with current restrictions and ordinances set forth, inclusive of not being placed on any building set backs or utility easements and must have proper tie-downs to withstand a minimum, but not limited to, 120 mile per hour winds.

6. No outside antenna exceeding 10 feet in height from the roof peak level shall be allowed. Nor any dish or satellite receiver of any configuration which is visible by another residence or from any adjoining street shall be allowed.

D. WALKS AND DRIVEWAYS:

All walkways and driveways will be installed by the builder when the residence is constructed. All walkways and driveways shall be constructed of concrete. No strip or ribbin driveways shall be constructed or permitted. Plans and specifications of said walks and driveways shall be subject to the approval by the Officers of the El De Oro Owners Association, Inc., together with the plans for the proposed residence.

E. GENERAL:

1. All landscaping shall be completed within 90 days of residence construction.
2. No grade or elevation of any portion of any lot may be changed without the specific approval of the El De Oro Owners Association, Inc. Plans for any proposed changes shall be submitted to the Association Officers.
3. No curb, drainage structure, water lines, sewer lines, or other portion of any street shall be removed or altered for any purpose.
4. No structure of any nature shall be erected or placed on any property or elevation of the lot be altered which shall in any way hinder the surface drainage of the property.
5. No building or structure of any nature or configuration shall be built or placed on any of the properties unless approved by the Officers of The El De Oro Owners Association, Inc. The proper permits must be obtained from the City of Largo, Florida and conformity is satisfied to all current building restrictions and ordinances.
6. No obnoxious or offensive trade or activity of any nature shall be permitted to occur on any of the properties that may be deemed an annoyance, nuisance or offensive to the neighborhood or adjoining residences.
7. No commercial signs of any nature or description may be placed on any residential lot, common grounds or easements except real estate for sale signs and/or garage sale signs.
8. No animals, livestock, birds or poultry of any kind shall be raised for breeding within any residence or permitted on any lot. Household pets shall be allowed to be cared for by the residents, however said household pets must be housed within the residence or otherwise restrained from running free and must be contained within the owner's lot lines of the subject properties.
9. No vehicle of any description shall be regularly parked on any part of the property except on paved streets and driveways. No trailers, commercial or inoperable vehicles of any nature shall be permitted to be regularly parked within this subdivision. No vehicles of any nature with commercial advertising shall be permitted (with exception of contractors duly employed by the resident to perform repair work).
10. All boats, trailers, recreational vehicles or motor homes of any description shall be stored and/or regularly parked within the garage so that the door will close and not be visible by any adjoining street or residence. Temporary loading and unloading is allowed provided these vehicles are removed within 72 hours of entering the subdivision. Said boats, trailers, recreational vehicles or motor homes must be parked on the paved streets or driveways of the residence during the 72 hour grace period, provided this allowance meets with the City of Largo, Florida parking ordinances.
11. No structure other than those permitted by Section "C", paragraphs 4 & 5, shall be erected or moved upon any part of the premises herein described. Nor shall any change or modification be made in the interior of any such structure unless the exterior plans and

EXHIBIT "A"

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1156

2232 El de Oro Dr.

x John Gravelly Martha Gravelly
John Gravelly Martha Gravelly
Print Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of May 1997,
By John Gravelly (And) Martha Gravelly who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness David S. Smith
DAVID S. SMITH
print name

x David S. Smith
DAVID S. SMITH
print name

Witness Alana R. Smith
Alana R. Smith
print name

ATLANTIC BONDING CO., INC.
DAVID S. SMITH
COMMISSION # CC 488081
EXPIRES SEP 19, 1999
NOTARY PUBLIC
STATE OF FLORIDA

x Bonnie Schulte Kurt Schulte
Bonnie Schulte Kurt Schulte
print name

1922 Granada Ct.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of May 1997,
By Bonnie Schulte (And) Kurt Schulte who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness David S. Smith
DAVID S. SMITH
print name

x David S. Smith
DAVID S. SMITH
print name

Witness Paul D. Farrell
Paul D. Farrell
print name

ATLANTIC BONDING CO., INC.
DAVID S. SMITH
COMMISSION # CC 488081
EXPIRES SEP 19, 1999
NOTARY PUBLIC
STATE OF FLORIDA

EXHIBIT "A"

X *Sue R. Chaney* ^{Sue R. Chaney}
Guy R. Chaney ^{Guy R. Chaney}
Print Name SARAH CHANEY
2222 El Dorado

STATE OF FLORIDA
COUNTY OF PINELLAS

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1157

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997,
By *Guy R. Chaney* (And) *Sue R. Chaney* who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness *T. F. Bobbitt*
Print Name

X *David C. Smith*
Print Name

Witness *David C. Smith*
Print Name



X *Eric Ortman* ^{Lorraine Ortman}
Lorraine Ortman
Print Name 2234 El Dorado Dr.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997,
By *Eric Ortman* (And) *Lorraine Ortman* who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness *T. F. Bobbitt*
Print Name

X *David C. Smith*
Print Name

Witness *David C. Smith*
Print Name



EXHIBIT "A"

x BARBARA J. NEWCOMB Walter M. Newcomb
Barbara J. Newcomb Walter M. Newcomb
Print Name 2257 Al Dr. #101 101 P

STATE OF FLORIDA
COUNTY OF PINELLAS

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1158

The foregoing instrument was acknowledged before me this 1 Day of July 1997.
By Barbara J. Newcomb (And) Walter M. Newcomb who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness T. L. Bobbitt
T. L. Bobbitt
print name

x David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



x Kenneth D. Suggs James C. Allhouse
Kenneth D. Suggs James C. Allhouse
print name 1915 Oro Ct.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of July, 1997.
By Kenneth D. Suggs (And) James C. Allhouse who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness T. L. Bobbitt
T. L. Bobbitt
print name

x David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



UNIQUE COPY

EXHIBIT "A"

X Michael D. Brunk 1920 Granada Ct
Michael D. Brunk
Print Name
PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1159

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of May, 1997,
By Michael D. Brunk (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness Nancy B. Smith
NANCY B. Smith
print name

DAVID S. SMITH
COMMISSION # CC 46681
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

X Becky Brunk 1920 Granada Ct
Becky Brunk
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of May, 1997,
By Becky Brunk (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness Nancy B. Smith
NANCY B. Smith
print name

DAVID S. SMITH
COMMISSION # CC 46681
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

X [Signature]
DAVID W. WILSON
Print Name

2236-Bucarista

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1160

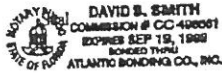
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Jan, 1997.
By David W. Wilson (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
[Signature]
print name



X C. Elaine Mulder
C. Elaine Mulder
print name

2240 Bucarista.

[Signature]
DAVID MULDER

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Dec, 1997.
By C. Elaine Mulder (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
Nancy L. Smith
print name



EXHIBIT "A"

Robert F. Clarys, Jr. 1906 Granada.
Print Name

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1161

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Aug 1997,
By Robert F. Clarys, Jr. (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness J. E. Babbitt
print name
Witness DAVID S. SMITH
print name

DAVID S. SMITH
print name



X Cynthia Melburne 2216 Alvarado Dr
Cynthia Melburne MRP
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Aug 1997,
By CYNTHIA MELBURNE (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness DAVID S. SMITH
print name
Witness J. E. Babbitt
print name

X DAVID S. SMITH
print name



EXHIBIT "A"

X Michael A. Dietrich
Michael A. Dietrich
Print Name

Lisa R. Dietrich
Lisa B. Dietrich
223c Buena Vista
PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1162

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By Michael Dietrich (And) Lisa Dietrich who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
T. F. BOBBITT
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 490601
EXPIRES SEP 19, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

X Sarah A. Gilmore
SARAH Gilmore
print name (904 Granada Ct)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By Sarah Gilmore (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
T. F. BOBBITT
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 490601
EXPIRES SEP 19, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

1916 SIESTA CT. EXHIBIT "A"

X STEVEN P. WONDERLY *Steven P. Wonderly*
CHERYL A. WONDERLY *Cheryl A. Wonderly*
Print Name

1916 Siesta Ct
PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1164

The foregoing instrument was acknowledged before me this 12 Day of NOV, 1997,
By STEVEN P. WONDERLY (And) CHERYL A. WONDERLY who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness *[Signature]*
DAVID S. SMITH
print name
Witness *[Signature]*
Robert S. Smith
print name

X *[Signature]*
DAVID S. SMITH
print name

DAVID S. SMITH
COMMISSION # CC 414561
EXPIRES SEP 19, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

X *[Signature]*
John F. Cuerva
print name
Ann J. Cuerva
print name
2244 Buena Vista

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By JOAN CAEVA (And) Ann J. Cuerva who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness *[Signature]*
77 David
print name
Witness *[Signature]*
DAVID S. SMITH
print name

X *[Signature]*
DAVID S. SMITH
print name

DAVID S. SMITH
COMMISSION # CC 490561
EXPIRES SEP 19, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1165

X MICHAEL E. OURN
Michael E. Ourn
Print Name

JANE A. OURN
Jane A. Ourn
1719 010 CT.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of July, 1997,
By MICHAEL E. OURN (And) JANE A. OURN who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
THOMAS BOBBY
print name

NOTARY PUBLIC
DAVID S. SMITH
COMMISSION # CC-496581
EXPIRES SEP 19, 1999
BOKED THRU
ATLANTIC BONDING CO., INC.

X Raquel P. Head
RAQUEL P. HEAD
print name

[Signature]
W.L. HEAD
1930 010 CT.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of July, 1997,
By RAQUEL HEAD (And) WILLIAM HEAD who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
THOMAS BOBBY
print name

NOTARY PUBLIC
DAVID S. SMITH
COMMISSION # CC-496581
EXPIRES SEP 19, 1999
BOKED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A" PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1166

X William R. Shuchart Edegard V. Shuchart
WILLIAM R. SHUCHART EDEGDARD V. SHUCHART
Print Name

191951079

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st Day of Nov, 1997,
By WILLIAM R. SHUCHART (And) EDEGDARD V. SHUCHART who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Paul Beattie
PAUL BEATTIE
print name

X David S. Smith
DAVID S. SMITH
print name

Witness Thomas Bobbitt
THOMAS BOBITT
print name



X Thomas Bobbitt Mary K. Bobbitt 191851079
THOMAS BOBITT MARY K. BOBITT
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By THOMAS BOBITT (And) MARY K. BOBITT who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Michael E. Owen
MICHAEL E. OWEN
print name

X David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name

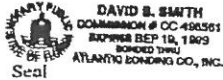


EXHIBIT "A"

2231 Buena Vista

X Gail R Terbus
GAIL R TERBUS
Print Name

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1167

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of July 1997,
By GAIL R TERBUS (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
Don P. [Signature]
print name
Witness [Signature]
DAVID S SMITH
print name

X [Signature]
DAVID S SMITH
print name

Seal 

X James W. Sheffington 1717 0204
James W. Sheffington
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of July 1997,
By James Sheffington (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S SMITH
print name
Witness [Signature]
[Signature]
print name

X [Signature]
DAVID S SMITH
print name

Seal 

UNRECORDED

EXHIBIT "A"
1918 Granada

X Lawrence Hill
Lawrence Hill
Print Name

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1168

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st Day of Nov 1997
By Lawrence Hill (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Paul Beattie
PAUL BEATTIE
print name

X David S. Smith
DAVID S. SMITH
print name

Witness J. B. Smith
J. B. Smith
print name

Seal

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 406581
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

X Angela Ward Chl Ward
Angela Ward CHARLES L WARD
print name 1913 OCT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997.
By Angela Ward (And) Charles L Ward who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness David S. Smith
DAVID S. SMITH
print name

X David S. Smith
DAVID S. SMITH
print name

Witness J. B. Smith
J. B. Smith
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 406581
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.
182967 CC
SMITH'S CHAVO

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 406581
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 406581
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 406581
EXPIRES SEP 18, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A" PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1169

X JAMES R. BARROW JANICE R. BARROW
JAMES R. BARROW JANICE R. BARROW
Print Name

2215 Ruess VISTO

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By JAMES R. BARROW (And) JANICE R. BARROW who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
DAVID S. SMITH
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC-490561
EXPIRES SEP 10, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

X [Signature]
CATHERINE L. PENNER 1928 OCT
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Oct, 1997,
By Catherine Penner (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

X [Signature]
DAVID S. SMITH
print name

Witness [Signature]
DAVID S. SMITH
print name

NOTARY PUBLIC
STATE OF FLORIDA
Seal
DAVID S. SMITH
COMMISSION # CC-490561
EXPIRES SEP 10, 1999
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "A" 1915 SiesLA

x Robert J. Billab Enid E. Billab
Robert J. Billab Enid E. Billab
Print Name

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1170

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of NOV 1997,
By Robert J. Billab (And) Enid E. Billab who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name
Witness [Signature]
DAVID S. SMITH
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
ATLANTIC BONDING CO., INC.
NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 48661
EXPIRES SEP 19, 1999
ATLANTIC BONDING CO., INC.

x Sandra Schwesky
SANDRA SCHWESKY
print name 2233 Avenida 59

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 2 Day of SEP 1997,
By ANDRA SCHWESKY (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name
Witness [Signature]
DAVID S. SMITH
print name

Seal
NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
ATLANTIC BONDING CO., INC.
NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 48661
EXPIRES SEP 19, 1999
BONDED 7500
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

Jeanne E. Adams
JEANNE E. ADAMS
Print Name

2226 ELDEORO DR.

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1171

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997,
By Jeanne E. Adams (And) _____ who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Tonia Ward
Tonia Ward
print name

x David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



DAVID S. SMITH
COMMISSION # CC 469861
EXPIRES SEP 18, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.



DAVID S. SMITH
COMMISSION # CC 469861
EXPIRES SEP 18, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

Gray A. Hickok Kay F. Hickok
GRAY A. HICKOK KAY F. HICKOK
print name

1717 Grandact

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997,
By Gray A. Hickok (And) Kay F. Hickok who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Geff Snyder
Geff Snyder
print name

x David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



DAVID S. SMITH
COMMISSION # CC 469861
EXPIRES SEP 18, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

x Andrew B. Bray Marlene C. Bray
ANDREW B. BRAY MARLENE C. BRAY
Print Name

2228 Bureau Vista
PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1172

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of April 1997,
By Andrew B. Bray (And) Marlene C. Bray who is(are) personally known
to me or who has(have) produced _____ as identification

Witness David S. Smith Thomas E. Bobbit
David S. Smith Thomas E. Bobbit
print name print name
Witness David S. Smith Thomas E. Bobbit
David S. Smith Thomas E. Bobbit
print name print name

Seal



x Debra E. Jackson Debra E. Jackson
DEBRA E. JACKSON DEBRA E. JACKSON
print name 1926 or 5

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of April 1997,
By Debra E. Jackson (And) Debra E. Jackson who is(are) personally known
to me or who has(have) produced _____ as identification

Witness David S. Smith David S. Smith
David S. Smith David S. Smith
print name print name
Witness David S. Smith Thomas E. Bobbit
David S. Smith Thomas E. Bobbit
print name print name

Seal

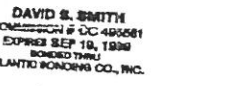


EXHIBIT "A" 1911 ORO CT

X Richard E. Johnson
Richard E. Johnson
Print Name

Nancy L. Johnson
NANCY L. JOHNSON

STATE OF FLORIDA
COUNTY OF PINELLAS

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1173

The foregoing instrument was acknowledged before me this 1 Day of MAY, 1997,
By Richard E. Johnson (And) Nancy L. Johnson who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness James Grunstra
JAMES GRUNSTRA
print name

X David S. Smith
DAVID S. SMITH
print name

Witness James Grunstra
JAMES GRUNSTRA
print name

DAVID S. SMITH
COMMISSION # CC 490661
EXPIRES SEP 19, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

X Kenneth Don Williams
KENNETH DON WILLIAMS
print name

Shirley Williams
SHIRLEY WILLIAMS
2253 rd 00000 circle

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of MAY, 1997,
By Kenneth Don Williams (And) Shirley Williams who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness David S. Smith
DAVID S. SMITH
print name

X David S. Smith
DAVID S. SMITH
print name

Witness James Grunstra
JAMES GRUNSTRA
print name

DAVID S. SMITH
COMMISSION # CC 490661
EXPIRES SEP 19, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

EXHIBIT "A"

X CARL D. STIPPERT
Carl D. Stippert
Print Name

NANCY STIPPERT
Nancy Stippert

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1174

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Dec 1997.
By Carl Stippert (And) Nancy Stippert who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness J. B. White
J. B. White
print name

X David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



X David S. Williams
David S. Williams
print name

MICHAEL K. WILLIAMS
Michael K. Williams
1920 SIESTA COOR

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov 1997.
By David Williams (And) Michael Williams who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness J. B. White
J. B. White
print name

X David S. Smith
DAVID S. SMITH
print name

Witness David S. Smith
DAVID S. SMITH
print name



EXHIBIT "A"

[Signature]
GARY BRODNIK
Print Name

D=BB= Brodnick
GARY Brodnick

2229 FLDOCR
PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1175

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By DeBB= Brodnick (And) Gary Brodnick who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
DAVID S. SMITH
print name

[Signature]
DAVID S. SMITH
print name

Witness [Signature]
NANCY R. SMITH
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 486501
EXPIRES SEP 19, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

[Signature] Nancy R. Smith 1916 Granada
DAVID S. SMITH NANCY R. SMITH
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By DAVID S. SMITH (And) NANCY SMITH who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness [Signature]
RICHARD E. JOHNSON
print name

[Signature] Laure Smelger
DAVID S. SMITH LAURE SMELGER
print name

Witness [Signature]
J. B. BOBBIT
print name

NOTARY PUBLIC
STATE OF FLORIDA
DAVID S. SMITH
COMMISSION # CC 486501
EXPIRES SEP 19, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

Seal

LAURE SMELGER
MY COMMISSION # CC 86272
EXPIRES December 6, 2001
Bonded Through Public Authority

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1176

EXHIBIT "A"

x JOHNNIE LAVERN CHITTUM
Johnnie Lavern Chittum
Print Name

1915 Granada.

STATE OF FLORIDA
COUNTY OF PINELLAS

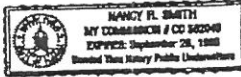
The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By Johnnie Lavern Chittum (And) who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Reed R. Rue
REED R. RUE
print name

x Nancy R. Smith
Nancy R. Smith
print name

Witness David S. Smith
DAVID S. SMITH
print name

Seal



x Reed R. Rue
REED R. RUE
print name

2218 E. DORA

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997,
By Reed R. Rue (And) who is(are) personally known
to me or who has(have) produced _____ as identification.

Witness Johnnie L. Chittum
JOHNNIE L. CHITTUM
print name

x Nancy R. Smith
Nancy R. Smith
print name

Witness David S. Smith
DAVID S. SMITH
print name

Seal

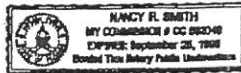


EXHIBIT "A"

X F. PAUL & SUSAN N. BEATTIE
F. Paul & Susan N. Beattie
Print Name

2215 Buena Vista

PINELLAS COUNTY FLA.
OFF. REC. BK 9915 PG 1177

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997
By F. PAUL BEATTIE (And) SUSAN N. BEATTIE who is (are) personally known
to me or who has (have) produced _____ as identification.

Witness [Signature]
David S. Smith
print name
Witness [Signature]
David S. Smith
print name

X [Signature]
David S. Smith
print name



RECORDING FEE	11-23-1997 12:45:05
01 RES-EL. RE GRD SUBDIVISION	
RECORDING	1 \$114.50
SERVICE CHARGE	1 \$2.00
RECORD FEE	1 \$64.00
TOTAL	\$180.50
CHECK AMT. TENDERED	\$184.50
CHANGE	\$4.00

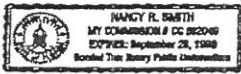
X [Signature]
Kelke Ward
print name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1 Day of Nov, 1997
By Kelke Ward (And) _____ who is (are) personally known
to me or who has (have) produced _____ as identification.

Witness [Signature]
David S. Smith
print name
Witness [Signature]
Nancy R. Smith
print name

X [Signature]
Nancy R. Smith
print name



Seal

2771-00

Prepared By and Return To:
David W. Griffin, P.A.
565 South Duncan Avenue
Clearwater, FL 33756
(727) 466-6900

02-026510 JAN-16-2002 12:10pm
PINELLAS CO BK 11784 PG 1077

**CERTIFICATE OF AMENDMENT TO THE DEED RESTRICTIONS AND
SUBDIVISION BYLAWS OF EL DE ORO HOMEOWNERS ASSOCIATION**

The undersigned officers of El De Oro Homeowners Association, a Florida not for profit homeowners association, organized and existing to operate, enforce, and maintain the deed restrictions of El De Oro Subdivision, as originally recorded in O.R. Book 3937, Page 403, and subsequently amended in O.R. Book 4115, Page 1442, and restated in O.R. Book 9915, Page 1152, all in the Public Records of Pinellas County, Florida, hereby certifies that the attached Restatement of the Deed Restrictions for El De Oro Subdivision, and the Bylaws of El De Oro Homeowners Association, also attached, have been approved by the required number of lot owners within said El De Oro Subdivision, and in accordance with the requirements of the Deed Restrictions and Bylaws and Florida law, and that the Association shall maintain the original records including the signed, witnessed, and notarized signatures of the requisite number of lot owners in its official records, and further confirms that these covenants and restrictions shall continue to run with the land and be binding upon all parties and the owners of any properties within El De Oro Subdivision and all parties claiming under them for a period of 25 years from the date of this filing in the Courthouse of Pinellas County, Florida. Said covenants and restrictions shall automatically extend for successive periods of 10 years unless duly amended by a majority (51% or more) of the lot owners within El De Oro Subdivision. And further, that the invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions set forth herein and remain in full force and effect.

In witness whereof, the Association has caused this instrument to be executed by its authorized officers this 14th day of January, 2002.

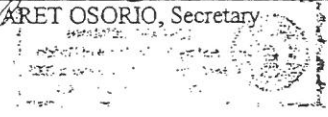
Reed G. Rue
REED G. RUE
Michael E. Taylor
MICHAEL E. TAYLOR
Reed G. Rue
REED G. RUE
Michael E. Taylor
MICHAEL E. TAYLOR

EL DE ORO HOMEOWNERS
ASSOCIATION, INC.

By: Tonya Ward
TONYA WARD, President

ATTEST:
Margaret Osorio
MARGARET OSORIO, Secretary

PAID TO: 13
ACCI -
CHG AMT
CK AMT
REC 6000
DS DR219
DS
INT
FEES
MIF
PIC
PREM
TOTAL 6000



UNOFFICIAL COPY

CERTIFICATIONS

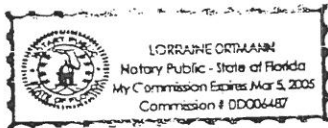
STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned authority, personally appeared TONYA WARD, as President of EL DE ORO HOMEOWNERS ASSOCIATION, INC., a Florida corporation, and acknowledged that she executed the foregoing instrument for the purposes mentioned therein, on behalf of the corporation.

Witness my hand and official seal this 11th day of January, 2002.

My commission expires:

Lorraine Ortman
, Notary Public



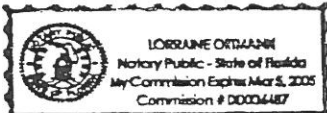
STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned authority, personally appeared MARGARET OSORIO, as Secretary of EL DE ORO HOMEOWNERS ASSOCIATION, INC., a Florida corporation, and acknowledged that she executed the foregoing instrument for the purposes mentioned therein, on behalf of the corporation.

Witness my hand and official seal this 11th day of January, 2002.

My commission expires:

Lorraine Ortman
, Notary Public



PINELLAS COUNTY FLA
OFF. REC. BK 11794 PG 1079

DEED RESTRICTIONS: EL DE ORO SUBDIVISION

RESTRICTIONS IMPOSED ON ALL OF EL DE ORO SUBDIVISION AS
RECORDED IN PLAT BOOK 70, PAGE 15 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA

El de Oro is a deed-restricted community. Compliance with these restrictions, which are designed to maintain a high standard of living for all residents and protect property values, is mandated in each homeowner's closing documents. These restrictions and limitations shall be covenants running with the land regardless of whether or not they are specifically noted on any deeds or other instruments of conveyance subsequently executed.

A. BUILDINGS:

1. All of the above real property shall be known and described as residential single family property, and no structure shall be erected on any parcel of the same other than one detached, single family dwelling and one attached private garage of the same architecture and general design as the residence, both to be constructed with new materials.
2. No construction trailer, tent, shack, garage, barn or other out building shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No structure of any kind shall be moved onto any part of the above described property.
3. No structure of any nature shall be erected or attached to any trees on the property.
4. No replacement single family residence shall be erected on said property with less than 1,600 square feet of living area, with a minimum of 1,100 square feet on the ground floor of any two story residence, said ground floor measurement to be exclusive of porches, patios, breeze ways, garages and other areas which are either open or closed solely for screening. For the purpose of measurement to determine compliance with this restriction, outside wall dimension may be used. No garage smaller than a two car garage shall be erected on the property. No carports shall be erected. No garages are permitted to be enclosed as an extra room.
5. All dwellings shall be of masonry, stone, or frame construction or any combination thereof.
6. Roofs shall be tile, concrete tile, dimensional shingle, fiberglass shingle, slate, concrete slab or metal simulated to appear as shingle or barrel tile. In the event that some new, attractive material for roofing surfaces becomes available, the Board of Directors may, at its discretion, approve the use of such new, attractive

material keeping with the same architecture and general design as the neighborhood. Any repairs to the roof must keep with the same architecture, design, materials and color scheme currently on said home. No flat or built up roof shall exceed 25% of the total roofing area, unless the plans and specifications have been approved by the Board of Directors prior to the commencement of the construction.

7. Exterior of homes must be properly cleaned and maintained, for example but not limited to properly attached gutters and shutters. Roofs must be cleaned and well maintained.
8. No building or structure of any nature or configuration shall be built or placed on any of the properties unless approved by the Board of Directors. The proper permits must be obtained from the City of Largo, Florida and conformity is satisfied to all current building restrictions and ordinances

B. LOTS AND LOCATION OF BUILDINGS:

No building shall be erected nearer than 20 feet to any other street lot line (except corner lots, which shall be 15 feet). No building or part thereof shall be erected nearer than 7.5 feet to any side lot line or interior lot line, except a front wing wall which shall not be erected nearer than 4 feet to any side lot line, unless there is a gate which measures not less than 2 feet 8 inches in width, then the wing wall may go up to the side lot line. No roof overhang or eave may be closer than 5 feet to any side lot line or interior lot line.

C. FENCES, WALLS OR OTHER STRUCTURES:

1. Fences shall conform to the following restrictions:
 - A. No fence or wall shall extend forward of the residence at any point of measurement.
 - B. Wood, vinyl, fiberglass fences or masonry walls shall be no higher than 6 feet above the ground level. In the event that some new, attractive material for fencing becomes available, the Board of Directors may, at its discretion, approve the use of such new, attractive material keeping with the same architecture and general design as the neighborhood.
2. The hanging of clothing or any other articles shall be confined to the rear of all residences. A temporary clothes line may be used at the rear of the residence, not to be visible from any street adjoining the property or, any other residence, and only if removed and stored after each use and not left overnight.
3. No basketball goal of any design may be permanently erected and attached to the exterior structure of any house contained within the subdivision. All basketball goals must be properly maintained and stored away from the edge of the street.

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4. No structures such as courts, ramps, decks or other out structures may be erected in the front of any residence or placed so said structure is visible from any street adjoining the subject property. Ramps may be approved by the Board of Directors of the El De Oro Homeowners Association if required to accommodate a handicapped resident for ease of entrance and exit to the residence.

5. One storage shed shall be allowed if located behind the residence, no higher than 6 feet in height measured from ground level, and is not visible by any other residence or from any street adjoining the property. Said sheds require the proper permits from the City Of Largo, Florida and must conform with current restrictions and ordinances set forth, inclusive of not being placed on any building set backs or utility easements and must have proper tie-downs to withstand a minimum, but not limited to, 120 mile per hour winds.

6. No outside antenna exceeding 10 feet in height from the roof peak level shall be allowed. No satellite dish larger than 3 feet in diameter will be permitted and must be operational or must be removed.

7. All trampolines must be enclosed by a 6-foot fence or wall.

8. No structure other than those permitted by paragraphs 4 & 5, shall be erected or moved upon any part of the premises herein described. Nor shall any change or modification be made to any such structure unless the exterior plans and specifications thereof or such proposed modifications showing the nature, kind, height and location thereof shall have been submitted to the Board of Directors for approval thereof.

D. WALKS AND DRIVEWAYS:

All walkways and driveways will be installed by the builder when the residence is constructed. All walkways and driveways shall be constructed of concrete. No strip or ribbon driveways shall be constructed or permitted. Plans and specifications of said walks and driveways shall be subject to the approval by the Board of Directors, together with the plans for the proposed residence. No color change shall be permitted without the approval of the Board of Directors. The written request must be submitted 30 days prior to seeking approval.

E. POOLS AND SPAS:

1. All pools and/or spas must be enclosed by a 6-foot fence, wall or other structure (i.e. birdcage). All appropriate permits must be obtained from the proper governing bodies prior to any construction and must conform to current restrictions and ordinances.
2. All freestanding spas must be properly secured when not in use.

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F. GENERAL:

1. In order to preserve the character and appearance of this subdivision, homeowners shall not allow buildings to fall into disrepair and become in need of paint, repair or restoration of any nature and become unattractive and not in keeping with the neighborhood. Proper regular maintenance of the lawn, shrubs, flower gardens, trees, etc. is required to enhance the beauty of all residences.
2. No grade or elevation of any portion of any lot may be changed without the specific approval of the El De Oro Homeowners Association. Plans for any proposed changes shall be submitted to the Board of Directors.
3. No curb, drainage structure, water lines, sewer lines, or other portion of any street shall be removed or altered for any purpose.
4. No structure of any nature shall be erected or placed on any property or elevation of the lot be altered which shall in any way hinder the surface drainage of the property.
5. No obnoxious or offensive trade or activity of any nature shall be permitted to occur on any of the properties that may be deemed an annoyance, nuisance or offensive to the neighborhood or adjoining residences.
6. No commercial signs of any nature or description may be placed on any residential lot, common grounds or easements except real estate for sale signs and/or garage sale signs.
7. No animals, livestock, birds or poultry of any kind shall be raised for breeding within any residence or permitted on any lot. No household pets shall be kept in such a manner as to constitute a nuisance. Household pets shall be allowed to be cared for by the residents, however said household pets must be housed within the residence or otherwise restrained from running free and must be contained within the owner's lot lines of the subject properties. Owner of such animals shall be responsible for the gathering, removal and proper disposal of excrement deposited while on or off their own property.
8. It is not permitted for any person to repair, keep, or work on any inoperative vehicle, unless such hobby is conducted in and totally contained within a fully enclosed structure and conducted in such a manner so as not to create a health, safety, or fire hazard.
9. No vehicle of any description shall be regularly parked on any part of the property except on paved streets and driveways. No trailers, commercial or inoperable vehicles of any nature shall be permitted to be regularly parked within this subdivision. No vehicles of any nature with commercial advertising shall be

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permitted (with exception of contractors duly employed by the resident to perform repair work)

10. All lawn equipment must be stored out of sight.
11. All garbage or trash containers must be placed so they are not fully visible from the street, with the exception of garbage collection day.
12. All boats, trailers, recreational vehicles or motor homes of any description shall be stored and/or regularly parked within the garage so that the door will close and not be visible by any adjoining street or residence. Temporary loading and unloading is allowed provided these vehicles are removed within 72 hours of entering the subdivision. Said boats, trailers, recreational vehicles or motor homes must be parked on the paved streets or driveways of the residence during the 72 hour grace period, provided this allowance meets with the City of Largo, Florida parking ordinances.

G. DUES AND ASSESSMENTS:

All owners and subsequent owners of the properties within El De Oro Subdivision by virtue of taking title to said lot ownership become a member of the El De Oro Homeowners Association. Therefore, owners are subject to pay the yearly dues within 30 days of the beginning of the fiscal year and/or assessments as levied by the association, which funds are utilized for good and welfare of the subject owners. This covenant runs with the land and will be enforced by the Board of Directors of the El De Oro Homeowners Association to the extent of filing liens upon any delinquent properties for the non-payment of the yearly dues and/or assessments. Delinquent owners will be subject to full payments of dues, assessments, court costs and applicable attorney's fees together with interest on all amounts found to be due and owing at 12% per annum, accruing 30 days after the due date, together with any and all other fees levied in any action for recovery or enforcement (inclusive of a reasonable hourly fee for any officers or designated member's time and mileage in pursuit of the enforcement thereof).

H. ENFORCEMENT PROCEDURE:

1. These covenants and restrictions run with the land and shall be binding upon all parties and owners of any properties within El De Oro Subdivision and on all parties claiming under them for a period 25 years from the date of filing in the Courthouse of Pinellas County, Florida. Said covenants and restrictions shall automatically extend for successive periods of 10 years unless duly amended by a majority (51% or more) of the lot owners within said El De Oro Subdivision.
2. Invalidation of any one of these covenants or restrictions by judgement, court order or existing or future laws shall in no way affect any of the other provisions set forth

herein, which remaining restrictions and covenants shall remain in full force and effect.

3. The Homeowners Association shall have the primary responsibility of enforcement of these deed restrictions. In the event the Association may determine not to seek enforcement, the Association may authorize any individual homeowner to seek such enforcement, provided however that any authorization shall require that the homeowner to seek enforcement in that homeowner's name and not in the name of the Association, and further, that such homeowner shall execute a written indemnification agreement holding harmless the Homeowners Association for any liability, costs, damage or expense, including any award of court costs or attorneys' fees, that may arise incident to any individual action brought by a homeowner.

4. If any person, firm or corporation, their heirs, successors or assigns shall violate or attempt to violate any of the above restrictions and covenants, it shall be lawful for any person owning any part or parcel within El De Oro Subdivision or the El De Oro Homeowners Association, Inc. to bring action to prosecute any proceeding at law or equity against the person violating or attempting to violate any such covenant or restriction and either to prevent him/her or them from doing so and to recover all damages or other dues, fees and penalties for such violation in pursuit of the enforcement of said restrictions and covenants herein.

Oct 2001

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BY-LAWS

OF

EL DE ORO HOMEOWNERS' ASSOCIATION

ARTICLE I

Name and Purpose of Association

Section 1. This Association shall be known as the EL DE ORO HOMEOWNERS' ASSOCIATION, INC.

Section 2. The purpose of this Association shall be:

- A. To identify and communicate areas of a legal, social, economic or political nature that affect homeowners of the EL DE ORO SUBDIVISION.
- B. To initiate, promote and support action to protect and benefit the homeowners of EL DE ORO as citizens; as a group; as a part of the City of Largo, the County of Pinellas, and the State of Florida.
- C. To investigate facts and to collect and distribute information regarding appropriate matters affecting homeowners of the EL DE ORO SUBDIVISION.
- D. To take action regarding appropriate matters affecting the homeowners of EL DE ORO as a result of membership decisions.
- E. To engage in such other activities as may be of mutual benefit to the residents and homeowners of property located in EL DE ORO.

ARTICLE II

Membership

Section 1. All owners and subsequent owners of the properties within El De Oro Subdivision by virtue of taking title to said lot ownership become a member of the El De Oro Homeowners Association.

Section 2. Each membership shall include the entire household. However, each membership shall be limited to one unit vote for all matters voted upon.

Section 3. A membership shall remain in good standing and shall be entitled to all the rights, privileges and benefits of membership so long as such membership shall abide by the By-Laws and Deed Restrictions of this Association, and shall not be in default in payment of annual dues and/or assessment charges as herein provided.

Section 4. Membership in this Association shall automatically transfer, with the transfer of ownership in property, to the new owner.

ARTICLE III

Dues

Section 1. The annual dues of the Association shall be payable on or before October 1 of each year. Any membership dues which remain unpaid for a period of thirty (30) days from said date shall be subject to the filing of a lien.

UNOFFICIAL COPY

OCT 1 - assessment due

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Section 2. Dues shall be established each year at the annual meeting of the Association by a majority vote of the members present.

ARTICLE IV
Directors and Officers

Section 1. The business of the Association shall be managed by a Board of seven (7) Directors; four of these shall be Officers of the Association. They shall be elected by membership as provided in Article V of these By-Laws. A majority of the Board shall constitute a quorum for transaction of business.

Section 2. The Officers of the Association shall consist of a PRESIDENT, VICE-PRESIDENT, SECRETARY AND A TREASURER and shall not be from the same household.

Section 3. The President shall be a member, ex officio, of all committees.

ARTICLE V
Election of Directors and Officers

Section 1. The Board of Directors of the Association shall be elected on a yearly basis at the annual meeting of the Association. Each membership shall be entitled to vote for each Director to be elected.

Section 2. The Nominating Committee shall be charged with providing a slate of, when possible, two nominees for each office.

Section 3. The slate of Directors and Officers shall be presented to the presiding Officers who shall, in turn, present the slate to the membership at large at the annual meeting.

Section 4. Nomination from the floor may be presented and counted as a write-in candidate.

Section 5. Each membership unit (household) shall be allowed one vote. If not able to attend a proxy ballot will be provided upon request.

Section 6. If a vacancy occurs among the Officers or in the Board of Directors, such a vacancy shall be filled for the unexpired term by appointment by the Board of Directors.

ARTICLE VI
Duties of Officers

Section 1. The President shall preside at all meeting of the membership of the Association and of the Board of Directors and shall appoint such committees as the Directors shall consider expedient or necessary.

Section 2. In the absence of the President, the Vice-President in order shall perform the duties, and in the absence of both President and Vice-President, the Secretary shall preside and assume the duties of the President.

Section 3. The Secretary shall keep the minutes of all meetings of the Association and of the Board of Directors, and perform such duties as may be required of him or her by the By-Laws, the President or the Board of Directors; the Secretary shall mail out all notices of meetings of the Association and

Board of Directors and perform such duties as may be required of him or her by the By-Laws, the President or the Board of Directors.

Section 4. The Treasurer shall have charge of all receipts and moneys of the Association, deposit same in the name of the Association in a depository designated by resolution of the Board of Directors, and shall disburse said funds as necessary for purposes as ordered or authorized by the Board of Directors. The Treasurer shall keep accurate accounts of and collect all charges due from members, and shall keep regular accounts of receipts and disbursements; submit said record when requested and give an itemized statement of same at meetings of the Board of Directors and at regular meetings of the Association. The Treasurer shall prepare all checks and withdrawal accounts, and the same be honored on both the treasurer's signature and the signature of the President, and, in the absence of one or the other, by an Officer or Officers designated by special resolution of the Board of Directors.

ARTICLE VII
Duties of Board Directors

Section 1. The Board of Directors shall have control of the property and affairs of the Association, shall fix its policies, and shall require such surety bonds, as it may deem advisable. The Board shall have power to hold meetings; appoint committees; authorize proper expenditures; designate by appropriate resolution the depositories of the funds of the Association. An audit of the accounts and records of the Treasurer shall be made by an audit committee appointed by the Board of Directors at the annual meeting. The Board of Directors must prepare a proposed budget for the annual meeting. The Board shall take all other proper and necessary steps to carry out the purpose of the Association and promote its best interests.

ARTICLE VIII
Committees

Section 1. Committee on Nominations. Not later than the 2nd week in the month of August each year the Board of Directors shall appoint a Nominating Committee of not less than three (3) members, and none of whom shall be a member of the Board of Directors, whose duty it shall be to nominate candidates for Directors and Officers to be elected at the next annual meeting of the Association. They shall notify the Secretary, in writing, at least thirty (30) days before the date of the annual meeting, of the names of such candidates, and the Secretary, except as herein otherwise provided, shall mail a copy thereof to the last recorded address of each membership simultaneously with the notice of the meeting.

Section 2. Other Committees. The President may, with the approval of the Board of Directors, at any time, appoint other committee on any subject for which there are no standing committees of the Association.

Section 3. Committee Quorum. A majority of any committee of the Association shall constitute a quorum for the transaction of business.

Section 4. Committee Vacancies. The President shall have the power to fill vacancies in the membership of any committees.

ARTICLE IX
Meetings of the Board of Directors

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Section 1. Place of Meeting. Meetings of the Board of Directors shall be held at such place within the County of Pinellas, State of Florida, as may from time to time be fixed by resolution of the Board of Directors, or as may be specified in the notice of meeting. All Board meetings shall be open to the general membership.

Section 2. Regular Meetings. Regular meetings of the Board of Directors shall be held at such time as may from time to time be fixed by resolution of the Board of Directors.

Section 3. Special Meetings. Special meetings may be held at any time upon the call of the President or Vice-President, with not less than three (3) days notice before such meeting.

Section 4. Notice of Meetings. Notice need not be given of regular meetings of the Board of Directors held at times fixed by resolution of the Board of Directors. Meetings may be held at any time without notice if all the Directors are present, or if a written waiver of notice is submitted. The Board of Directors shall be required to report to the general membership at least quarterly by way of Newsletter or by the calling of a general meeting.

ARTICLE X
Meetings of Association

Section 1. Time and place of meetings. Meetings of the Association shall be held at such place within the County of Pinellas, State of Florida, and at such times as herein provided, or as may be specified in the notice of meeting.

Section 2. Annual Meetings. There shall be an annual meeting of the Association during the month of September in each year for the election of member of the Board of Directors and for the election of Officers and for receiving the annual reports of Officers, Directors and Committees, and the transaction of other business.

Section 3. Special Meetings. Special meetings of the Association may be held at such times and places as may be fixed by order of the Board of Directors.

Section 4. Notice of Meetings. Meetings of this organization may be called by the President when deemed in the best interest of the organization. All notices of meeting shall set forth the place, date time and general purpose of the meeting.

Section 5. Quorum. A quorum shall constitute twenty percent (20%) or more of the memberships entitled to vote.

Section 6.

A. Each owner-occupied residential parcel of real estate in El De Oro shall constitute a membership of the Association for the purposes of voting at meetings of the Association and each membership shall be entitled to cast one vote, except as otherwise provided by law, or the certificate of Incorporation, or these By-Laws, and all actions shall be decided by a majority of the number of votes cast by memberships voting.

B. To be entitled to vote at any meeting electing Directors or Officers by proxy or proxies, the holder thereof must file same with the Secretary prior to the meeting for said election.

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Section 7. Order of Business for the Annual Meeting. The order of business at the annual meeting of the Association shall be as follows:

1. Report of the Roll
2. Proof of Notice of the Meeting
3. Reading of the Minutes
4. Receiving Communications
5. Reports of Officers
6. Reports of Committees
7. Unfinished Business
8. Election of Directors
9. Election of Officers
10. New Business

This order of business may be altered or suspended at any meeting by the Board of Directors present and any questions as to priority of business shall be decided by the Chair without debate.

Section 8. Parliamentary Authority. All matters of Parliamentary Procedure covered by these By-Laws shall be regulated by Robert's Rules of Order.

ARTICLE XI
Amendments

Section 1. These By-laws may be amended only by a majority vote of the memberships of the Association voting in person or by proxy at a meeting at which a quorum is present, provided the amendments were submitted to the membership in writing at least two (2) weeks in advance of the meeting.

Section 2. Amendments may be proposed in two ways:

- A. By Board of Directors
- B. General Membership

Board of Directors must submit the proposed amendment in writing to the membership at least fourteen (14) days prior to the General Meeting at which action will be taken.

General Membership. Any ten (10) or more memberships may propose an amendment by submitting a signed petition to the Secretary for general distribution to the membership at least two (2) weeks prior to the General Meeting.

Oct 2001

VALERIE F. DE MAGER, CLERK OF COURT
 PINELLAS COUNTY, FLORIDA
 92926435 01-19-2002 12:09:46
 ST. CT-FL DE DOM HONORARI ASSN
 00007
 11:00006510 R#11794 SFG:1077 EFG:1089
 REDUCTION 015 PAGES 1 \$40.00
 TOTAL: \$40.00
 CHECK AMT. DEPOSITED: \$40.00
 CHANGE: \$4.00
 BY _____ DENNY DEKX

AMENDMENT TO REVIVED DECLARATION AND OTHER GOVERNING DOCUMENTS OF
EL DE ORO HOMEOWNERS' ASSOCIATION, INC.

The following is intended as an Amendment to Paragraph C entitled Fences, Walls, Other Structures or Obstructures to the Revived Declaration recorded in the Public Records of Pinellas County, Florida at O.R. Book 14683 beginning at Page 1989, as well as the Certificate of Amendment previously recorded in the Public Records of Pinellas County, Florida O.R. Book 11794, beginning at Page 1077, Section C is amended to include paragraph 1 C.:

C. FENCES, WALLS OR OTHER STRUCTURES:

1. Fences shall conform to the following restrictions:

A. No fence or wall shall extend forward of the residence at any point of measurement.

B. Wood, vinyl, fiberglass fences or masonry walls shall be no higher than 6 feet above the ground level with the exception of the Belcher Wall as further identified below. In the event that some new, attractive material for fencing becomes available, the Board of Directors may, at its discretion, approve the use of such new, attractive material keeping with the same architecture and general design as the neighborhood.

C. The Association is responsible for the structural integrity and outside appearance of the wall running along Belcher Road pursuant to the prior easement agreements entered into with certain fee simple owners (owner of the home) which easements are recorded in the Public Records of Pinellas County, Florida. As previously acknowledged in the individual easements, each party has certain responsibilities for maintenance of the wall described herein. The purpose of this Amendment is to further recognize that the Association in keeping with its responsibilities is financially responsible for the demolition and debris removal of any part of the wall for safety purposes. The members of the Association that have ownership of lots that run along a portion of the Belcher Road wall, as previously acknowledged in the individual easements, shall be financially responsible for routine maintenance of those portions of the Belcher Road wall not visible to the general public, together with the Easement Area as defined in the recorded easements. If damage to the Belcher Road wall occurs due to an individual member's neglect or willful disregard for maintenance of the wall or as a result of neglect of trees/vegetation, the individual member that is owner of the fee simple interest will be responsible to take corrective action and be financially responsible for that corrective action to restore or replace the wall with like or approved construction. The Association can provide written notification to a member if there is corrective action to be taken including the removal of any offending trees, when the Association learns of the need for such corrective action. If the member fails to take corrective action satisfactory to the Board of Directors of the Association within 30 days from the issuance of the written notice, the Board may take corrective action and charge back the member the cost. Failure to pay the cost will result in legal action as allowed for in Paragraph E(15).

AMENDMENT TO REVIVED DECLARATION AND OTHER GOVERNING DOCUMENTS OF
EL DE ORO HOMEOWNERS' ASSOCIATION, INC.

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C. The Association is responsible for the structural integrity and outside appearance of the wall running along Belcher Road pursuant to the prior easement agreements entered into with certain fee simple owners (owner of the home) which easements are recorded in the Public Records of Pinellas County, Florida. As previously acknowledged in the individual easements, each party has certain responsibilities for maintenance of the wall described herein. The purpose of this Amendment is to further recognize that the Association in keeping with its responsibilities is financially responsible for the demolition and debris removal of any part of the wall for safety purposes. The members of the Association that have ownership of lots that run along a portion of the Belcher Road wall, as previously acknowledged in the individual easements, shall be financially responsible for routine maintenance of those portions of the Belcher Road wall not visible to the general public, together with the Easement Area as defined in the recorded easements. If damage to the Belcher Road wall occurs due to an individual member's neglect or willful disregard for maintenance of the wall or as a result of neglect of trees/vegetation, the individual member that is owner of the fee simple interest will be responsible to take corrective action and be financially responsible for that corrective action to restore or replace the wall with like or approved construction. The Association can provide written notification to a member if there is corrective action to be taken including the removal of any offending trees, when the Association learns of the need for such corrective action. If the member fails to take corrective action satisfactory to the Board of Directors of the Association within 30 days from the issuance of the written notice, the Board may take corrective action and charge back the member the cost. Failure to pay the cost will result in legal action as allowed for in Paragraph E(15).

ROBERT L. TANKEL, P.A.

Robert L. Tankel
Of Counsel
Joel R. Weaver
Michael M. Milo

Attorney at Law
1022 Main Street, Suite D
Dunedin, Florida 34698
www.condocollections.com

Voice: 727.736.1901
Fax: 727.736.2305
Email: Condolawyer@aol.com
Toll Free: 1.888.Condo-Law

August 29, 2006

Brian Buxton, LCAM
147 North Belcher Road, Suite 2
Largo, Florida 33771

RE: El De Oro Homeowners Association, Inc.;
Recorded Assignment of Right to Enforce Governing Documents

Dear Brian:

Enclosed please find the original recorded Assignment of Right to Enforce Governing Documents. Please file this document in a safe place among the permanent records of the Association.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely yours,

ROBERT L. TANKEL, P.A.



Robert L. Tankel

RLT/wb
Enclosure(s)

This Instrument Prepared by and Return to:

Robert L. Tankel, Esquire

Address:

Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, FL 34698

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006710003 08/22/2006 at 02:59 PM
OFF REC BK: 15322 PG: 751-753
DocType:A RECORDING: \$27.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

ASSIGNMENT OF RIGHT TO ENFORCE GOVERNING DOCUMENTS

WITNESSETH:

WHEREAS, El De Oro Homeowners Association, Inc. (hereinafter "Association"), a not-for-profit Florida corporation is an entity formed as the result of a set of deed restrictions originally recorded at Book 3937 at Page 403 of the Official Records of Pinellas County, Florida, which encumbers the property described in the Plat of El De Oro at Plat Book 70 at Page 15 of the Official Records of Pinellas County, Florida; and

WHEREAS, a number of amendments have subsequently been made to the Governing Documents, culminating in the Statutory Revitalization of the covenants recorded in full at Book 14683 at Page 1989 et. seq. of the Official Records of Pinellas County, Florida; and

WHEREAS, the owners of lots 6 through 16 subject to the Plat have a disagreement with the Association as to membership and enforcement of the Governing Documents; and

WHEREAS, Allen Creek Property Owners Association, Inc. (hereinafter "Allen Creek") is a Florida corporation not-for-profit which has been formed for the purpose of unifying and otherwise engaging in environmental protection of the property along Allen Creek on the northern edge of the Plat of El De Oro, including but not limited to lots 6 through 16 inclusive; and

WHEREAS, Allen Creek has indicated that it is willing to receive an assignment of the rights and obligations of the Association as it relates to the Governing Documents revitalized as set forth hereinabove:

NOW THEREFORE, in consideration of the mutual premises contained herein, and other good and valuable consideration, the offer and receipt of which is hereby acknowledged by the parties, it is hereby agreed by Allen Creek and the Association as follows:

1. The above recitations are true and correct and are incorporated herein by reference.

2. Effective on the full execution hereof, Allen Creek agrees to enforce the Governing Documents as regards lots 6 through 16, including but not limited to collection of assessments, maintenance, enforcement of the restrictions contained in the Governing Documents and Association hereby grants Allen Creek all authority to undertake all actions reasonable and necessary pursuant to its own Articles of Incorporation to effect this assignment of rights and responsibilities as it relates to lots 6 through 16 as shown on the Plat.

3. The parties agree that this Assignment is complete in its entirety.

IN WITNESS WHEREOF, the parties have agreed to the terms contained herein this 9th day of August 2006.

EL DE ORO HOMEOWNERS ASSOCIATION, INC.

WITNESSES:

[Signature]
Signature of Witness #1

Brian P. Buxford
Printed Name of Witness #1

[Signature]
Signature of Witness #2

A. EDUARDO COOK, JR.
Printed Name of Witness #2

By: [Signature]
Cheryl Wonderly, President

Attest: [Signature]
Paul Williamson, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 9 day of August, 2006 by Cheryl Wonderly and Paul Williamson, to me known to be the President and Secretary of El De Oro Homeowners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ and _____ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
NOTARY PUBLIC

Catherine McMullen
Printed Name of Notary Public

My Commission Expires:

CATHERINE McMULLEN
Notary Public, State of Florida
My Comm. Expires April 13, 2009
No. DD418593

ALLEN CREEK PROPERTY OWNERS
ASSOCIATION, INC.

WITNESSES:

[Signature]
Signature of Witness #1

Kelly Hobson
Printed Name of Witness #1

[Signature]
Signature of Witness #2 Attest:

Kelly Hobson
Printed Name of Witness #2

By: [Signature]
EDWARD J. CHRISTIANO, President

Attest: [Signature]
ROBERT J SIEGEL, M.D., Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 9 day of August, 2006 by Robert Siegel and Edward Christiano to me known to be the President and Secretary of Allen Creek Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced Dennis Louisc and _____ as identification, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
NOTARY PUBLIC

Christine Sheffler
Commission #DD262103
Printed Name of Notary Public
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires: