

**LAFAYETTE OAKS  
REVITALIZED DECLARATION OF  
COVENANTS AND RESTRICTIONS**

**STATE OF FLORIDA  
COUNTY OF LEON:**

**KNOW ALL MEN BY THESE PRESENTS, that this Revitalized Declaration of Covenants and Restrictions, made and entered into on this 15<sup>th</sup> day of December, 2014, by LAFAYETTE OAKS HOMES ASSOCIATION, INC., a Florida corporation, hereinafter referred to as Association.**

**WITNESSETH:**

**WHEREAS, the original Developer was the owner of the real property described in Article 1 of this Declaration and desired to create thereon a residential community with permanent parks, lakes, playgrounds, open spaces, streets, drainage facilities, and other common facilities for the benefit of the said community; and,**

**WHEREAS, the original Developer desired to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, playgrounds, lakes, boat docks, entrance areas, entrance gates, street right-of-ways, streets, footways, drainage easements, drainage facilities, street lighting, street signs, television transmission facilities, including buildings, structures, and personal property incident thereto, and other common facilities, and, to this end, desired to subject the real property described in Article I together with such additions as may hereinafter be made thereto (as provided in Article I) to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and,**

**WHEREAS, the original Developer deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and,**

**WHEREAS, the Association has incorporated under the laws of the State of Florida, as a non-profit corporation, LAFAYETTE OAKS HOMES ASSOCIATION, INC., for the purpose of exercising the functions aforesaid;**

**NOW, THEREFORE, the Association declares that the real property described in Article One, and such additions thereto as may hereafter be made pursuant to Article One hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.**



## ARTICLE ONE

### PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Existing Property. The real property which is, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Leon County, Florida, and is more particularly described as follows:

Unit One of Lafayette Oaks subdivision as per recorded plat in the official records of Leon County, Florida, Plat Book 6, at page 27.

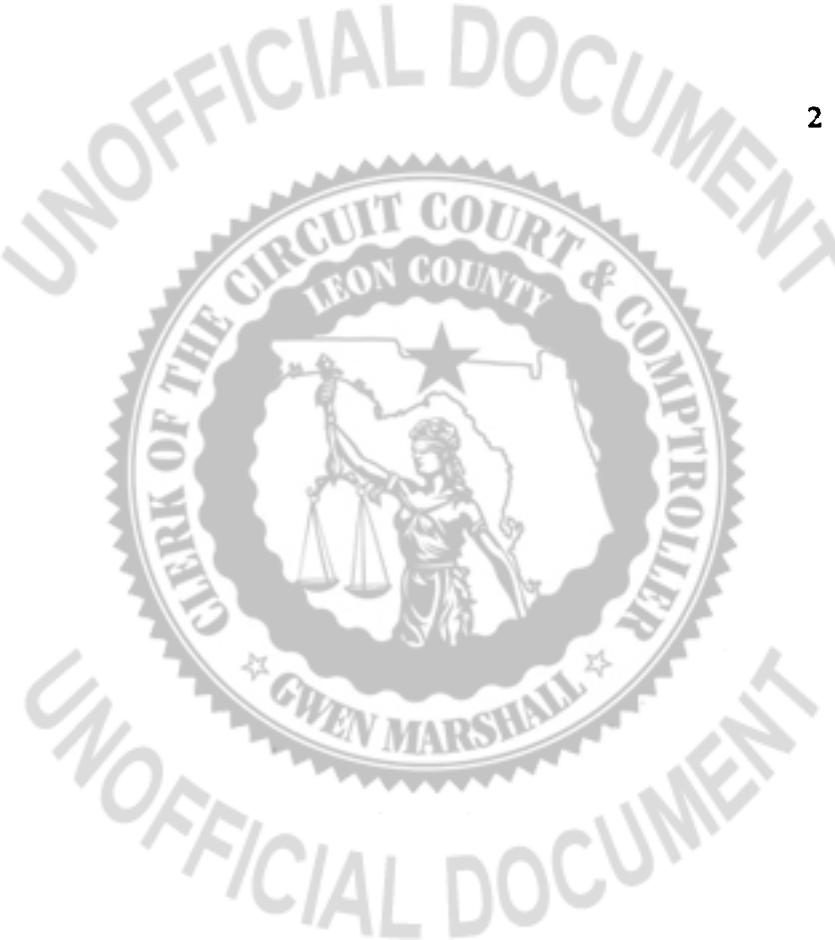
Section 2. Additional Units of Lafayette Oaks may become subject to this Declaration by recordation of additional declarations containing essentially the same substance as the instant indenture in the sole discretion of Developer. Any subsequent Declarations of Covenants and Restrictions shall interlock all rights of Members to the Association to the end that all rights resulting to Members of the Lafayette Oaks Homes Association, Inc. shall be uniform as between all units of Lafayette Oaks.

## ARTICLE TWO

### DEFINITIONS

Section 1. The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

- (a) "Association" shall mean and refer to the Lafayette Oaks Homes Association, Inc.
- (b) "Board" shall mean and refer to the Board of Directors of the Lafayette Oaks Homes Association, Inc.
- (c) "Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision plat of The Properties and intended to be devoted to the common use and enjoyment of the owners of The Properties.
- (d) "Living Area" shall mean and refer to those heated and/or air conditioned areas which shall not include garages, carports, porches, patios, or storage areas.
- (e) "Living Unit" shall mean and refer to any portion of a building situated upon The Properties designed and intended for use and occupancy as a residence by a single family.
- (f) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of The Properties with the exception of Common Properties as heretofore defined.
- (g) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article Thirty One, Section 1, hereof.
- (h) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.



(i) "The Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to this Declaration or any Supplemental Declaration under the provisions of Article One, hereof.

### ARTICLE THREE

#### GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by The Association, its respective legal representatives, heirs, successors, and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then-Owners of two-thirds of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part, provided, however, that no such agreement to change shall be effective unless made and recorded three (3) years in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any action taken.

Section 2. Notices. Any notice required to be sent to any Member or Owner, under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by an appropriate civil proceeding against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidation of anyone of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

### ARTICLE FOUR

#### AMENDMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS

The Developer reserves and shall have the sole right (a) to amend these covenants and restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein, (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained, and (c) to



release any building plot from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer, in its sole judgment, determines such violation to be a minor or insubstantial violation.

## ARTICLE FIVE

### ADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land shown on the plat of the aforementioned Unit, as more particularly described in Article One hereof.

## ARTICLE SIX

### ARCHITECTURAL CONTROL

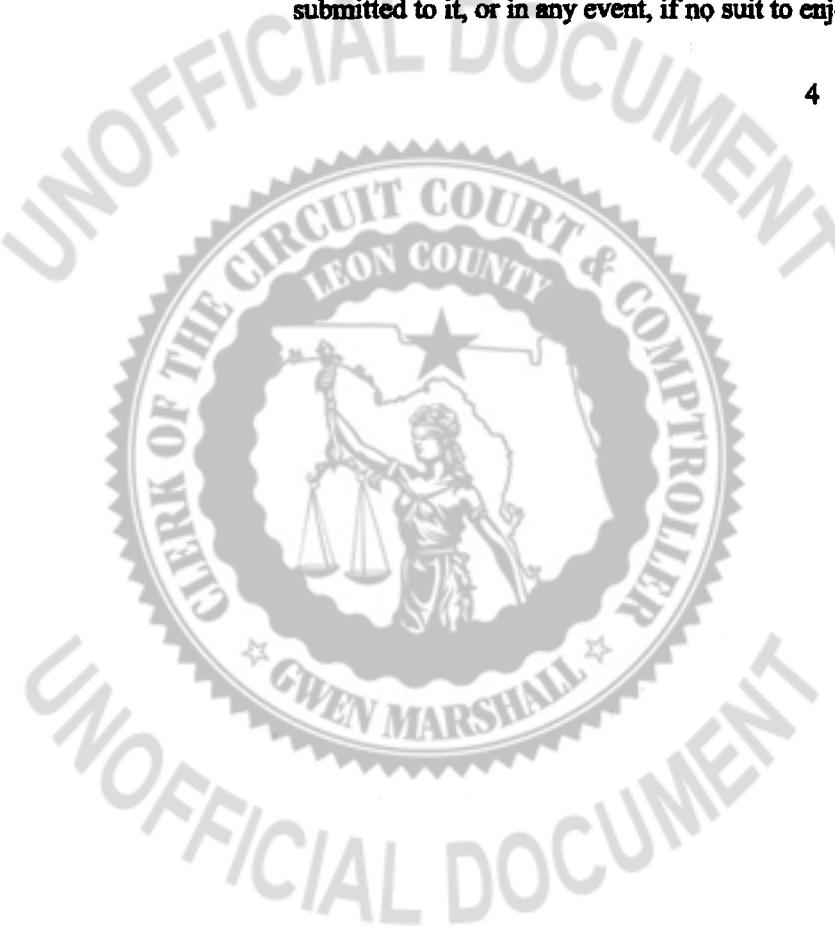
No building, fence, wall or other structure shall be commenced, erected or maintained upon The Properties nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted in duplicate to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee composed of one (1) or more representatives appointed by the Board, and two (2) or more representatives appointed by the Developers. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land or contiguous lands.

## ARTICLE SEVEN

### ARCHITECTURAL CONTROL COMMITTEE

**Membership.** The Architectural Control Committee is composed of Bill G. Cartee, Tallahassee, Florida; Payne H. Midyette, Jr., Tallahassee, Florida; and a third party to be appointed by the Association. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

**Procedure.** The committee's approval, disapproval, or waiver as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced



prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten days prior to the commencement of construction, such plans and specifications shall be submitted to the Committee and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Architectural Control Committee for approval a description of materials and such samples of building materials proposed to be used as the Architectural Control Committee shall specify and require.

## ARTICLE EIGHT

### LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes, and (stables, and guest houses where permitted, See Article Twenty Nine). No building of any type shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height, (and stables and guest houses where permitted). When the construction of any building is once begun, work thereon shall be prosecuted diligently and continuously until the full completion thereof. The main residence and attached structures shown on the plans and specifications approved by the Architectural Control Committee must be completed in accordance with said plans and specifications within eight months after the start of the first construction upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities. A lot may not be subdivided into a smaller lot than as shown on the recorded plat of Lafayette Oaks subdivision. Two or more lots may be added together and considered as one lot for building purposes only.

A guest house will be permitted as a detached building provided that the building lot or lots of a property owner contains at least two acres of area. The guest house will be subject to all of the restrictions and architectural control of the main residence.

Stables are permitted as provided in Article Twenty Nine.

## ARTICLE NINE

### TEMPORARY STRUCTURES

No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding of any type shall be located on any lot at any time.

Boats, trailers, campers, or other vehicles shall be parked or stored within the garage or placed behind the residence; however, in no event shall the vehicles be visible from the street which runs in front of the property.



## ARTICLE TEN

### LOT AREA AND WIDTH

No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 30,000 square feet.

## ARTICLE ELEVEN

### DWELLING QUANTITY AND SIZE

The main floor area of the main structure, exclusive of one-story porches, garages, carports, and patios shall be not less than 2,000 square feet of "Living Area" for a one story building.

In the event a structure in the aforementioned Unit contains more than one story, the ground floor must contain not less than 1600 square feet and must be completely finished as living area, and at least 600 square feet of the second floor area must be completely finished as living area.

## ARTICLE TWELVE

### BUILDING LOCATION

- (a) No building shall be located on any lot nearer to the front lot line, rear lot line, or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 40 feet to the front lot line, or nearer than 30 feet to any side street line.
- (b) No building shall be located nearer than 15 feet to an interior lot line and must be at least 30 feet from an existing adjacent house. No dwelling shall be located on any interior lot nearer than 50 feet to the rear lot line.
- (c) No driveway shall be located nearer than 5 feet to an interior lot line except a back-up turn-around pad may be located as near as one foot to a property line.
- (d) Except as otherwise provided herein, no fence of any kind shall be placed or Constructed nearer to the front property line than the building set-back line or the front corner of the residence, whichever is greater. No fence shall be located nearer than 2 inches to an interior lot line.
- (e) No prominent structure of any kind shall be permitted on the rear 50 feet of any lot which has a rear lot line adjacent to a lake.
- (f) For the purposes of this covenant, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.



## ARTICLE THIRTEEN

### LAND NEAR PARKS AND WATER COURSES

No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill, and such clean fill has been approved in writing by the architectural control committee. The digging of canals from lakes to residential lots is prohibited.

## ARTICLE FOURTEEN

### EXTERIOR STRUCTURE MATERIALS

The exterior structure material of exterior walls of dwellings must be at least two-thirds (2/3) brick or stone masonry, unless specifically waived in writing by the Architectural Control Committee.

## ARTICLE FIFTEEN

### GARAGES AND CARPORTS

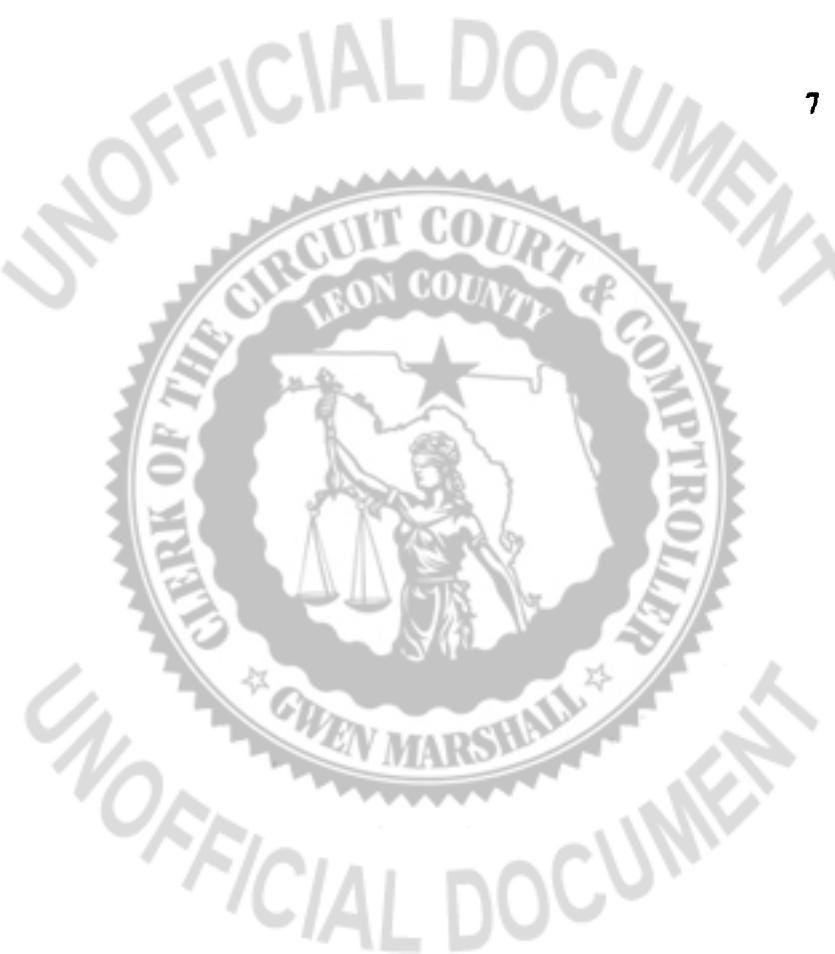
Each Living Unit shall have a functional carport or garage attached to the residence. The carport or garage shall be screened on sides which are visible from the street, which runs in front of the property, in such a manner that objects located within the carport or garage shall be obscured from view from the outside. All garage and carport entrances shall face either a side lot line or the rear lot line. In no instance shall the entrance be permitted to face the front lot line of the property.

## ARTICLE SIXTEEN

### DRIVEWAY AND WALKWAY CONSTRUCTION

All driveways shall be constructed of concrete or "hot mix" asphalt. All walkways and sidewalks shall be constructed of concrete or brick and have a minimum width of 30 inches.

Nothing, other than automobiles, shall be parked in the driveway. Boats, trailers, and campers shall be parked or stored within the garage or carport or placed behind the residence in such a manner that the vehicles shall not be visible from the street which runs in front of the property.



## **ARTICLE SEVENTEEN**

### **TELEVISION ANTENNAS**

Exterior radio and television antenna installations are not permitted unless approved in writing by the Architectural Control Committee. If a central TV antenna system is available in the area, this central system must be used in lieu of individual antenna systems.

## **ARTICLE EIGHTEEN**

### **WATER SUPPLY**

No individual water supply system of any type shall be permitted on any lot, unless approved in writing by the Architectural Control Committee.

## **ARTICLE NINETEEN**

### **SEWAGE DISPOSAL**

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of The State of Florida and Leon County Health Departments. Approval of such system as installed shall be obtained from such department or departments.

## **ARTICLE TWENTY**

### **GARBAGE AND REFUSE DISPOSAL**

No lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers in such a manner to be acceptable to the Architectural Control Committee. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be located so as not to be visible from a street.

## **ARTICLE TWENTY ONE**

### **WINDOW AIR-CONDITIONING UNITS**

No window air-conditioning units shall be installed in any side of a building, and all exterior heating and/or air-conditioning compressors or other machinery shall be located



to the rear of the residence and not be visible from the street, in such a manner to be acceptable to the Architectural Control Committee.

## **ARTICLE TWENTY TWO**

### **MAIL BOXES**

No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected or located on any building plot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved in writing by the Architectural Control Committee. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall receptacles attached to the residence, each property owner, on the request of the Architectural Control Committee, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to the residence.

## **ARTICLE TWENTY THREE**

### **SIGNS**

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than two square feet advertising the property for sale or rent. All signs must be approved in writing by the Architectural Control Committee.

## **ARTICLE TWENTY FOUR**

### **PROTECTIVE SCREENING**

Protective screening areas are or shall be established as shown on the recorded plat. Except as otherwise provided herein regarding street intersections under "Sight Distance at Intersections," planting, fences or walls shall be maintained throughout the entire length of such areas to form an effective screen for the protection of the residential area. No building or structure except a screen fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the area shall be permitted except for purpose of installation and maintenance of screening, utilities and drainage facilities.

## **ARTICLE TWENTY FIVE**

### **SIGHT DISTANCE AT INTERSECTIONS**

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot



within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

## ARTICLE TWENTY SIX

### EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, utility company, or the Lafayette Oaks Homes Association, Inc. is responsible.

## ARTICLE TWENTY SEVEN

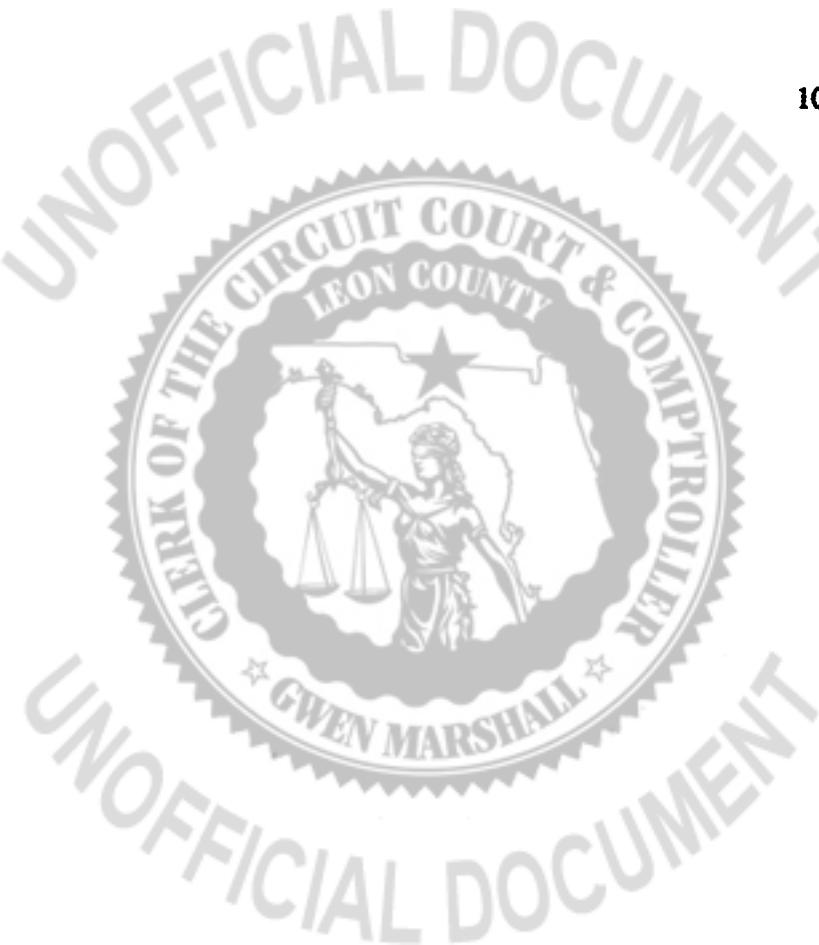
### LAKES, BOATS, AND DOCKS

Section 1. Boats. Boats may not be powered by any type of motor and must be operated at all times in a safe manner according to the safety rules established by the Outboard Boating Club of America, U.S. Coast Guard, or other similar organizations.

Section 2. Landscaping. The dumping, filling, excavation, planting of spreading-type vines or other foliage, fencing, or the cutting of trees having a diameter of three (3) inches or more which would change the configuration of the shoreline or disturb the appearance and natural beauty of the shore within fifty (50) feet of the water's edge is prohibited.

Section 3. Swimming. No swimming shall be permitted from any area owned or operated by the Lafayette Oaks Homes Association, Inc. Any owner of a lot or lots who swim or permit others to swim shall do so at their own risk. Neither Winewood Corporation nor Lafayette Oaks Homes Association, Inc. assumes any responsibility for the purity of the water in a lake or any damage resulting from its use.

Section 4. Authority and Responsibility. It shall be the sole responsibility of the Association to maintain the aesthetics of lakes, the discharge of which jurisdiction shall entitle said Association to go on and upon said lake and an area 50 feet upland from the



mean high water mark of said lake for the purpose of performing its responsibilities to the contributing owners.

## **ARTICLE TWENTY EIGHT**

### **LIVESTOCK AND POULTRY**

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and, further, provided that they are confined to the property of the owner of the pets.

## **ARTICLE TWENTY NINE**

### **HORSES**

A property owner may keep up to two (2) horses on his property provided the property owner owns at least five acres of contiguous property and further provided that the horses are not kept, bred or maintained for any commercial purpose.

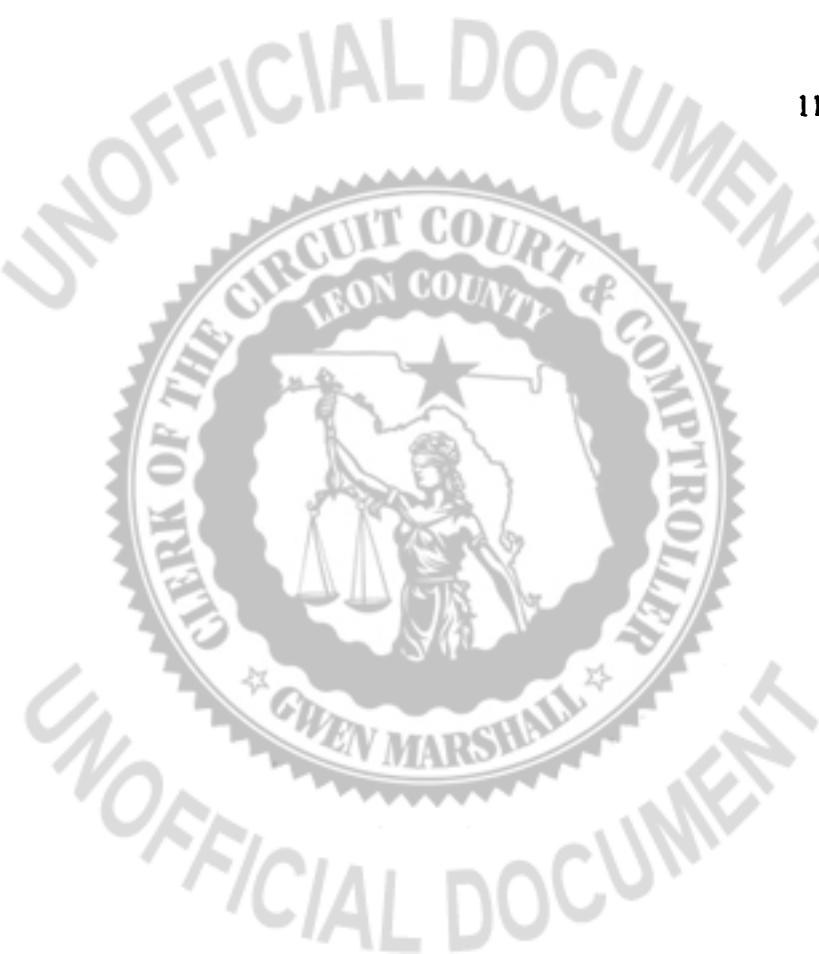
Horse riding is limited to the property owner's property only. Horse riding on property maintained by the Lafayette Oaks Homes Association, Inc. is prohibited. (This includes streets and street right-of-ways.)

A property owner may construct a stable provided his property area qualifies him to keep horses as above provided. The plans and specifications for the stable (including fences, etc.) must be approved in writing by the Architectural Control Committee before construction commences. A stable must be at least 150 feet from any adjacent property boundary.

## **ARTICLE THIRTY**

### **OIL AND MINING OPERATIONS**

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



## ARTICLE THIRTY ONE

### NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

## ARTICLE THIRTY TWO

### MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee, interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title, by foreclosure or otherwise, pursuant to the mortgage instrument.

Section 2. Voting Rights. The Association shall have two classes of voting membership.

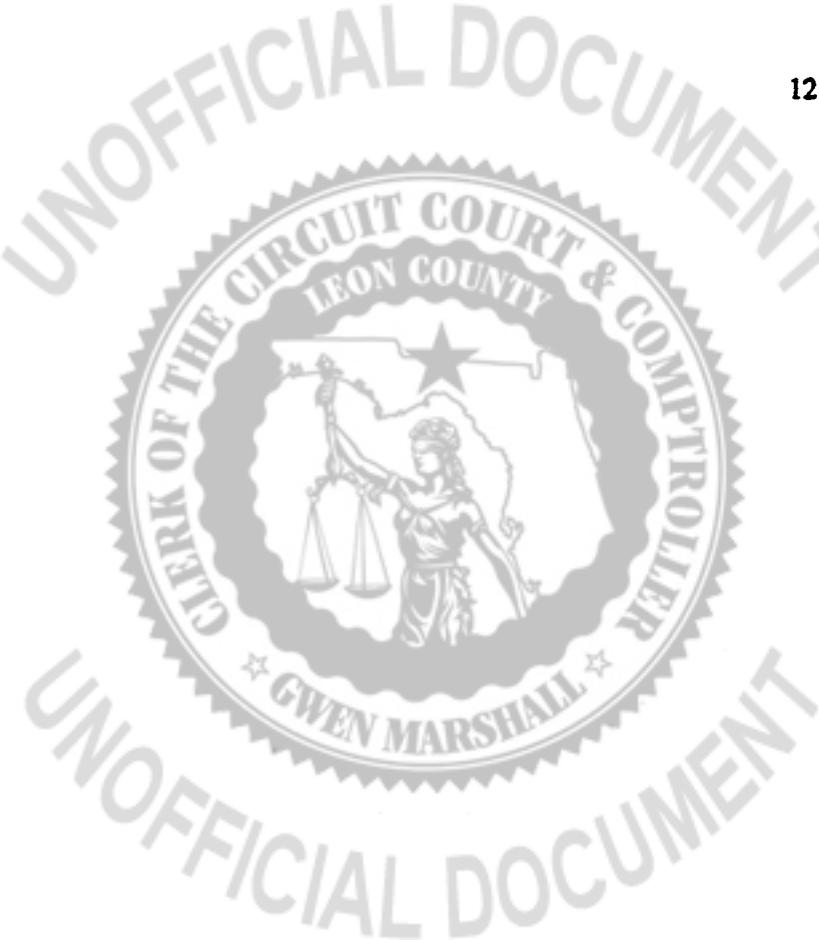
Class A. Class A Members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one vote for each Lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to two votes for each Lot in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in Class A membership equals the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

## ARTICLE THIRTY THREE

### PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Section 3, every Member shall have a right and easement of enjoyment in and to the Common Properties and such easement shall be appurtenant to and shall pass with the title to every lot.



**Section 2. Title to Common Properties.** The Developer may retain the legal title to the Common Properties until such time as it has completed improvements thereon and until such time as, in the opinion of the Developer, the Association is able to maintain the same but, notwithstanding any provision herein, the Developer hereby covenants, for itself, its successors and assigns, that it shall convey the Common Properties to the Association not later than the 1st day of January 1992.

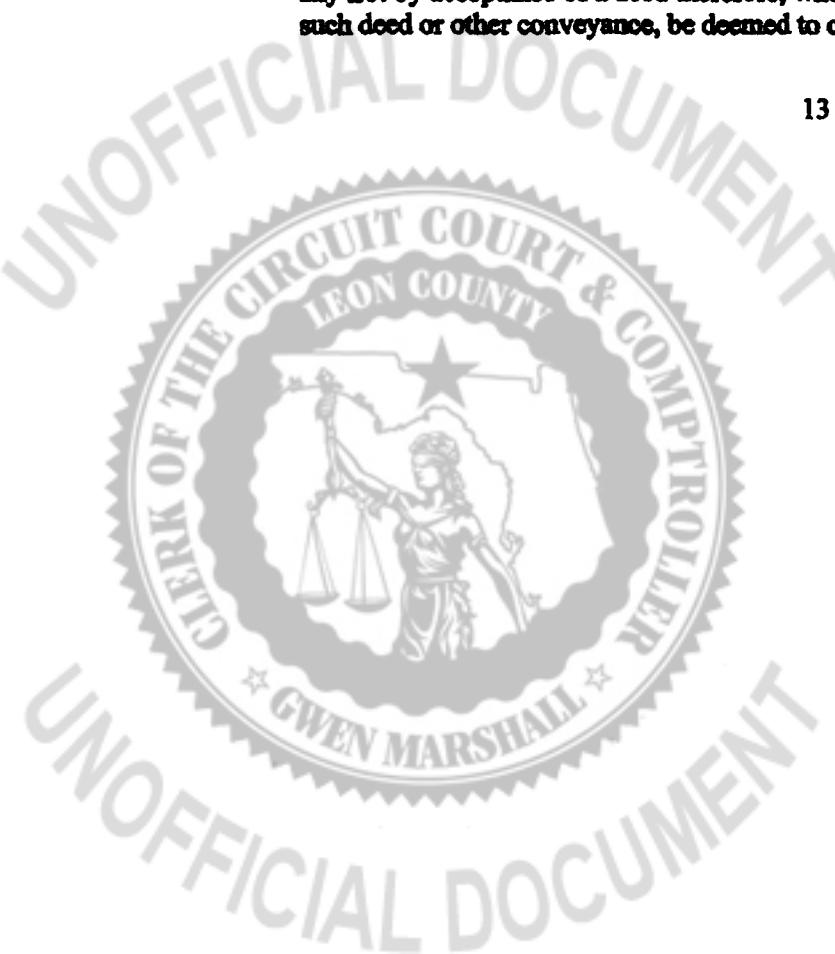
**Section 3. Extent of Members' Easements.** The rights and easements of enjoyment created hereby shall be subject to the following:

- (a) the right of the Developer and of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties. In the event of a default upon any such mortgage the lender shall have a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored; and,
- (b) the right of the Association, as provided in its Articles and By-laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and,
- (c) the right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and,
- (d) the right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes irrespective of class of membership has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action there under is sent to every Member at least ninety (90) days in advance of any action taken; and,
- (e) the rights of Members of the Association shall in no ways be altered or restricted because of the location of the Common Property in a Unit of Lafayette Oaks in which such Member is not resident. Common Property belonging to the Association shall result in membership entitlement, notwithstanding the Unit in which the Lot is acquired, which results in membership rights as herein provided.

## **ARTICLE THIRTY FOUR**

### **COVENANT FOR MAINTENANCE ASSESSMENTS**

**Section 1. Creation of the Lien and Personal Obligation of Assessments.** The Developer, for each Lot owned by him within the Properties, hereby covenants and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the



Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

**Section 2. Purpose of Assessments.** The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services, and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon The Properties, including, but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

**Section 3. Basis and Maximum of Annual Assessments.** Until the year beginning January, 1972, the annual assessment shall be Forty Eight Dollars (\$48.00) per lot. From and after January 1, 1972, the annual assessment may be increased by vote of the members, as hereinafter provided, for the next succeeding three (3) years, and at the end of each such period of three (3) years for each succeeding period of three (3) years. Any Member, paying the annual dues on or prior to March 1 of the year in which same become due, shall be entitled to pay only the sum of Forty Dollars (\$40.00). From and after March 1 of each year, the annual dues shall be Forty-Eight Dollars (\$48.00).

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

**Section 4. Special Assessments for Capital Improvements.** In addition to the annual assessments authorized by Section 3 hereof, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

**Section 5. Change in Basis and Maximum amount of Annual Assessments.** Subject to the limitations of Section 3 hereof, and for the periods therein specified, the Association may change the maximum amount and basis of the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of

a majority of the votes irrespective of class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting, provided further that the limitations of Section 3 hereof shall not apply to any change in the maximum amount and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation and under Article One, Section 2 hereof.

Section 6. Quorum for any Action Authorized Under Section 4 and 5. The quorum required for any action authorized by Section 4 and 5 hereof shall be as follows: At the first meeting called, as provided in Section 4 and 5 hereof, the presence at the meeting of Members, or of proxies, entitled to cast sixty (60) per cent of all the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Section 4 and 5, and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments. Due Dates. The annual assessments provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement.

The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of January of said year, and shall be delinquent if not paid within sixty (60) days from due date.

The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties now subject to assessment at a time other than the beginning of any assessment period.

The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

Section 8. Duties of the Board of Directors. The Board of Directors of the Association shall fix the date of commencement, and the amount of the assessment against each Lot, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment thereupon shall be sent to every Owner subject thereto. The Association shall, upon demand, furnish at any time to any Owner liable for

said assessment a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

**Section 9. Effect of Non-payment of Assessment: The Personal Obligation of the Owner; The Lien; Remedies of Association.** If the assessments are not paid on the date when due (being the dates specified in Section 7 hereof) then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of six (6) per cent per annum, and the Association may bring appropriate civil action against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of such action. In the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court together with the costs of the action.

**Section 10. Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. The subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

**Section 11. Exempt Property.** The following property subject to this Declaration shall be exempted from the assessments, charges, and liens created herein: (a) all Common Properties as defined in Article II hereof; (b) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption - Homestead Exemption - shall not be considered an exemption.

Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

## ARTICLE THIRTY FIVE

### EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Common Properties, the Association shall have the right to provide maintenance upon vacant lots and shall have the right to provide maintenance upon every improved lot which is subject to assessment under Article Eight hereof. Such maintenance may include paint, repair, replace and care of roofs, gutters, downspouts, exterior building surfaces, and other exterior improvements. Such maintenance as to a vacant lot may include the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.

Section 2. Assessment of Cost. The cost of such maintenance shall be assessed against the Lot upon which such maintenance is done and shall be added to and become part of the annual maintenance assessment or charge to which such Lot is subject and, as part of such annual assessment or charge, it shall be a lien against said property as heretofore defined and limited, and a personal obligation to the Owner, as heretofore limited, and shall become due and payable in all respects as provided herein.

## ARTICLE THIRTY SIX

### FIRE ARMS AND HUNTING

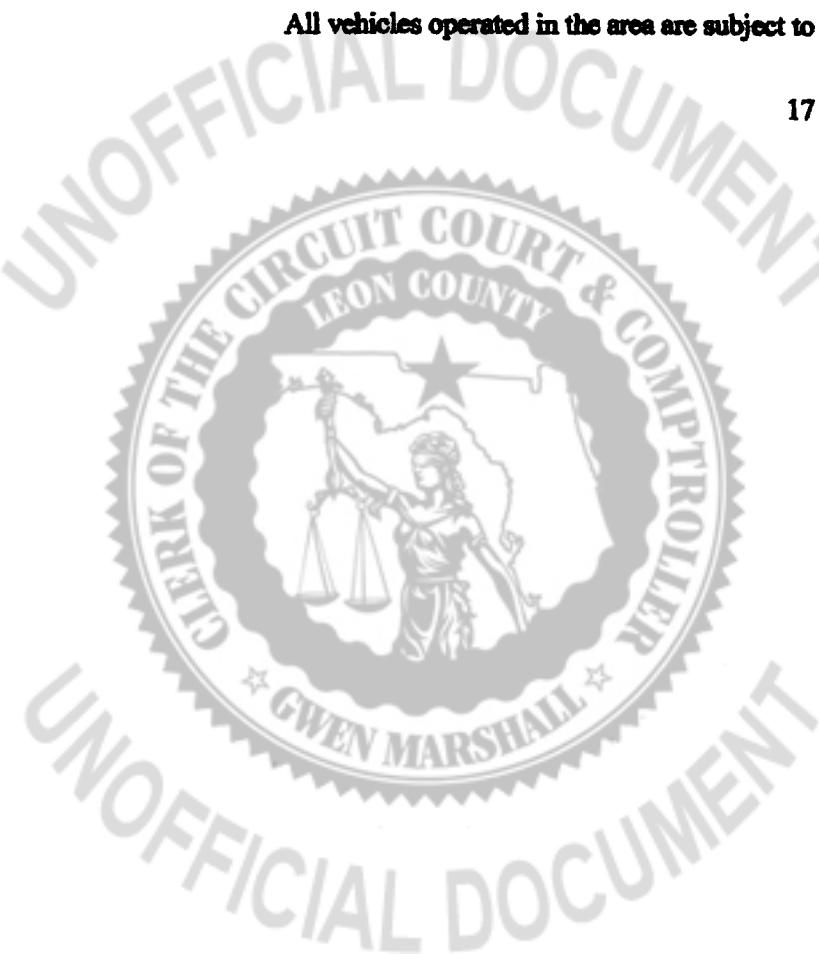
All types of firearms, including but not limited to shotguns, rifles, and pistols, are prohibited from being used, displayed, or carried on the properties. Firearms may be kept inside the home for protection purposes only. Hunting of any type, or discharge of any firearms, including pellet guns or B-B guns, is prohibited on the properties covered by these covenants as well as any property owned or maintained by the Lafayette Oaks Homes Association, Inc.

## ARTICLE THIRTY SEVEN

### MOTORIZED VEHICLES

All motorized vehicles operating within the area must be properly muffled so as to eliminate noise which might be offensive to others. Two and three wheel motorized vehicles as well as four wheel "go-cart" or "beach buggy" type vehicles are prohibited from using streets and street right-of-ways within Lafayette Oaks subdivision. This does not apply to vehicles used by the U.S. Post Office Department or by law enforcement agencies. Bicycles, tricycles; and other children's wheel goods may be kept on the property of the resident; however, these items are not to be ridden or used on the street or street right-of-ways or any other property owned or maintained by Lafayette Oaks Homes Association, Inc.

All vehicles operated in the area are subject to speed limit signs posted in the subdivision.



## **ARTICLE THIRTY EIGHT**

## **ELECTRONIC GATE CONTROL**

**Lafayette Oaks subdivision is protected as a private residential area by electronic gates at the main entrances. Electronic gates are provided for the security and enjoyment of the residents. Guests of the residents are to be permitted in the area for the purpose of visiting the residents only. Residents are strictly prohibited from allowing the gates to be open or left open in any manner which would permit the general public access to the area.**

IN WITNESS WHEREOF, said corporation has caused this instrument to be signed in its name by its President and its corporate seal to be hereunto affixed and attested by its Secretary, this 15 day of December, 2014.

## **LAFAYETTE OAKS HOMES ASSOCIATION, INC.**

By: Selorah M. Flory  
Its: President

By: Darlene A. Zony  
Its: Secretary

STATE OF FLORIDA  
COUNTY OF Leon

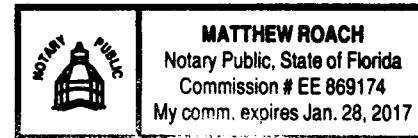
Sworn to (or affirmed) and subscribed before me this 15 day of Dec, 2014,  
by Deborah M. Floyd, its President.

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## Notary Public

(NOTARY SEAL)

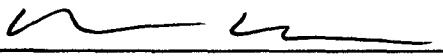
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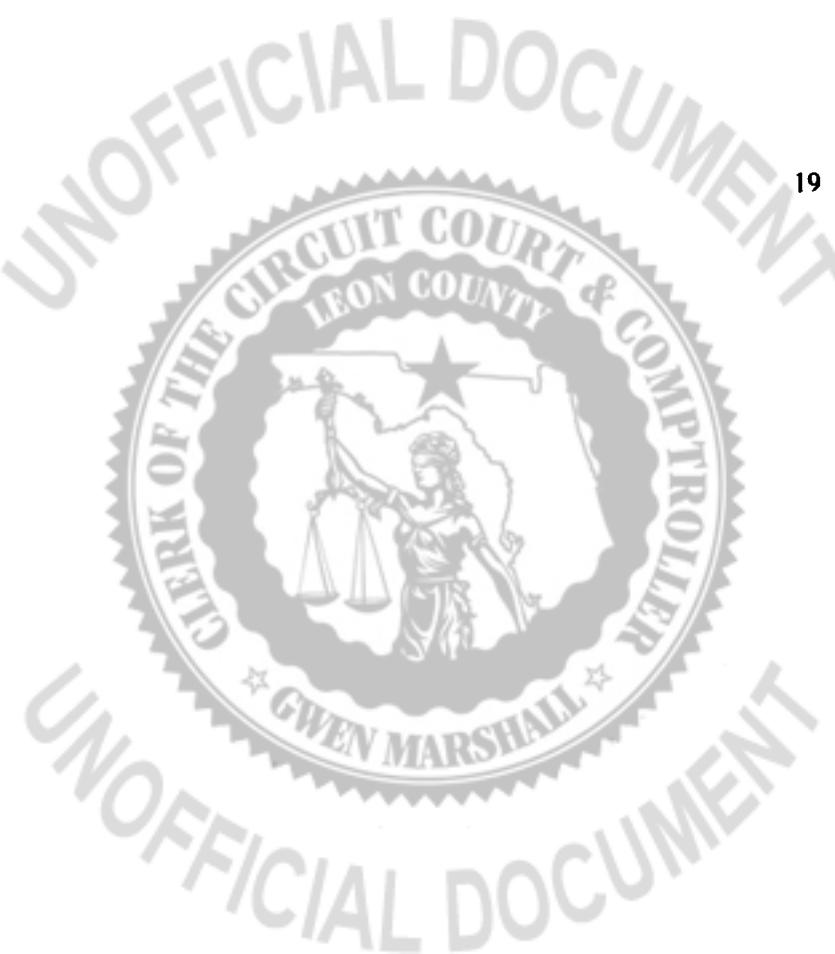
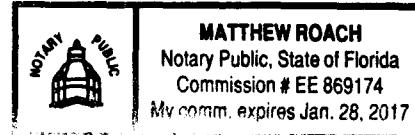
STATE OF FLORIDA  
COUNTY OF Leon

Sworn to (or affirmed) and subscribed before me this 15 day of Dec, 2014,  
by Darlene A. Long, its Secretary.

  
Notary Public

(NOTARY SEAL)

Personally Known        OR Produced Identification ✓  
Type of Identification Produced FL DL



### **AMENDMENT TO RESTRICTIVE COVENANTS**

KNOW BY ALL MEN THESE PRESENTS that WINEWOOD CORPORATION, a Florida corporation, does hereby amend and modify those certain restrictive covenants recorded May 3, 1971, in Official Record Book 467 at page 587, public records of Leon County, Florida, by deleting Article "11" thereof and inserting in lieu thereof the following:

11. **DWELLING QUANTITY AND SIZE:** Dwellings in Lafayette Oaks shall be identified and classified as follows:

- (a) Single Story: A dwelling having only one level of completed living area.
- (b) Two Story: A dwelling having two different levels of completed living area, one level of which shall be at ground elevation, the other level of which shall be directly over such ground level and both of which levels shall contain approximately the same amount of square footage.
- (c) Story and One-Half: A dwelling having a main level of completed living area at ground elevation and a second level of completed living area, which second level may be either above or below the main level and which second level shall not contain approximately the same amount of square footage as the main level.
- (d) Split Level: A dwelling having two different levels of completed living area and the main entrance way of which shall be located between the upper and lower levels.
- (e) Tri-Level: A dwelling having three different levels of completed living area.

For the purpose of computing the required minimum square footage of completed living area of dwellings, the following shall be excluded:

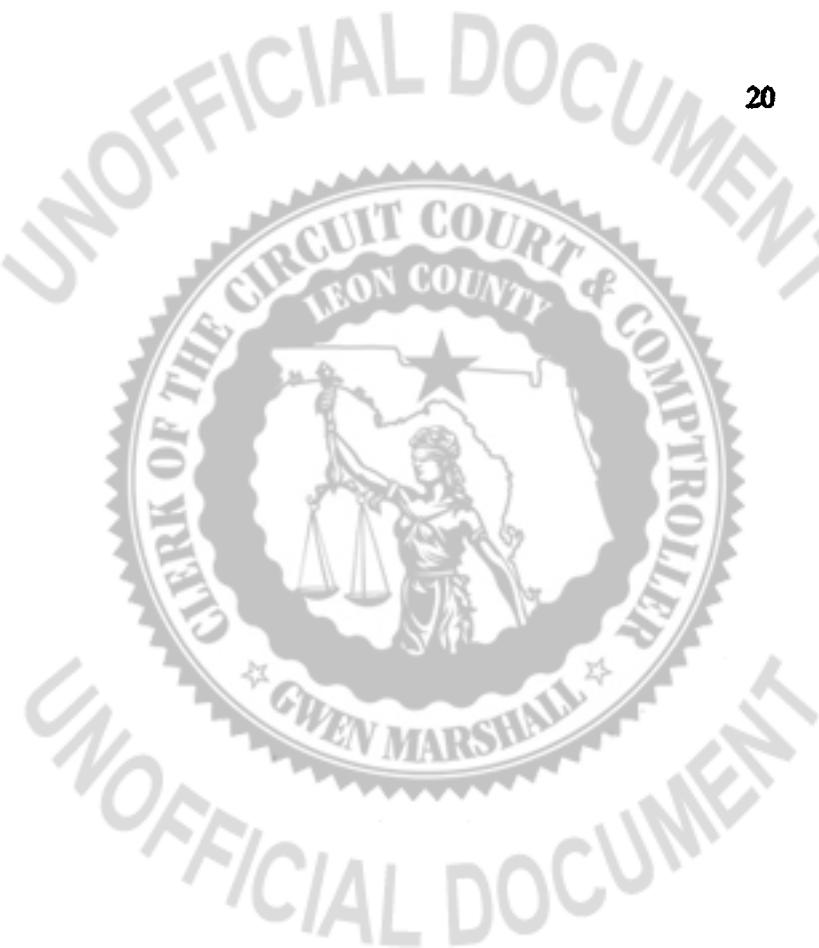
- (a) Porches.
- (b) Garages.
- (c) Carports.
- (d) Patios.

Single-story dwellings shall contain not less than two thousand (2,000) square feet of completed living area.

Two-story and split-level dwellings shall contain not less than two thousand, two hundred (2,200) square feet of completed living area.

Story and one-half dwellings shall contain not less than two thousand, two hundred (2,200) square feet of completed living area with the main floor or level containing not less than one thousand, six hundred (1,600) square feet of completed living area and the other level containing not less than six hundred (600) square feet of completed living area.

Tri-level dwellings shall contain not less than two thousand, one hundred (2,100) square feet of completed living area.



**BY-LAWS OF  
LAFAYETTE OAKS HOMES ASSOCIATION, INC.**

**ARTICLE I  
DEFINITIONS**

Section 1. "Association" shall mean and refer to the LAFAYETTE OAKS HOMES ASSOCIATION, INC., a nonprofit corporation organized and existing under the laws of the State of Florida.

Section 2. "The Properties" shall mean and refer to the following described property, to-wit:

See description in Articles of Incorporation of Lafayette Oaks Homes Association, Inc., a nonprofit corporation, together with the recorded plat of the subdivision known and designated as Lafayette Oaks, in Leon County, Florida. Each unit of Lafayette Oaks represented by a recorded plat shall be deemed to become a part of this description as fully and as completely as if herein specifically set forth; and such additions thereto as may hereafter be brought within the jurisdiction of the Association by annexation as provided in Article VI, Section 2, herein.

Section 3. "Common Properties" shall mean and refer to Parks, playgrounds, lakes, boat docks, entrance areas, entrance gates, street right-of-ways, streets, footways, drainage easements, drainage facilities, street lights, street signs, television transmission facilities, including buildings, structures, personal properties incidental thereto, and any other properties owned and maintained by the Association for the common benefit and enjoyment of the residents within The Properties.

**ARTICLE II**

**LOCATION**

Section 1. The principal office of the Association shall be the law offices of Hall, Hartwell, Michaels and Hall, Midyette-Moor Building, Tallahassee, Leon County, Florida, or any other location designated by the Board of Directors.

**ARTICLE III**

**MEMBERSHIP**

Section 1. Every person or entity who is a record owner of a fee or undivided fee, interest in any Lot which is subject by covenants of record to assessment by the Association, shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise.

Section 2. The rights of membership are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessments is imposed against each owner of and becomes a lien upon the property against such assessments are made as provided by Article Thirty Four of the Declaration of Covenants and Restrictions to which The Properties are subject and recorded in the Public Records of Leon County, Florida, and which provide as follows:

"ARTICLE THIRTY FOUR - Section 1. The developer for each Lot owned by him within The Properties hereby covenants and each owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special



assessments for capital improvements, such assessments, to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due."

Section 3. The membership rights of any person whose interest in The Properties is subject to assessments under Article III, Section 2, whether or not he be personally obligated to pay such assessments, may be suspended by action of the Directors during the period when the assessments remain unpaid; but, upon payment of such assessments, his rights and privileges shall be automatically restored. If the Directors have adopted and published rules and regulations governing the use of the common properties and facilities, and the personal conduct of any person thereon, as provided in Article IX, Section 1, they may, in their discretion, suspend the rights of any such person for violation of such rules and regulations for a period not to exceed thirty (30) days.

#### ARTICLE IV

##### VOTING RIGHTS

Section 1. The Association shall have two classes of voting membership:

Class A. Class A members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A members shall be entitled to one vote for each Lot in which they hold the interests required for membership by Section 1, Article III. When more than one person holds such interest or interests in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

Class B. Class B members shall be the Developer. The Class B member shall be entitled to two votes for each Lot in which it holds the interest required for membership by Article III, Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

#### ARTICLE V

##### PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF COMMON PROPERTY

Section 1. Each member shall be entitled to the use and enjoyment of the common properties and facilities as provided by deed of dedication and Article Thirty Three, Declaration of Covenants applicable to The Properties.

Section 2. Any member may delegate his rights of enjoyment in the common properties and facilities to the members of his family who reside upon The Properties or to any of his tenants who reside thereon under a leasehold interest for a term of one year or more. Such member shall notify the Secretary in



writing of the name of any such person and of the relationship of the member to such person. The rights and privileges of such person are subject to suspension under Article III, Section 3, to the same extent as those of the member.

## **ARTICLE VI**

### **ASSOCIATION PURPOSES AND POWERS**

The Association has been organized for the following purposes:

Section 1. To promote the health, safety and general welfare of the residents of Lafayette Oaks, and to own, acquire, build parks, playgrounds, lakes, boat docks, entrance areas, entrance gates, street right-of-ways, streets, foot paths, drainage easements, drainage facilities, street lighting, street signs, television transmission facilities, including buildings, structures, personal properties incident thereto and otherwise as provided in Article II of the Articles of Incorporation of Lafayette Oaks Homes Association, Inc.

Section 2. The powers and rights of the Association shall be as specified in Articles VI, VII, VIII and IX of the Articles of Incorporation of Lafayette Oaks Homes Association, Inc. and such provisions are incorporated herein as fully and as completely as if specifically set forth.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

Section 1. The provisions of Article IV of the Articles of Incorporation of Lafayette Oaks Homes Association, Inc., shall become a By-Law as fully and as completely as if specifically set forth.

Section 2. Vacancies in the Board of Directors shall be filled by the remaining directors, any such appointed director to hold office until his successor is elected by the Members, who may make such election at the next annual meeting of the Members or at any special meeting duly called for that purpose.

## **ARTICLE VIII**

### **ELECTION OF DIRECTORS; NOMINATING COMMITTEE: ELECTION COMMITTEE**

Section 1. Election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the recorded covenants applicable to The Properties. The names receiving the largest number of votes shall be elected.

Section 2. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the Standing Committees of the Association.

Section 3. The Nomination Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be



appointed by the Board of Directors.

Section 4. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members, as the Committee in its discretion shall determine.

Nominations shall be placed on a written ballot as provided in Section 5 and shall be made in advance of the time fixed in Section 5 for the mailing of such ballots to members.

Section 5. All elections to the Board of Directors shall be made on written ballot which shall: (a) describe the vacancies to be filled; (b) set forth the names of those nominated by the Nominating Committee for such vacancies; and (c) contain a space for a write-in vote by the members for each vacancy. Such ballots shall be prepared and mailed by the Secretary to the members at least fourteen (14) days in advance of the date set forth therein for a return (which shall be a date not later than the day before the annual meeting or special meeting called for elections).

Section 6. Each member shall receive as many ballots as he has votes. Notwithstanding that a member may be entitled to several votes, he shall exercise on anyone ballot only one vote for each vacancy shown thereon. The completed ballots shall be returned as follows: Each ballot shall be placed in a sealed envelope marked "Ballot" but not marked in any other way. Each such "Ballot" envelope shall contain only one ballot, and the members shall be advised that, because of the verification procedures of Section 7, the inclusion of more than one ballot in anyone "Ballot" envelope shall disqualify the return. Such "Ballot" envelope, or envelopes (if the member or his proxy is exercising more than one vote), shall be placed in another sealed envelope which shall bear on its face the name and signature of the member or his proxy, the number of ballots being returned, and such other information as the Board of Directors may determine will serve to establish his right to cast the vote or votes presented in the ballot or ballots contained therein. The ballots shall be returned to the Secretary at the following address: P.O. Box 3286, Tallahassee, Florida.

Section 7. Upon receipt of each return, the Secretary shall immediately place it in a safe or other locked place until the day set for the annual or other special meeting at which the elections are to be held. On that day, the external envelopes containing the "Ballot" envelopes shall be turned over, unopened, to an Election Committee which shall consist of five members appointed by the Board of Directors. The Election Committee shall then adopt a procedure which shall:

- (a) establish that the number of envelopes marked "Ballot" corresponds to the number of votes allowed to the member or his proxy identified on the outside envelope containing them; and
- (b) that the signature of the member or his proxy on the outside envelope is genuine; and
- (c) if the vote is by proxy that a proxy has been filed with the Secretary as provided in Article XIV, Section 2, and that such proxy is valid. Such procedure shall be taken in such manner that the vote of any member or his proxy shall not be disclosed to anyone, even the Election Committee.

The outside envelopes shall thereupon be placed in a safe or other locked place and the Election Committee shall proceed to the opening of the "Ballot" envelopes and the counting of the votes. If any "Ballot" envelope is found to contain more than one ballot, all such ballots shall be disqualified and shall not be counted. Immediately after the announcement of the results, unless a review of the procedure is demanded by the members present, the ballots and the outside envelopes shall be destroyed.



## ARTICLE IX

### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. The Board of Directors shall have power:

- (a) To call special meetings of the members whenever it deems necessary and it shall call a meeting at any time upon written request of one-fourth (1/4) of the voting membership, as provided in Article XIII, Section 2.
- (b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Nothing contained in these By-Laws shall be construed to prohibit the employment of any Member, Officer or Director of the Association in any capacity whatsoever.
- (c) To establish, levy and assess, and collect the assessments or charges referred to in Article III, Section 2.
- (d) To adopt and publish rules and regulations governing the use of the common properties and facilities and the personal conduct of the members and their guests thereon.
- (e) To exercise for the Association all powers, duties and authority vested in or delegated to this Association, except those reserved to the meeting or to members in the covenants.
- (f) In the event that any member of the Board of Directors of this Association shall be absent from three (3) consecutive regular meetings of the Board of Directors, the Board may by action taken at the meeting during which said third absence occurs, declare the office of said absent Director to be vacant.

Section 2. It shall be the duty of the Board of Directors:

- (a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting when such is requested in writing by one-fourth (1/4) of the voting membership, as provided in Article XIII, Section 2.
- (b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.
- (c) As more fully provided in Article Thirty Four of the Declaration of Covenants applicable to The Properties:
  - (1) To fix the amount of the Assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and, at the same time;
  - (2) To prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member, and, at the same time;
  - (3) To send written notice of each assessment to every owner subject thereto.
- (d) To issue, or to cause an appropriate officer to issue, upon demand by any person a certificate setting forth whether any assessment has been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid.

## ARTICLE X

### DIRECTORS' MEETINGS

Section 1. A regular meeting of the Board of Directors shall be held on the first Tuesday of each month at 5:00 o'clock P.M., provided that the Board of Directors may, by resolution, change the day and hour



of holding such regular meeting.

Section 2. Notice of such regular meeting is hereby dispensed with. If the day for the regular meeting shall fall upon a holiday, the meeting shall be held at the same hour on the first day following which is not a holiday, and no notice thereof need be given.

Section 3. Special meetings of the Board of Directors shall be held when called by any officer of the Association or by any director after not less than three (3) days' notice to each director.

Section 4. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes there. All such waivers, consents or approvals shall be filed with the corporate records and made part of the minutes of the meeting.

Section 5. The majority of the Board of Directors shall constitute a quorum thereof.

## ARTICLE XI

### OFFICERS

Section 1. The Board of Directors from among its membership shall elect a president, a vice-president, a secretary and a treasurer.

Section 2. The officers shall be chosen by majority vote of the directors.

Section 3. All officers shall hold office during the pleasure of the Board of Directors.

Section 4. The president shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board of Directors are carried out and sign all notes, leases, mortgages, deeds and all other written instruments.

Section 5. The vice-president shall perform all the duties of the president of his absence.

Section 6. The secretary shall record the votes and keep the minutes of all proceedings in a book to be kept for the purpose. He shall sign all certificates of membership. He shall keep the records of the Association. He shall record in a book kept for that purpose the names of all members of the Association together with the addresses as registered by such members (see Article XIII).

Section 7. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. Checks for such disbursements may be signed by anyone of the elected officers. Any expenditure in excess of \$200 which has not been included in the approved budget shall require the signatures of two of the elected officers.

Section 8. The Treasurer shall maintain proper accounting records of the Association funds. He shall



make periodic reports as requested by the Board of Directors and prepare an annual balance sheet statement for presentation to the membership at its regular annual meeting. The Board of Directors shall be responsible for appointing a competent person or firm for annual audits of the Association's books.

## ARTICLE XII

### COMMITTEES

Section 1. The Standing Committees of the Association shall be:

The Nominating Committee  
The Recreation Committee  
The Maintenance Committee  
The Architectural Control Committee  
The Publicity Committee  
The Audit Committee  
The Health and Safety Committee

Unless otherwise provided herein, each committee shall consist of a Chairman and two or more members and shall include a member of the Board of Directors for board contact. The committees shall be appointed by the Board of Directors as soon as practicable after the annual election. The committees' terms shall run from January first to December thirty-first of each year. The Board of Directors may appoint such other committees as it deems desirable.

Section 2. The Nominating Committee shall have the duties and functions described in Article VIII.

Section 3. The Recreation Committee shall advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board, in its discretion, determines.

Section 4. The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the Common Properties and Facilities of the Association, and shall perform such other functions at the Board, in its discretion, determines.

Section 5. The Architectural Control Committee shall have the duties and functions described in Articles Six and Seven, Declaration of Covenants and Restrictions applicable to the Properties. It shall watch for any proposals, programs or activities which may adversely affect the residential value of The Properties and shall advise the Board of Directors regarding Association action on such matters.

Section 6. The Publicity Committee shall inform the members of all activities and functions of the Association and shall, after consulting with the Board of Directors, make such public releases and announcements as are in the best interests of the Association.

Section 7. The Audit Committee shall supervise the annual audit of the Association's books and approve the annual budget and balance sheet statement to be presented to the membership at its regular annual meeting as provided in Article XI, Section 8: The treasurer shall be an ex officio member of the Committee.

Section 8. The Health and Safety Committee shall recommend rules and regulations to provide for the



health and safety of all the residents of Lafayette Oaks subdivision and submit such recommendations to the Board of Directors.

Section 9. With the exception of the Nominating Committee and the Architectural Control Committee (but then only as to those functions that are governed by Articles Six and Seven, Declaration of Covenants and Restrictions applicable to The Properties), each committee shall have power to appoint a subcommittee from among its membership and may delegate to any such subcommittee any of its powers, duties and functions.

Section 10. It shall be the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, director or officer of the Association as is further concerned with the matter presented.

## **ARTICLE XIII**

### **MEETINGS OF MEMBERS**

Section 1. The regular annual meeting of the members shall be held during the first ten days of the month of November in each year, at the hour of 7:30 o'clock P.M.

Section 2. Special meetings of the members for any purpose may be called at any time by the President; the Vice-President, the Secretary or Treasurer, or by any two or more members of the Board of Directors, or upon written request of the members who have a right to vote one-fourth of all of the votes of the entire membership or who have a right to vote one-fourth of the votes of the Class A membership.

Section 3. Notice of any meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully prepaid to his address appearing on the books of the corporation. Each member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting regular or special shall be mailed at least six (6) days in advance of the meeting and shall set forth in general the nature of the business to be transacted, provided however, that if the business of any meeting shall involve an election governed by Article VIII or any action governed by the Articles of Incorporation or by the Covenants applicable to The Properties, notice of such meeting shall be given or sent as therein provided.

Section 4. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes irrespective of class of membership shall constitute a quorum for any action governed by these By-Laws. Any action governed by the Articles of Incorporation or by the Covenants applicable to The Properties shall require a quorum as therein provided.

## **ARTICLE XIV**



## **PROXIES**

Section 1. At all corporate meetings of members, each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of eleven (11) months, and every proxy shall automatically cease upon sale by the member of his home or other interest in The Properties.

## **ARTICLE XV**

### **BOOKS AND PAPERS**

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any members.

## **ARTICLE XVI**

### **CORPORATE SEAL**

Section 1. The Association shall have a seal in circular form having within its circumference the words: LAFAYETTE OAKS HOMES ASSOCIATION, INC.

## **ARTICLE XVII**

### **AMENDMENTS**

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of each class of members present in person or by proxy, provided that those provisions of these By-Laws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the Covenants and Restrictions applicable to The Properties may not be amended except as provided in such Covenants and Restrictions.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Covenants and Restrictions applicable to The Properties referred to in Section 1 and these By-Laws, the Covenants and Restrictions shall control.



I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of LAFAYETTE OAKS HOMES ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

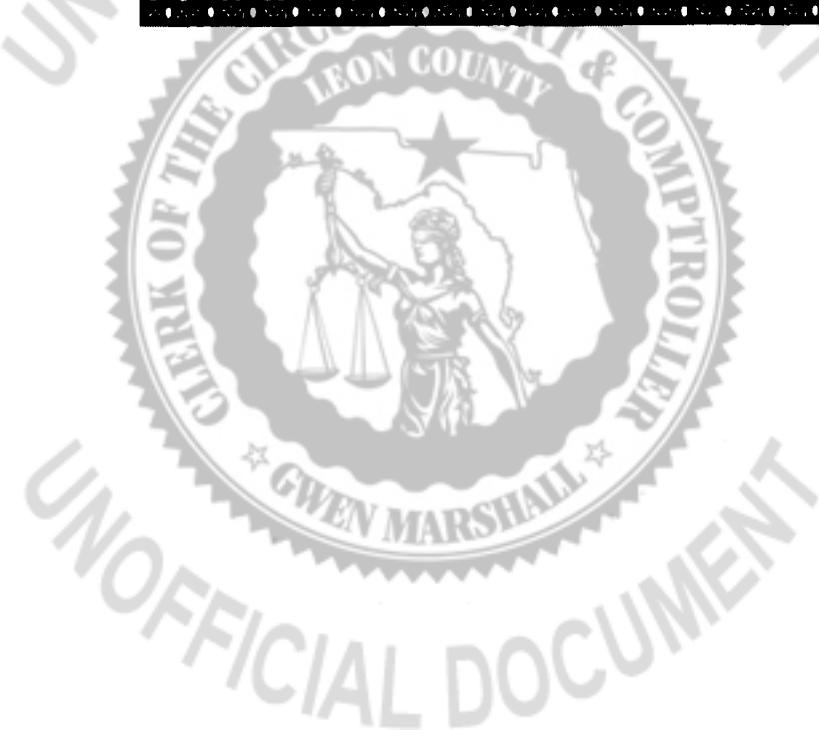
The document number of this corporation is 720896.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Thirty-first day of July, 2013



*Ken Detzner*

Ken Detzner  
Secretary of State



ARTICLES OF INCORPORATION  
LAFAYETTE OAKS HOMES ASSOCIATION, INC.  
A NON-PROFIT CORPORATION

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida, applicable to corporations not for profit, under the following proposed Charter:

ARTICLE I  
NAME

The name of the corporation is LAFAYETTE OAKS HOMES ASSOCIATION, INC.

ARTICLE II  
PURPOSE AND POWERS

The corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are:

To promote the health, safety, and welfare of the residents within the following described property, to-wit:

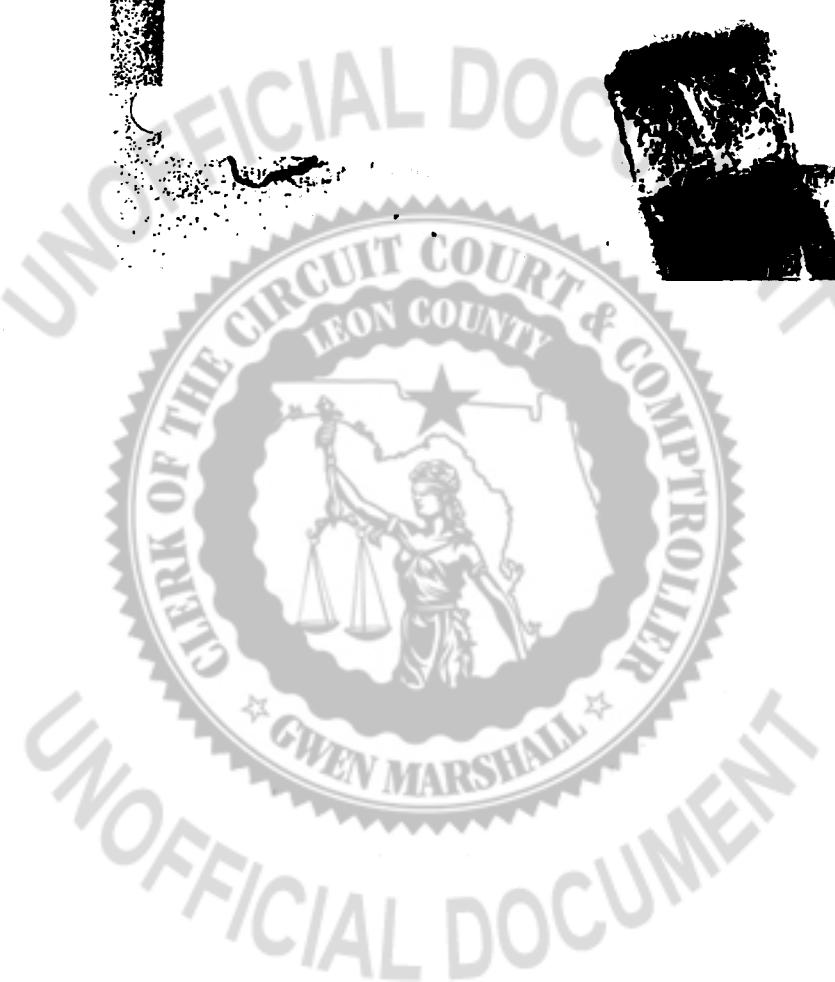
Commence at a concrete monument marking the North-east corner of Lot 17, of Hickory Hill Farms, a subdivision as per map or plat thereof, recorded in Plat Book 3, page 4 of the Public Records of Leon County, Florida, and run thence South 22 degrees 43 minutes 54 seconds East along the Easterly boundary of said Lot 17 a distance of 1088.02 feet to a concrete monument on the Northwesterly right of way boundary of State Road No. 10 (U. S. No. 90) thence North 67 degrees 19 minutes East (bearing basic) along said right of way boundary 1045.40 feet to the Point of Beginning. From said Point of Beginning continue North 67 degrees 19 minutes East along said right of way boundary 1698.28 feet to a concrete monument marking the Southwest corner of Lot 1, Block "A" of Arendell Hill Subdivision, a subdivision as per map or plat thereof, recorded in Plat Book 5, page 33 of the Public Records of Leon County, Florida, thence along the boundary of said Arendell Hill Subdivision as follows: North 04 degrees 34 minutes 31 seconds West 1531.51 feet to a concrete monument marking the Northwest corner of Lot 6, Block "A" of said Arendell Hill Subdivision, (also the Southwest corner of Lot 7, Block "A") thence North 20 degrees 44 minutes 32 seconds West 1650.50 feet to a concrete monument on the Southwesterly boundary of Lot 2, Block "C" of said Arendell Hill



Subdivision, thence South 89 degrees 47 minutes 46 seconds West along said Southerly boundary 564.32 feet to a concrete monument marking the Southwest corner of said Lot 2, thence leaving the boundary of said Arendell Hill Subdivision, continue South 89 degrees 47 minutes 46 seconds West 315.0 feet, thence South 00 degrees 18 minutes 13 seconds East 3722.26 feet to the Point of Beginning, containing 106.20 acres, more or less.

ALSO:

Begin at a concrete monument marking the Northeast corner of Lot 17, of Hickory Hill Farms, a subdivision as per map or plat thereof, recorded in Plat Book 3, page 4 of the Public Records of Leon County, Florida, and run thence South 67 degrees 18 minutes 38 seconds West along the Northerly boundary of said Hickory Hill Farms 791.37 feet to a concrete monument marking the Southeast corner (also the most Easterly corner) of property deeded to Charles G. and Mary L. Smith and recorded in Official Records Book 304 page 42 of the Public Records of Leon County, Florida, thence North 22 degrees 42 minutes 20 seconds West along the Easterly boundary of property deeded to B. R. and Etta Jo Kendrick and recorded in Official Records Book 146 page 249 of the Public Records of Leon County, Florida, a distance of 780.0 feet to a concrete monument marking the Northeast corner (also the most Northerly corner) of said Kendrick property, thence South 67 degrees 16 minutes 54 seconds West along the Northerly boundary of said Kendrick property 752.09 feet to a concrete monument marking a point of curve to the left, thence along said curve and along the Northerly boundary of said Kendrick property with a radius of 398.38 feet, through a central angle of 36 degrees 08 minutes 31 seconds for an arc distance of 251.30 feet to a concrete monument on the Northeasterly right of way boundary of Edenfield Road (66.0 foot right of way) (said concrete monument also marking the Northwest corner of said Kendrick property) thence North 58 degrees 51 minutes 37 seconds West along said Northeasterly right of way boundary 150.72 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 687.05 feet, for an arc distance of 433.59 feet to a concrete monument thence North 22 degrees 42 minutes 05 seconds West along the Northeasterly right of way boundary of Edenfield Road (66.0 foot right of way) 904.06 feet to a concrete monument marking the Southwest corner (also the most Southerly corner) of property deeded to Donald K. and Mary E. Albritton and recorded in Official Records Book 96 page 617 of the Public Records of Leon County, Florida, thence North 67 degrees 19 minutes East along the Southerly boundary of said Albritton property 660.0 feet to a concrete monument, thence North 22 degrees 41 minutes West along the Easterly boundary of said Albritton property and along



the Easterly boundary of property deeded to Robert T. and Mary M. Gravely and recorded in Official Records Book 247 page 124 of the Public Records of Leon County, Florida, a distance of 490.0 feet to a concrete monument, thence South 67 degrees 19 minutes West along the Northerly boundary of said Gravely property 660.0 feet to the Northeasterly right of way boundary of said Edenfield Road (66.0 foot right of way) thence North 22 degrees 42 minutes 05 seconds West along said Northeasterly right of way boundary 693.95 feet to the intersection of said Northeasterly right of way boundary with the Southerly right of way boundary of Miccosukee Road (State Road No. 146) (66.0 foot right of way) thence North 61 degrees 23 minutes 35 seconds East along said Southerly right of way boundary 1466.58 feet, thence South 06 degrees 53 minutes 10 seconds East 1229.76 feet, thence South 78 degrees 45 minutes 46 seconds East 456.42 feet, thence North 88 degrees 57 minutes 08 seconds East 437.61 feet, thence North 06 degrees 21 minutes 21 seconds East 1069.99 feet, thence North 03 degrees 21 minutes 38 seconds West 840.77 feet, to the Southerly right of way boundary of said Miccosukee Road (State Road No. 146) (66.0 foot right of way) thence North 61 degrees 23 minutes 35 seconds East 471.21 feet to a point of curve to the left, thence along said right of way curve with a radius of 22951.37 feet, through a central angle of 00 degrees 50 minutes for an arch distance of 333.81 feet, thence North 60 degrees 33 minutes 35 seconds East along said Southerly right of way boundary 1964.35 feet to the West boundary of Block "C" of Arendell Hill Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 5, page 33 of the Public Records of Leon County, Florida, thence South 00 degrees 00 minutes 06 seconds West along the West boundary of Block "C" of said Arendell Hill Subdivision, a distance of 1822.48 feet, to a concrete monument marking the Southwest corner of Lot 2, Block "C" of said Arendell Hill Subdivision, thence South 89 degrees 47 minutes 46 seconds West 315.0 feet, thence South 00 degrees 18 minutes 13 seconds East 3722.26 feet to the Northwesterly right of way boundary of State Road No. 10 (U. S. No. 90) thence South 67 degrees 19 minutes West (bearing base) along said right of way boundary 1045.40 feet to a concrete monument marking the Southeast corner (also the most Easterly corner) of Lot 17, of said Hickory Hill Farm, thence North 22 degrees 43 minutes 54 seconds West along the Easterly boundary of said Lot 17, a distance of 1088.02 feet to the Point of Beginning, containing 325.01 acres, more or less.

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article VI herein, hereafter referred to as "The Properties" and for this purpose to:



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(a) own, acquire, build, operate and maintain, recreation parks, playgrounds, lakes, boat docks, entrance areas, entrances gates, street right-of-ways, streets, footways, drainage easements, drainage facilities, street lighting, street signs, television transmission facilities, including buildings, structures, personal properties incident thereto hereinafter referred to as "the common properties and facilities".

(b) provide exterior maintenance for the lots and homes within The Properties;

(c) provide garbage and trash collection;

(d) maintain unkept lands or trees;

(e) supplement municipal services;

(f) fix assessments to be levied against The Properties

(g) enforce any and all covenants, restrictions and agreements applicable to The Properties;

(h) pay taxes, if any, on the common properties and facilities;

(i) to promote the social welfare and education of the members hereof, and to promote the public safety within the combines of Lafayette Oaks subdivision, including, but not limited, to the prevention of cruelty and danger to children and animals, and to generally promote the physical fitness and welfare, all for the benefit only of the members hereof; and,

(j) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of The Properties.

**ARTICLE III**  
**MEMBERSHIP AND VOTING RIGHTS**

Section 1. Article Thirty Two (Membership and Voting Rights) of the Declaration of Covenants and Restrictions, identical in substance, is specifically made a part of these Articles as fully and as completely as if set forth herein.



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ARTICLE IV  
BOARD OF DIRECTORS AND OFFICERS:  
SELECTION: TERMS OF OFFICE

The affairs of the corporation shall be managed by a President, a Vice-President and a Secretary Treasurer and a Board of Directors of not more than nine (9) nor less than three (3) directors who need not be members of the corporation. Beginning with the first annual meeting to be held during the first ten (10) days of November, 1971, the members at each annual meeting, shall elect such officers and directors for a term of one year or until their successors are duly elected. The first officers of the corporation shall be Bill G. Cartee, President, and J. Lewis Hall, Jr. Secretary and Treasurer and C. Dubose Ausley, Vice-President.

ARTICLE V  
ADDITIONS TO PROPERTIES AND MEMBERSHIP

Additions to the properties described in Article II may be only made in accordance with the provisions of the recorded covenants and restrictions applicable to said properties. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, functions, duties, and membership of this corporation to such properties. Where the applicable covenants require that certain additions be approved by this corporation, such approval must have the assent of two-thirds of those voting irrespective of class, of members who are voting in person or by proxy. At a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE VI  
MERGERS AND CONSOLIDATIONS

Subject to the provisions of the recorded covenants and restrictions applicable to the properties described in Article II,



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and to the extent permitted by law, the corporation may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the votes irrespective of class of members who are voting in person or by proxy at a meeting called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

**ARTICLE VII**  
**MORTGAGES**  
**OTHER INDEBTEDNESS**

The corporation shall have power to mortgage its properties only to the extent authorized under the recorded covenants and restrictions applicable to said properties.

The total debts of the corporation including the principal amount of such mortgages, outstanding at any time, shall not exceed the total of ten (10) years' assessments current at that time, provided that authority to exceed said maximum in any particular case may be given by an affirmative vote of two-thirds of the votes irrespective of class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

**ARTICLE VIII**  
**QUORUM FOR ANY ACTION GOVERNED BY**  
**ARTICLES V, VI, AND VII OF THESE ARTICLES**

The quorum required for any action governed by Articles V, VI, and VII of these Articles shall be as follows:

At the first meeting duly called as provided therein, the presence of members, or of proxies, entitled to cast sixty (60) per cent of all of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to



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the notice requirements set forth in said Articles, and the required quorum at subsequent meeting shall be one-half of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following such preceding meeting.

**ARTICLE IX**  
**DEDICATION OF PROPERTIES**  
**OR TRANSFER OF FUNCTION TO PUBLIC AGENCY OR UTILITY**

The corporation shall have power to dispose of its real properties only as authorized under the recorded covenants and restrictions applicable to said properties.

**ARTICLE X**  
**DURATION**

The corporation shall exist perpetually.

**ARTICLE XI**  
**DISSOLUTION**

The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes irrespective of class of its membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with Article XII hereof) shall be mailed to every member at least ninety (90) days in advance of any action taken.

**ARTICLE XII**  
**DISPOSITION OF ASSETS UPON DISSOLUTION**

Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to



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be devoted by the corporation. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Properties unless made in accordance with the provisions of such covenants and deeds.

**ARTICLE XIII**  
**AMENDMENTS**

These Articles may be amended in accordance with the law, provided that the voting and quorum requirements specified for any action under any provision of these Articles shall apply also to any amendment of such provision, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to The Properties (as, for example, membership and voting rights) which are part of the property interests created thereby.

**ARTICLE XIV**  
**THE INCORPORATORS**

The name and address of each incorporator is:

Bill G. Cartee 410 North Ride Tallahassee, Florida	C. Dubose Ausley 1503 Argonne Road Tallahassee, Florida
--	---

J. Lewis Hall, Jr.  
808 Lakeshore Drive  
Tallahassee, Florida

**ARTICLE XVI**  
**REGISTERED OFFICE AND AGENT**

The address of the initial registered office of the corporation is Hall, Hartwell, Michaels and Hall, Midyette-Moor Building, Tallahassee, Florida, and the name of its initial registered agent at such address is J. Lewis Hall, Jr.



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ARTICLE XVII.  
INITIAL DIRECTORS

The names and addresses of those persons who are to act as directors until the election of their successors and their terms of office are:

C. Dubose Ausley  
1503 Argonne  
Tallahassee, Florida

Ryals E. Lee  
420 Plantation Road  
Tallahassee, Florida

Robert H. Bryson  
1460 Marion Avenue  
Tallahassee, Florida

Payne H. Midyette, Jr.  
2512 Harriman Circle  
Tallahassee, Florida

Bill G. Cartee  
410 North Ride  
Tallahassee, Florida

William M. Morgan, Sr.  
3516 Kilkenny East  
Tallahassee, Florida

J. Lewis Hall, Jr.  
808 Lakeshore Drive  
Tallahassee, Florida

William P. Woodward  
3717 Wicklow Circle  
Tallahassee, Florida

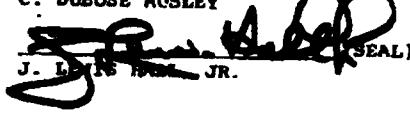
The above named directors shall serve until the first annual meeting to be held during the first ten (10) days of November, 1971, or until their successors are duly elected.

WITNESS our hands and seals this 3<sup>rd</sup> day of May

A. D. 1971.

  
BILL G. CARTEE (SEAL)

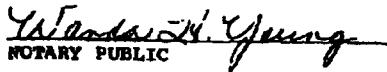
  
C. DUBOSE AUSLEY (SEAL)

  
J. LEWIS HALL, JR. (SEAL)

STATE OF FLORIDA,  
COUNTY OF LEON:

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared BILL G. CARTEE, to me known to be the person executing the foregoing Articles of Incorporation, and he acknowledged before me that he signed the same for the purposes therein stated.

WITNESS my hand and official seal in the County and State aforesaid, this 3 day of May, A. D. 1971.

  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Ex., Oct. 26, 1974

(SEAL)



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STATE OF FLORIDA,  
COUNTY OF LEON:

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared C. DUBOSE AUSLEY, to me known to be the person executing the foregoing Articles of Incorporation, and he acknowledged before me that he signed the same for the purposes therein stated.

WITNESS my hand and official seal in the County and State aforesaid, this 29<sup>th</sup> day of January, A. D. 1971.

( SEAL )

Florida J. Burns  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires: 12/31/74  
— Florida Department of State

STATE OF FLORIDA,  
COUNTY OF LEON:

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared J. LEWIS HALL, JR., to me known to be the person executing the foregoing Articles of Incorporation, and he acknowledged before me that he signed the same for the purposes therein stated.

WITNESS my hand and official seal in the County and State aforesaid, this 29<sup>th</sup> day of January, A. D. 1971.

( SEAL )

Florida J. Burns  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires: 12/31/74  
— Florida Department of State



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CORPORATE RESOLUTION  
RECOMMENDING AMENDING ARTICLES OF INCORPORATION  
OF  
LAFAYETTE OAKS HOMES ASSOCIATION, INC.

The following resolution was moved, seconded, and adopted by the Board of Directors of Lafayette Oaks Homes Association, Inc., at a regularly called and duly constituted meeting of said Board at Tallahassee, Florida, on December 4, 1975; to-wit:

BE IT RESOLVED by the Board of Directors of Lafayette Oaks Homes Association, Inc. that the Articles of Incorporation of such Association be amended in the following particulars and that such changes in said Articles of Incorporation be recommended for favorable action by the membership of said Association at the 1975 annual meeting of said membership, to-wit:

AMENDMENT ONE

ARTICLE III

That the present ARTICLE III be revoked and in its place the following be substituted:

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS  
IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee, interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

Section 2. Voting Rights. Members shall be all those owners as defined in Section 1. Members shall be entitled to one vote for each Lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any lot, all such persons shall be Members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot.

AMENDMENT TWO

ARTICLE IV

That the present ARTICLE IV be revoked and in its place the following be substituted:

EXHIBIT "A"  
Page One of Two

W-1  
4594



**ARTICLE IV**  
**BOARD OF DIRECTORS AND OFFICERS**  
**SELECTION AND TERM OF OFFICE**

Section 1. The affairs of the Association (Corporation) shall be managed by a Board of Directors of not more than twelve or less than nine. All Directors shall be elected for one year terms at the Annual membership meeting. Any Director may succeed himself or herself for as many additional terms as such Director is elected by the membership. The Board of Directors from among its membership shall elect a President, a Vice-President, a Secretary, and a Treasurer. The officer's term shall coincide with the terms of the Board of Directors.

RESOLVED this 4th day of December, A. D., 1975.

*Larry B. Dunn*  
 PRESIDENT

ATTEST: *Bob Lohr*  
 SECRETARY

**CERTIFICATE OF OFFICER**

I, LARRY R. DUNN, as President of the Lafayette Oaks Homes Association, Inc., a Florida non-profit corporation, do hereby certify that the foregoing corporate resolution was duly presented at the stockholders meeting of Lafayette Oaks Homes Association, Inc. at its annual meeting on December 4, 1975, at the Lewis State Bank Building, Tallahassee, Florida. At such annual stockholders meeting said corporate resolution was approved in its entirety without change and such corporate resolution is to be presented to the Secretary of State of the State of Florida and properly filed and is to become an amendment to the original charter of said corporation.

CERTIFIED TO this 14<sup>th</sup> day of January, A. D. 1976.

*Larry B. Dunn*  
 LARRY R. DUNN, President

SWORN TO AND SUBSCRIBED TO before me this 14<sup>th</sup> day of January, A. D. 1976.

**NOTARY PUBLIC**

(APPENDIX NOTARIAL SEAL)

My Commission Expires \_\_\_\_\_  
 Page Two of Two Notary Public, State of Florida  
 My Commission Expires Feb. 19, 1978.

11-159-4  
 11-159-4  
 11-159-4



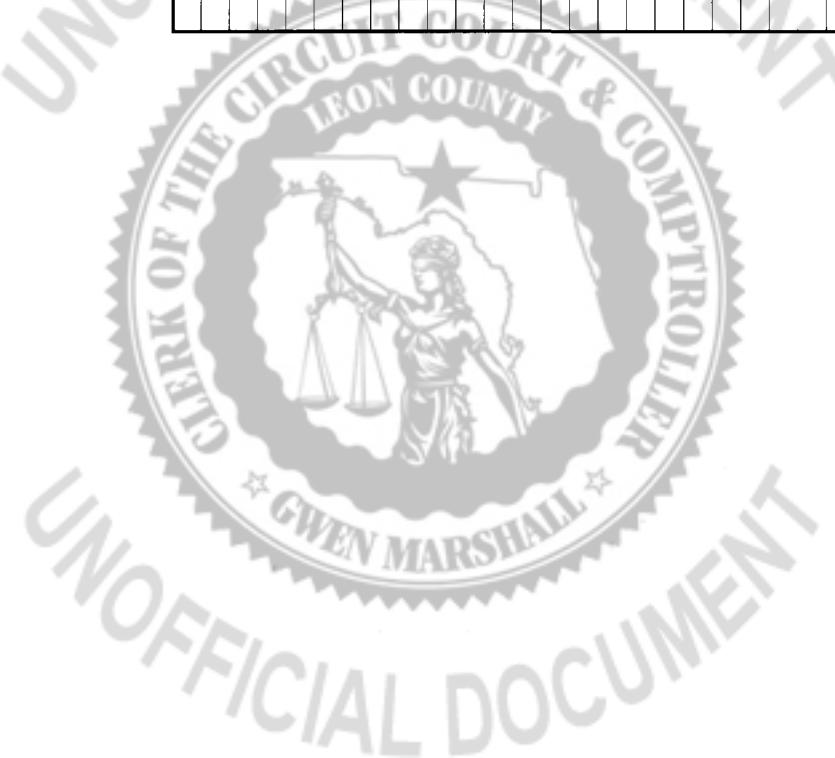
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A	B	C	D	E	F	G
1	LOT	Primary Name	Secondary Name	Address	City State Zip	Location
2	A001 A002	DONNELLY MARIE ARTHUR		5105 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5105 ILE DE FRANCE DR
3	A003	MOSES REN		5107 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5107 ILE DE FRANCE DR
4	A004	SCHWEKENDIEK LYNN MARIE		5111 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5111 ILE DE FRANCE DR
5	A005	MARPLE MARK A		5115 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5115 ILE DE FRANCE DR
6	A006	LAURIC VASILE		5119 ILE DE FRANCE	TALLAHASSEE FL 32308	5119 ILE DE FRANCE DR
7	A007	CAPARELLO DOMINIC M		5123 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5123 ILE DE FRANCE DR
8	A008	AMIN SURENDRA C		5135 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5135 ILE DE FRANCE DR
9	A009	KLAYMEIER EDWARD C		5141 ILE DE FRANCE	TALLAHASSEE FL 32308	5141 ILE DE FRANCE DR
10	A010	APPLEGATE ANNE V		5145 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5145 ILE DE FRANCE DR
11	A011	MOORE JOHN H Revocable Trust		131 YACHT CLUB DR APT 306	HYPOLUXO FL 33462	TRUST
12	A012	WYNN EDWARD L		2006 VERSAILLES CT	TALLAHASSEE FL 32308	2006 VERSAILLES CT
13	A013	SCRIVEN CHARLES J		2002 VERSAILLES CT	TALLAHASSEE FL 32308	2002 VERSAILLES CT
14	A014	DESILET RANDY L		2001 VERSAILLES CT	TALLAHASSEE FL 32308	2001 VERSAILLES CT
15	A015	EIKELAND SHIRLEY M		2007 VERSAILLES CT	TALLAHASSEE FL 32308	2007 VERSAILLES CT
16	A016	SWEARINGEN ROBERT D		5159 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5159 ILE DE FRANCE DR
17	A017	J H CAMPBELL INVESTMENTS LLC		8118 GLENMORE DR	TALLAHASSEE FL 32312	5161 ILE DE FRANCE DR
18	A018	SUNSHINE SAVINGS BANK		326 WILLIAMS ST	TALLAHASSEE FL 32303	5401 TOURAINE DR
19	A019	FINDLEY DAVID E		5403 TOURAINE DR	TALLAHASSEE FL 32308	5403 TOURAINE DR
20	A020	SCRUGGS OSCAR H		5407 TOURAINE DR	TALLAHASSEE FL 32308	5407 TOURAINE DR
21	A021	SCHUCKERS SANDRA		5411 TOURAINE DR	TALLAHASSEE FL 32308	5411 TOURAINE DR
22	A022	MENTILLO MARY A		2018 AMBOISE CT	TALLAHASSEE FL 32308	2018 AMBOISE CT
23	A023	DEROUIN DAVID E		2014 AMBOISE CT	TALLAHASSEE FL 32308	2014 AMBOISE CT
24	A024	MILLER BLAKE		2010 AMBOISE CT	TALLAHASSEE FL 32308	2010 AMBOISE CT
25	A025 A026	HOWELL WAYNE K		2004 AMBOISE CT	TALLAHASSEE FL 32308	2004 AMBOISE CT
26	A027	BISHOP DONALD B		2009 AMBOISE CT	TALLAHASSEE FL 32308	2009 AMBOISE CT
27	A028	POWELL ERROL H		2013 AMBOISE CT	TALLAHASSEE FL 32308	2013 AMBOISE CT
28	A029	DEWAR BUDDY (DENNIS)		5501 TOURAINE DR	TALLAHASSEE FL 32308	5501 TOURAINE DR
29	A030	NYE DENNIS E		5503 TOURAINE DR	TALLAHASSEE FL 32308	5503 TOURAINE DR
30	A031	ROBINSON WILLIE C		3734 ESTEPONA AVE	MIAMI FL 33178	5505 TOURAINE DR
31	A032	BARRON RONALD JEROME		5507 TOURAINE DR	TALLAHASSEE FL 32308	5507 TOURAINE DR
32	A033	FLOYD FRANKLIN N		5511 TOURAINE DR	TALLAHASSEE FL 32308	5511 TOURAINE DR
33	A034	HUCKABA SAMUEL W		5515 TOURAINE DR	TALLAHASSEE FL 32308	5515 TOURAINE DR
34	B001	ALLEN CLEVELAND JR		2101 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2101 NAPOLEON BONAPARTE DR
35	B002	THOMPSON ARTHUR C		2103 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2103 NAPOLEON BONAPARTE DR
36	B003	SWINGLE MATTHEW S		2105 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2105 NAPOLEON BONAPARTE DR
37	B004	BAREFIELD JOHN TED		2107 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2107 NAPOLEON BONAPARTE DR
38	B005	QUINN MARTHA B		5703 VERLAINE CT	TALLAHASSEE FL 32308	5703 VERLAINE CT
39	B006	HENDERSON C EARL		5708 VERLAINE CT	TALLAHASSEE FL 32308	5708 VERLAINE CT
40	B007	HOBSON ROBERT A JR		5704 VERLAINE CT	TALLAHASSEE FL 32308	5704 VERLAINE CT
41	B008	LONG WILLIAM M		5700 VERLAINE CT	TALLAHASSEE FL 32308	5700 VERLAINE CT
42	B009	POTTER MATTHEW O		9280 PINE COVE RD	ENGLEWOOD FL 34224	2205 NAPOLEON BONAPARTE DR
43	B010	YANCEY GARY W		2209 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2209 NAPOLEON BONAPARTE DR
44	B011	BAILEY JON S		2213 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2213 NAPOLEON BONAPARTE DR
45	B012	AGRAVAT BANSIDAS M		2220 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2217 NAPOLEON BONAPARTE DR
46	B013	MORTON SID K		2221 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2221 NAPOLEON BONAPARTE DR



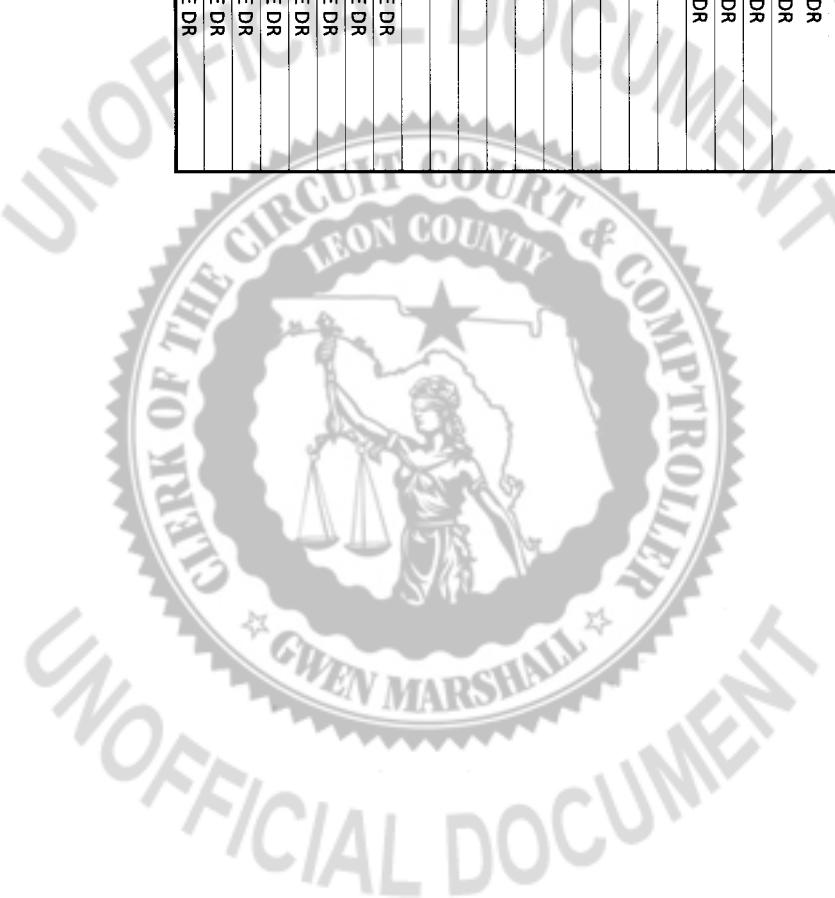
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A	B	C	D	E	F	G
1	LOT	Primary Name	Secondary Name	Address	City State Zip	Location
47	8014	POWER RICHARDS	POWER MERLINE B	2223 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2223 NAPOLEON BONAPARTE DR
48	8015	PAREDES SUSAN H		2225 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2225 NAPOLEON BONAPARTE DR
49	8016	GREGORY GILLIAN S	GREGORY MATTHEW D	2301 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2301 NAPOLEON BONAPARTE DR
50	8017	SIDERS L W	SIDERS WANDA D	2303 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2303 NAPOLEON BONAPARTE DR
51	8018	HARMAN SARA J	KOSKEY JOHN T	2307 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2307 NAPOLEON BONAPARTE DR
52	8019	BOLEY STEPHEN	BOLEY DONNA	2311 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2311 NAPOLEON BONAPARTE DR
53	8020	POWELL JOHN M	POWELL MAXINE B	2315 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2315 NAPOLEON BONAPARTE DR
54	8021	KENDRICKS BOBBY J	KENDRICKS R E	2319 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2319 NAPOLEON BONAPARTE DR
55	8022	PORTERO CHARLES J	PORTERO ANN T	2323 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2323 NAPOLEON BONAPARTE DR
56	8023	O'REAR SHIRLEY	O'REAR RONALD M	2327 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2327 NAPOLEON BONAPARTE DR
57	8024	CARBONE PEGGY JO		2708 VICTOR HUGO DR	TALLAHASSEE FL 32308	2708 VICTOR HUGO DR
58	8001	CANNON JOHNE	CANNON EDNA C	2709 VICTOR HUGO DR	TALLAHASSEE FL 32308	2709 VICTOR HUGO DR
59	8002	MCPHERSON TOM	MCPHERSON JANET	137 BEATY TAFF DR	CRAWFORDVILLE FL 32327	2405 NAPOLEON BONAPARTE DR
60	8003	NIMMONS PENNY	GILLILAND BRIAN THOMAS	2409 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2409 NAPOLEON BONAPARTE DR
61	8004	YEVITCH GREG	YEVITCH DEBORAH	2411 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2411 NAPOLEON BONAPARTE DR
62	8005	MORAVEC DAGMAR C.		2415 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2415 NAPOLEON BONAPARTE DR
63	8006	CLEVELAND ROSE NANCY		2501 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2501 NAPOLEON BONAPARTE DR
64	8007	FOLTZ BARBARA L		2505 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2505 NAPOLEON BONAPARTE DR
65	8008	ASHBAKER WILLIAM J	ASHBAKER T E	2509 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2509 NAPOLEON BONAPARTE DR
66	8009	CRONA JAMES T	SUSAN H.	2601 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2601 NAPOLEON BONAPARTE DR
67	8010	RAYMAKER RUDOLPH	PATRICIA	2603 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2603 NAPOLEON BONAPARTE DR
68	8011	HOFMEISTER JEFF J	HOFMEISTER RACHAEL	2605 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2605 NAPOLEON BONAPARTE DR
69	8012	NOVAK JAMES S	NOVAK PATRICIA	2609 NAPOLEON BONAPARTE DR	TALLAHASSEE FL 32308	2609 NAPOLEON BONAPARTE DR
70	8013	SECHEN ROBERT N	SECHEN KAREN L	2709 DEBUSSY CT	TALLAHASSEE FL 32308	2709 DEBUSSY CT
71	8014	WIRGAU DAVID A	WIRGAU MARTHA P	2713 DEBUSSY CT	TALLAHASSEE FL 32308	2713 DEBUSSY CT
72	8015	LACHNER CAROLE	TRUST	3072 KILLEARN POINT CT	TALLAHASSEE FL 32308	TRUST
73	8016	BRADLEY LESTER G IRV	TRUST	3072 DESERT OAK DR	PENSACOLA FL 32514	TRUST
74	8017	MORSE STEVEN B	MORSE JENNIFER M	3078 DEBUSSY CT	TALLAHASSEE FL 32308	2708 DEBUSSY CT
75	8018	FLAGER CHRISTOPHER	FLAGER LOIS M	2704 DEBUSSY CT	TALLAHASSEE FL 32308	2704 DEBUSSY CT
76	8019	BYNUM STEVEN S	BYNUM SANDRA	2440 MONACO DR	TALLAHASSEE FL 32308	2440 MONACO DR
77	8020	FAGAN MICHAEL J	FAGAN LINDA D	2438 MONACO DR	TALLAHASSEE FL 32308	2438 MONACO DR
78	8021	COWDREY WILLIAM J	COWDREY ALINE C	2436 MONACO DR	TALLAHASSEE FL 32308	2436 MONACO DR
79	8022	MOLINARI JOSEPH F	MOLINARI LINDA	2432 MONACO DR	TALLAHASSEE FL 32308	2432 MONACO DR
80	8023	WEEKLEY ALAN R	WEEKLEY JOHANNA	2428 MONACO DR	TALLAHASSEE FL 32308	2428 MONACO DR
81	8024	HART ARTHUR B		2424 MONACO DR	TALLAHASSEE FL 32308	2424 MONACO DR
82	8025	WARREN EARL L III		2420 MONACO DR	TALLAHASSEE FL 32308	2420 MONACO DR
83	8026	DEGROVE WILLIAM M	DEGROVE M P	2416 MONACO DR	TALLAHASSEE FL 32308	2416 MONACO DR
84	8027	STEPHENS RICHARD II	STEPHENS JANET S	2412 MONACO DR	TALLAHASSEE FL 32308	2412 MONACO DR
85	8028	RUSSELL PATRICK TIMOTHY	RUSSELL LARALYN MITCHELL	10 NW 79TH DR	GAINESVILLE FL 32607	2408 MONACO DR
86	8029	DAVIS ANITA L		2404 MONACO DR	TALLAHASSEE FL 32308	2404 MONACO DR
87	8030	EMENHEISER PHILIP W	EMENHEISER ELLEN LEWIS	5110 CHAMBORD DR	TALLAHASSEE FL 32308	5110 CHAMBORD DR
88	8031	PHILLIPS SIMMIE E	PHILLIPS JOAN A	5106 CHAMBORD DR	TALLAHASSEE FL 32308	5106 CHAMBORD DR
89	8032	KOON SANDRA GAIL		5102 CHAMBORD DR	TALLAHASSEE FL 32308	5102 CHAMBORD DR
90	8001	LANDRETH MARK D	ALDRIDGE T A	5105 CHAMBORD DR	TALLAHASSEE FL 32308	5105 CHAMBORD DR
91	8002		DENISE	DOES NOT APPEAR ON PA LIST		



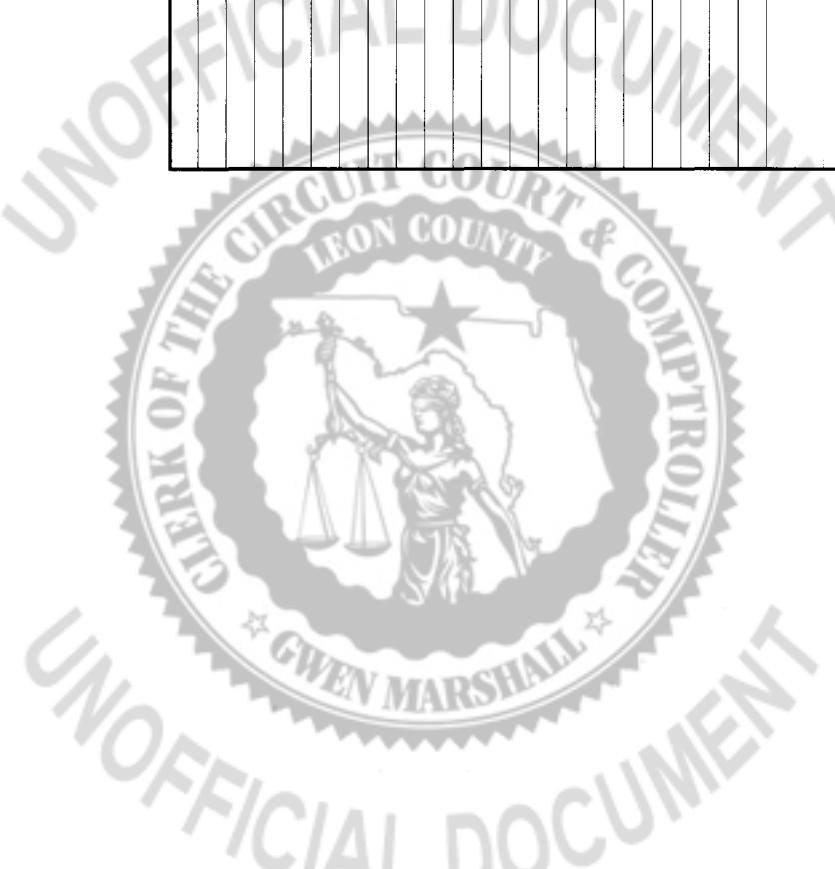
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	A	B	C	D	E	F	G
1	LOT	Primary Name	Secondary Name	Address	City State Zip	Location	
92	D003	MORGAN DAVID W	MORGAN NANCY I	2320 MONACO DR	TALLAHASSEE FL 32308	2320 MONACO DR	
93	D004	CUPPY DONALD L	CUPPY EVELYN S	2316 MONACO DR	TALLAHASSEE FL 32308	2316 MONACO DR	
94	D005	HOWELL MICHAEL A		2312 MONACO DR	TALLAHASSEE FL 32308	2312 MONACO DR	
95	D006	MOORE E PAUL SR	MOORE MARY V	2308 MONACO DR	TALLAHASSEE FL 32308	2308 MONACO DR	
96	D007	SCOTT EDWARD R	SCOTT PAMELA E	2304 MONACO DR	TALLAHASSEE FL 32308	2304 MONACO DR	
97	D008	HOLMES RONALD W	HOLMES CONSTANCE C	430 E BAY ST UNIT 14	JACKSONVILLE FL 32202	2300 MONACO DR	
98	D009	WILLIAMS TERRY DEAN		PO BOX 180222	TALLAHASSEE FL 32318	2220 MONACO DR	
99	D010	BLOUNT MARY JONES		PO BOX 3033	TALLAHASSEE FL 32315	2216 MONACO DR	
100	D011	DALE DAVID B	DALE BARBARA L	2212 MONACO DR	TALLAHASSEE FL 32308	2212 MONACO DR	
101	D012	MIMS CHARLES R	MIMS NATALIE B	2208 MONACO DR	TALLAHASSEE FL 32308	2208 MONACO DR	
102	D013	LEON COUNTY		1907 S MONROE ST	TALLAHASSEE FL 32301	2204 MONACO DR	
103	D014	PESCADOR MANUELL	PESCADOR M	5208 TOURAIN DR	TALLAHASSEE FL 32308	5208 TOURAIN DR	
104	D015	HOULIOS ALEX	HOULIOS KIMBERLY	5204 TOURAIN DR	TALLAHASSEE FL 32308	5204 TOURAIN DR	
105	D016	TOWNSEND GLENN THOMAS	TOWNSEND JULIE GAY	5200 TOURAIN DR	TALLAHASSEE FL 32308	5200 TOURAIN DR	
106	E001	LOVE EDGAR J	LOVE BARBARA H	2104 BAGATELLE CT	TALLAHASSEE FL 32308	2104 BAGATELLE DR	
107	E002	LOGGINS P E	LOGGINS D H	5112 TOURAIN DR	TALLAHASSEE FL 32308	5110 TOURAIN DR STE	
108	E003	MCCLAIN JOHN M	MCCLAIN GINGER S	2101 LA ROCHELLE DR	TALLAHASSEE FL 32308	2101 LA ROCHELLE DR	
109	E004	VANTURE CHARLES E	VANTURE J B	2105 LA ROCHELLE DR	TALLAHASSEE FL 32308	2105 LA ROCHELLE DR	
110	E005	MAXWELL BRAD E	MAXWELL MELISSA W	2113 LA ROCHELLE DR	TALLAHASSEE FL 32308	2113 LA ROCHELLE DR	
111	E006	CURINGTON GERALD B	CURINGTON L F	2117 LA ROCHELLE DR	TALLAHASSEE FL 32308	2117 LA ROCHELLE DR	
112	E007	SNOWDEN DAVID RYAN	SNOWDEN SELLENA B	2121 LA ROCHELLE DR	TALLAHASSEE FL 32308	2121 LA ROCHELLE DR	
113	E008	CHIOPAN BRUCE	CHIOPAN MARY ANN	2125 LA ROCHELLE DR	TALLAHASSEE FL 32308	2125 LA ROCHELLE DR	
114	E009	CHITWOOD ROBERT P		2139 LA ROCHELLE DR	TALLAHASSEE FL 32308	2139 LA ROCHELLE DR	
115	F001	SIRMONS RICHARD THOMAS	SIRMONS KELLIE ANN	2122 LA ROCHELLE DR	TALLAHASSEE FL 32308	2122 LA ROCHELLE DR	
116	F002	GILROY JOHN F III	GILROY S	2118 LA ROCHELLE DR	TALLAHASSEE FL 32308	2118 LA ROCHELLE DR	
117	F003	CUSICK MICHAEL D	CUSICK S H	2114 LA ROCHELLE DR	TALLAHASSEE FL 32308	2114 LA ROCHELLE DR	
118	F005	HORNE JENNIFER	HORNE ALVIS	2106 LA ROCHELLE DR	TALLAHASSEE FL 32308	2106 LA ROCHELLE DR	
119	F006	SHERROD ROBERT	SHERROD RITA S	5108 TOURAIN DR	TALLAHASSEE FL 32308	5108 TOURAIN DR	
120	F007	WILHELM TERRY G		5104 TOURAIN DR	TALLAHASSEE FL 32308	5104 TOURAIN DR	
121	F008	SEWELL JAMES E	SEWELL SUZANNE	5100 TOURAIN DR	TALLAHASSEE FL 32308	5100 TOURAIN DR	
122	F009	MCDOWELL MICHAEL B	MCDOWELL EVELYN	2101 TRIANON CT	TALLAHASSEE FL 32308	2101 TRIANON CT	
123	F010	COONRAD R STEPHEN	COONRAD MELINDA N	2105 TRIANON CT	TALLAHASSEE FL 32308	2105 TRIANON CT	
124	F011	MURTHA MICHAEL PATRICK	MURTHA MICHELE M	2108 TRIANON CT	TALLAHASSEE FL 32308	2108 TRIANON CT	
125	F012	JORDAN ANGELA P	JACKSON WILLIAM T	773 EAGLES VIEW DR	TALLAHASSEE FL 32311	2100 TRIANON CT	
126	F013	MILLER DONALD G		5008 TOURAIN DR	TALLAHASSEE FL 32308	5008 TOURAIN DR	
127	F014	MCDANIEL BARRY L	MCDANIEL LORRETTA C	5004 TOURAIN DR	TALLAHASSEE FL 32308	5004 TOURAIN DR	
128	F015	HUNTER ANGELA KAY	HUNTER BRIAN SCOTT	5002 TOURAIN DR	TALLAHASSEE FL 32308	5002 TOURAIN DR	
129	G001	HEFREN JUDITH E		5108 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5108 ILE DE FRANCE DR	
130	G002	TEEL SUSAN M	CALDWELL NANCY B	5112 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5112 ILE DE FRANCE DR	
131	G003	CALDWELL ROBERT		5116 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5116 ILE DE FRANCE DR	
132	G004	KIEDROWSKI STEFAN		5120 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5120 ILE DE FRANCE DR	
133	G005	PYTEL LAURENCE B	PYTEL M M	5146 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5124 ILE DE FRANCE DR	
134	G006	KNOX TRICIA S	KNOX JOHN R	5128 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5128 ILE DE FRANCE DR	
135	G007	JACKSON THOMAS A TR	JACKSON MAE D TR	5132 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5132 ILE DE FRANCE DR	
136	G008	PITTMAN DONALD C	PITTMAN JILL F	5136 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5136 ILE DE FRANCE DR	

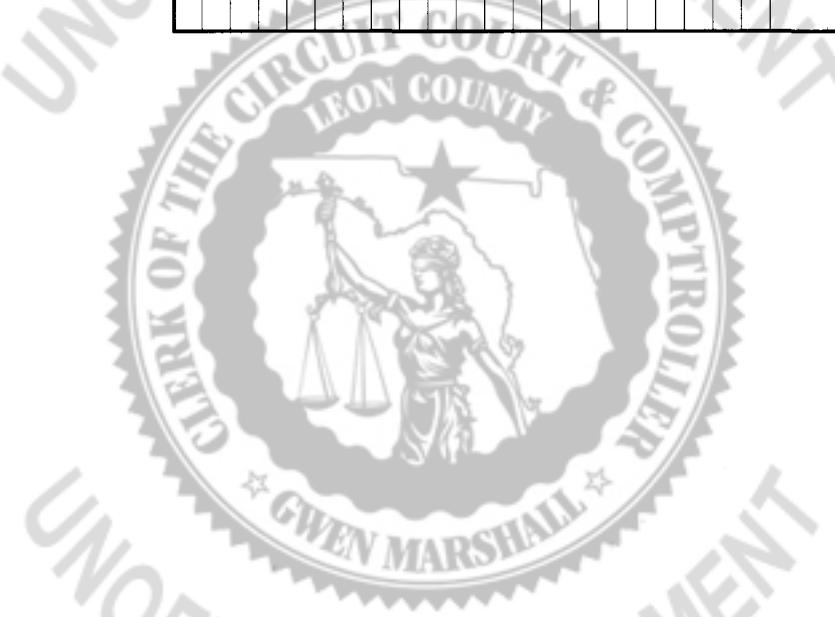


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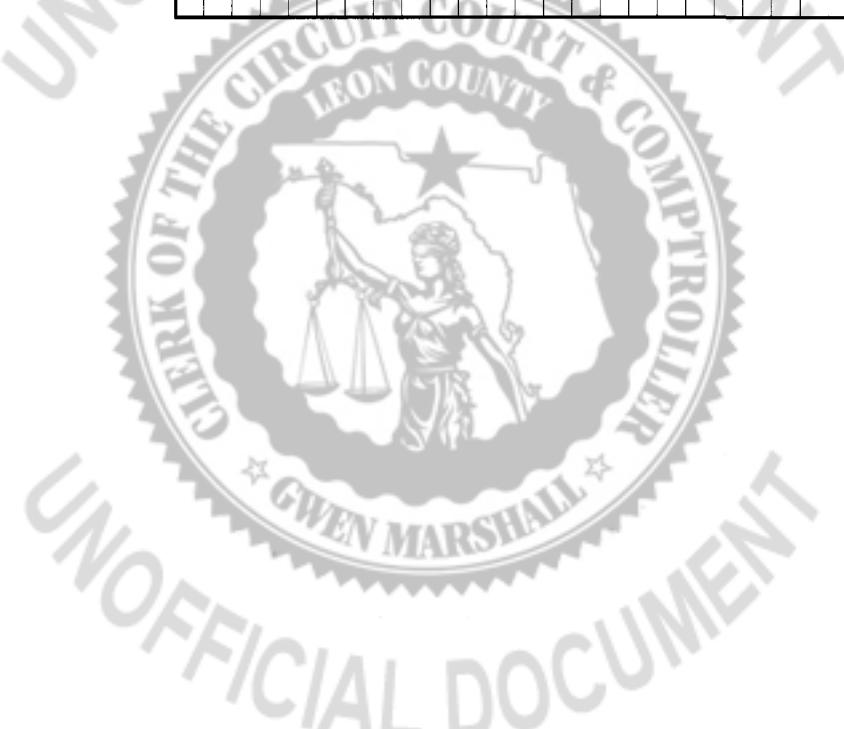
A	B	C	D	E	F	G
1	IOT	Primary Name	Secondary Name	Address	City State Zip	Location
137	6009	TURNER GODELL	TURNER DORIS K	5142 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5142 ILE DE FRANCE DR
138	6010	PYTEL LAURENCE B	PYTEL M	5146 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5146 ILE DE FRANCE DR
139	6011	CHILDERS EARL G JR	CHILDERS JOANNE MARY	5150 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5150 ILE DE FRANCE DR
140	6012	DOLL HAYON JR	DOLL LA	5154 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5154 ILE DE FRANCE DR
141	6013	FITZPATRICK GARY M	FITZPATRICK V L	5158 ILE DE FRANCE DR	TALLAHASSEE FL 32308	5158 ILE DE FRANCE DR
142	6014	NORDIN RALPH K	NORDIN JULIA F	5325 TOURAINNE DR	TALLAHASSEE FL 32308	5325 TOURAINNE DR
143	6015	TALIAFERRO ERNEST L JR	TALIAFERRO MARCIAL	5321 TOURAINNE DR	TALLAHASSEE FL 32308	5321 TOURAINNE DR
144	6016	HAGGERTY DIANE	GEE BRIAN D	5317 TOURAINNE DR	TALLAHASSEE FL 32308	5317 TOURAINNE DR
145	6017	SCHAAF RICHARD J	PANCHOLY SUNIL K	5313 TOURAINNE DR	TALLAHASSEE FL 32308	5313 TOURAINNE DR
146	6018	DRAWDY T E	PANCHOLY KUSUM	5309 TOURAINNE DR	TALLAHASSEE FL 32308	5309 TOURAINNE DR
147	6019	GENNNAH MOHAMED	KHILALL-GENNNAK RAYNATTIE	5305 TOURAINNE DR	TALLAHASSEE FL 32308	5305 TOURAINNE DR
148	6020	CRANE JAMES J	CRANE D SAWAYA	5301 TOURAINNE DR	TALLAHASSEE FL 32308	5301 TOURAINNE DR
149	6021	FOLTZ CHARLENE L	SCHAAF TULAY	5207 TOURAINNE DR	TALLAHASSEE FL 32308	5207 TOURAINNE DR
150	6022	SMITH ERIC	DRAWDY CAROLYN B	5203 TOURAINNE DR	TALLAHASSEE FL 32308	5203 TOURAINNE DR
151	6023	TAYLOR J RICHARD		5201 TOURAINNE DR UNIT #2208	TALLAHASSEE FL 32308	5201 TOURAINNE DR
152	6024	RYNCARZ POLLY M	RYNCARZ MATTHEW	4750 HASTINGS TER	ALPHARETTA GA 30005	5117 TOURAINNE DR
153	6025	PATEL BHAGIRATH K	TODD SHELLEY R	5113 TOURAINNE DR	TALLAHASSEE FL 32308	5113 TOURAINNE DR
154	6026	CUMMINGS CAROLYN D	SMITH AVERIL	5111 TOURAINNE DR	TALLAHASSEE FL 32308	5111 TOURAINNE DR
155	6027	YOUNG PHYLLIS S		5107 TOURAINNE DR	TALLAHASSEE FL 32308	5107 TOURAINNE DR
156	6028	HOPKINS GRADY CLIFTON AS TRU		5103 TOURAINNE DR	TALLAHASSEE FL 32308	5103 TOURAINNE DR
157	6029	PATEL R B	PATEL R B	5101 TOURAINNE DR	TALLAHASSEE FL 32308	5101 TOURAINNE DR
158	6030	VAUGHN JOSEPH B JR		5005 TOURAINNE DR	TALLAHASSEE FL 32308	5005 TOURAINNE DR
159	6031	ZAKARE MUHAMMED	SAKARE STELLA	2201 MONACO DR	TALLAHASSEE FL 32308	2201 MONACO DR
160	6032	LEON COUNTY		1907 S MONROE ST	TALLAHASSEE FL 32301	2203 MONACO DR
161	6033	BUNCH WILLIAM D JR		2207 MONACO DR	TALLAHASSEE FL 32301	2207 MONACO DR
162	6034	VAUGHN JOSEPH B JR		2211 MONACO DR	TALLAHASSEE FL 32308	LIFE ES
163	6035	LUMENE MIRLANDE	JOCELYN OLGA L	2217 MONACO DR	TALLAHASSEE FL 32308	2211 MONACO DR
164	6036	BARFIELD DAVID LEE	BARFIELD CRYSTAL H	5207 RIVERA DR	TALLAHASSEE FL 32308	2217 MONACO DR
165	6037	BUNCH G D	BUNCH G D	4020 CORNISH DR	TALLAHASSEE FL 32303	5207 RIVERA DR
166	6038	SHULTHEISS JOHNS	SHULTHEISS A L	2155 ORLEANS DR	TALLAHASSEE FL 32308	5211 RIVERA DR
167	6039	SCHWARZ PETER	SCHWARZ LINDA	2151 ORLEANS DR	TALLAHASSEE FL 32308	2155 ORLEANS DR
168	6040	BROWN FRANKLIN B	BROWN JO ELLEN	2147 ORLEANS DR	TALLAHASSEE FL 32308	2151 ORLEANS DR
169	6041	VALERIANO A	VALERIANO J C	2143 ORLEANS DR	TALLAHASSEE FL 32308	2147 ORLEANS DR
170	6042	DAVIES NICKOLAS A	DAVIES KRISTIN M	PO BOX 12575	TALLAHASSEE FL 32317	2143 ORLEANS DR
171	6043	RECUPERO MICHAEL	RECUPERO LISA H	CATT'S SUSAN E	TALLAHASSEE FL 32308	2139 ORLEANS DR
172	6044	CATT'S HUGH W III		2135 ORLEANS DR	TALLAHASSEE FL 32308	2135 ORLEANS DR
173	6045	FAULKENBERRY MARSHAL D		2131 ORLEANS DR	TALLAHASSEE FL 32308	2131 ORLEANS DR
174	6046	TAM CHRISTOPHER K W	TAM DPK	2127 ORLEANS DR	TALLAHASSEE FL 32308	2127 ORLEANS DR
175	6047	TAM C K W	TAM DELIA P K	2127 ORLEANS DR	TALLAHASSEE FL 32308	2125 ORLEANS DR
176	6048	PARBHU CHUNILAL D		2123 ORLEANS DR	TALLAHASSEE FL 32308	2123 ORLEANS DR
177	6049	EVANS DOUGLAS		2119 ORLEANS DR	TALLAHASSEE FL 32308	LIFE ES
178	6050	PADALIA MANSUKH L G	PADALIA NM	2115 ORLEANS DR	TALLAHASSEE FL 32308	2115 ORLEANS DR
179	6051	DOHERTY ROBERT L	DOHERTY A D	2113 ORLEANS DR	TALLAHASSEE FL 32308	2113 ORLEANS DR
180	6052	BUTTON ROBERT B		2111 ORLEANS DR	TALLAHASSEE FL 32308	2111 ORLEANS DR
181	6053	LERNER STUART	LERNER E B	2107 ORLEANS DR	TALLAHASSEE FL 32308	2107 ORLEANS DR



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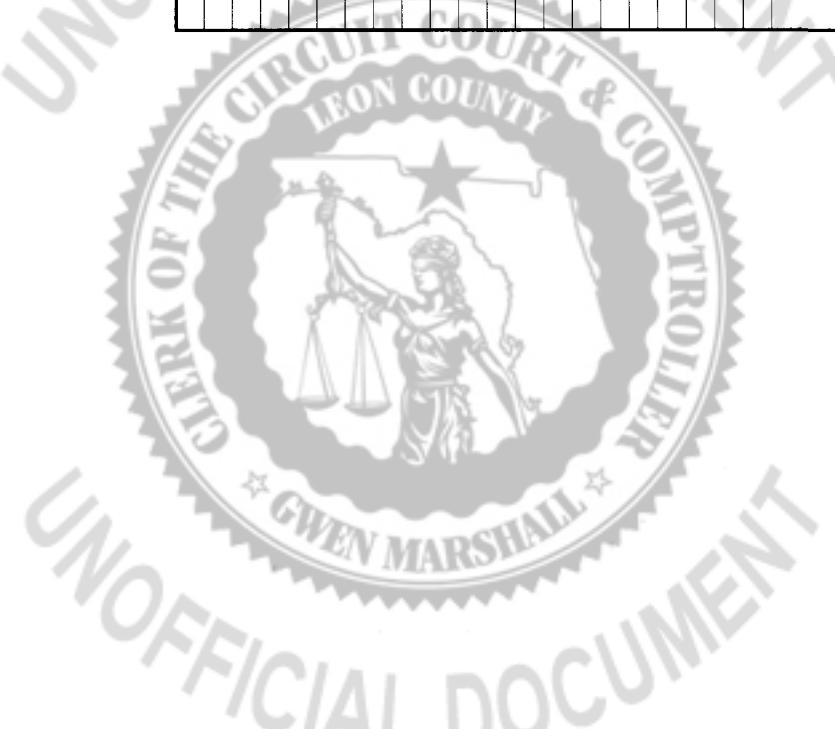


	A	B	C	D	E	F	G
1	LOT	Primary Name	Secondary Name	Address	City State Zip	Location	
227	1002-1003	TAYLOR JAMES A JR	TAYLOR BEVERLY O	2208 ORLEANS DR	TALLAHASSEE FL 32308	2208 ORLEANS DR	
228	1004	CHROUST CLIFF	CHROUST JANA	2200 ORLEANS DR	TALLAHASSEE FL 32308	2200 ORLEANS DR	
229	1005	HOLT GREGORY A	HAMRICK LEAH L	2160 ORLEANS DR	TALLAHASSEE FL 32308	2160 ORLEANS DR	
230	1006	EGGERS MARK JOSEPH	EGGERS SANDRA PARIS	2156 ORLEANS DR	TALLAHASSEE FL 32308	2156 ORLEANS DR	
231	1007	SCHMIDT TERRY P	SCHMIDT STACEY C	2152 ORLEANS DR	TALLAHASSEE FL 32308	2152 ORLEANS DR	
232	1008	BELLFLOWER JAMES W	BELLFLOWER KATHERINE G	2148 ORLEANS DR	TALLAHASSEE FL 32308	2148 ORLEANS DR	
233	1009	NGO HAI	NGO CHIN LIN	2144 ORLEANS DR	TALLAHASSEE FL 32308	2144 ORLEANS DR	
234	1010	SERPICO JOSEPH	SERPICO LESLIE	2140 ORLEANS DR	TALLAHASSEE FL 32308	2140 ORLEANS DR	
235	1011	NICULESCU HALINA	NICULESCU A	2136 ORLEANS DR	TALLAHASSEE FL 32308	2136 ORLEANS DR	
236	1012	WILDER STEVENT	WILDER KIMBERLEY R	2132 ORLEANS DR	TALLAHASSEE FL 32308	2132 ORLEANS DR	
237	1013	BOSSART JAMES A	BOSSART TAMELA S	2128 ORLEANS DR	TALLAHASSEE FL 32308	2128 ORLEANS DR	
238	1014	MENTILLO MICHAEL P	MENTILLO SA	2124 ORLEANS DR	TALLAHASSEE FL 32308	2124 ORLEANS DR	
239	1015	TERRELL CHRISTOPHER R	DESILET DANIELLE M	2120 ORLEANS DR	TALLAHASSEE FL 32308	2120 ORLEANS DR	
240	1016	MISTRY NANCY K		2116 ORLEANS DR	TALLAHASSEE FL 32308	2116 ORLEANS DR	
241	1017	BAMBURY PHYLLIS		3706 GALLATIN ST	HYATTSVILLE MD 20782	2112 ORLEANS DR	
242	1018-1019	MARTINEZ-SERRA J A & VTTE		2104 ORLEANS DR	TALLAHASSEE FL 32308	2108 ORLEANS DR	
243	1020	RAUGHLEY J BURTON	RAUGHLEY SALLY JO	2100 ORLEANS DR	TALLAHASSEE FL 32308	2100 ORLEANS DR	
244	1021	KILPATRICK EDDIE JR	KILPATRICK E	2200 BOURGOGNE DR	TALLAHASSEE FL 32308	2200 BOURGOGNE DR	
245	1022	WOODSUM GLENN C	WOODSUM DJ W	2206 BOURGOGNE DR	TALLAHASSEE FL 32308	2206 BOURGOGNE DR	
246	1023	BARNETT DEBERT C JR	BARNETT PM	2210 BOURGOGNE DR	TALLAHASSEE FL 32308	2210 BOURGOGNE DR	
247	1024	GLADWIN WILLIAM J JR	FUTCH SUSAN CHANDLER	2304 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2304 TOUR EIFFEL DR	
248	1025	GAMS GROUP INC THE		2308 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2308 TOUR EIFFEL DR	
249	1026	BRADFORD SONYA LENA HOWEL		311 BARBOURVILLE DR	TALLAHASSEE FL 32301	ESTATE	2312 TOUR EIFFEL DR
250	1027	RAKER BARBARA J		570 ARRON RD	CRAWFORDVILLE FL 32327	LIVING	2316 TOUR EIFFEL DR
251	1028	DOXFORD NORMAN A	DOXFORD LISA M	2320 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2320 TOUR EIFFEL DR
252	1029	PALMER MOLLIE K	PALMER ROBERT MITCHELL	2324 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2324 TOUR EIFFEL DR
253	1030	WESTER CLAIRE JANE		2328 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2328 TOUR EIFFEL DR
254	1031	SENN DONNA JUNE		1281 CORDOVA CIR	TALLAHASSEE FL 32317		2332 TOUR EIFFEL DR
255	1032	ADAMS BARBARA J		2336 TOUR EIFFEL	TALLAHASSEE FL 32308		2336 TOUR EIFFEL DR
256	1033	BRUNS CYNTHIA Y		2340 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2340 TOUR EIFFEL DR
257	1034	HILL ADDIS J	HILL MARCIA F	2344 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2344 TOUR EIFFEL DR
258	1035	WEINELL MATTHEW W	WEINELL M D	2348 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2348 TOUR EIFFEL DR
259	1036	WYNN ANDREW	WYNN RUTH	2352 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2352 TOUR EIFFEL DR
260	1037	BIRDWELL JEAN L	BIRDWELL NORMA S	PO BOX 6247	TALLAHASSEE FL 32314		2356 TOUR EIFFEL DR
261	1038	GIUNIPERO LARRY C	GIUNIPERO JAND	2345 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2360 TOUR EIFFEL DR
262	1039	APODACA EDWARD S	APODACA MARY E	2364 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2364 TOUR EIFFEL DR
263	1040	ROBERTS STEPHEN	ROBERTS GAIL	2368 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2368 TOUR EIFFEL DR
264	1001	SCHMOOKLER SANFORD	SCHMOOKLER A	2317 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2317 TOUR EIFFEL DR
265	1002	XIN YAN	LU JUN	2305 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2305 TOUR EIFFEL DR
266	1003	LONG RICHARD	KAREN TRIMBLE HARRELL	2301 TOUR EIFFEL DR	TALLAHASSEE FL 32308		2301 TOUR EIFFEL DR
267	1004	SHELBY C	SHELBY GAIL	2304 BOURGOGNE DR	TALLAHASSEE FL 32308		2304 BOURGOGNE DR
268	1005	MCRÄE ROBERT D	MCRÄE TRACEY D	2308 BOURGOGNE DR	TALLAHASSEE FL 32308		2308 BOURGOGNE DR
269	1006	MILLER JAMES M	MILLER MARGO C	2312 BOURGOGNE DR	TALLAHASSEE FL 32308		2312 BOURGOGNE DR
270	1007	SPRADLIN BRETT J		2316 BOURGOGNE DR	TALLAHASSEE FL 32308		2316 BOURGOGNE DR
271	1008	HEALY SARA B		2320 BOURGOGNE DR	TALLAHASSEE FL 32308		2320 BOURGOGNE DR

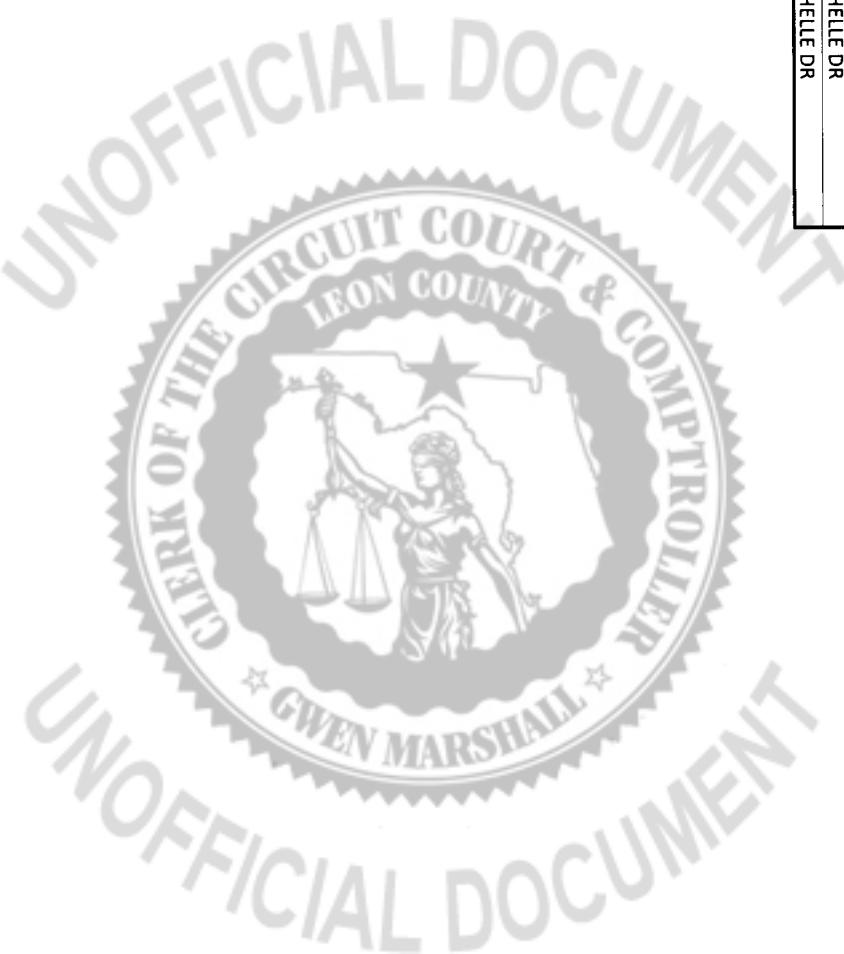


UNOFFICIAL DOCUMENT

A	B	C	D	E	F	G
LOT	Primary Name	Secondary Name	Address	City State Zip	Location	
1	DANA MARK	DANA SUSAN	2324 BOURGOGNE DR	TALLAHASSEE FL 32308	2324 BOURGOGNE DR	
272	K009	SAMMONS JEFFERY N	2328 BOURGOGNE DR	TALLAHASSEE FL 32308	2328 BOURGOGNE DR	
273	K010	JONES MALCOLM GREGORY	2332 BOURGOGNE DR	TALLAHASSEE FL 32308	2332 BOURGOGNE DR	
274	K011	DRAKE JAMES EJR	2336 BOURGOGNE DR	TALLAHASSEE FL 32308	2336 BOURGOGNE DR	
275	K012	MILLER DONNA M	2340 BOURGOGNE DR	TALLAHASSEE FL 32308	TRUST	2340 BOURGOGNE DR
276	K013	ACUFF EDWARD	2500 NAPOLEAN BONAPART DR	TALLAHASSEE FL 32308	2500 NAPOLEAN BONAPART DR	
277	K014	ACUFF GERALDINE A	2504 NAPOLEAN BONAPART DR	TALLAHASSEE FL 32308	2504 NAPOLEAN BONAPART DR	
278	K015	AGEE DAMON W	AGEE ANN M	TALLAHASSEE FL 32308	2312 ORLEANS DR	
279	K016	DAWS RUSSELL S	DAWS CAROL	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
280	K017	WILSON DOROTHY	WILSON LAURA	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
281	K018	BARTON KARL S	BARTON MELISA	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
282	K019	MCDONALD JOSEPH CAMERON	MCDONALD TABITHA JUNE	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
283	K020	DAWS CAROL	PRESTON LAURA	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
284	K021	BERGSTROM RICHARD N	BELLFLOWER JASON PARIS	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
285	K022	KOPPIKAR DINKAR B	BELLFLOWER TIFFANY MARIE	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
286	K023	PADALIA MANSUKHIAL G	KOPPIKAR V D	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
287	K024	THOMAS BRADFORD L	PADALIA N	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
288	K025	BILLUPS WILLIAM G	COX SUSAN A	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
289	K026	LAROSA DENNIS E	BERGSTROM LORI	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
290	K027	HINES DAVID LJR	GUNIPERO LARRY	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
291	K028	WHITMIRE SANDRA M	GUNIPERO JAN	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
292	K029	BILLUPS CAROLE LEE	WHITMIRE SANDRA M	TALLAHASSEE FL 32308	TALLAHASSEE FL 32308	
293	K030	LAROSA GAIL R	2335 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2335 TOUR EIFFEL DR	
294	K031	HINES LORI P	2337 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
295	K032	ROBINSON LYLE W	ROBINSON LYNN A	TALLAHASSEE FL 32308	2339 TOUR EIFFEL DR	
296	K033	ALLEN VIRGINIA N	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2339 TOUR EIFFEL DR	
297	K034	GAVAGNI DAVID C	2331 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2331 TOUR EIFFEL DR	
298	K035	BROWN PAUL JIV	2327 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
299	K036	RICKS JAMES A	2327 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
300	K037	PATEL KANU J	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
301	K038	CASEY S R	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
302	K039	GRISOM MICHAEL A	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
303	K040	WRIGHT JOHN	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
304	K041	AGRAVAT BANSIDAS M	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
305	K042	SAVAGE ANTHONY J	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
306	K043	KIM KYO SOON	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
307	K044	BHUTA VIRENDRA G	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
308	K045	TILLMAN JAMES P	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
309	K046	WILLIAMS CHARLES THEODORE	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
310	K047	JERNIGAN RICHARD	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
311	K048	MALOY RUDOLPH	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
312	K049	EDMUNDSON PAUL A N	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
313	K050	TANZY PETER	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
314	K051	GEIGER RAYMOND	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
315	K052	VIOUCHKOV YOURI	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	
316	K053	SABOLIC ANDREW	2325 TOUR EIFFEL DR	TALLAHASSEE FL 32308	2337 TOUR EIFFEL DR	



A	B	C	D	E	F	G
1	LOT	Primary Name	Secondary Name	Address	City State Zip	Location
317	023	RAYMAKER JOHN	RAYMAKER MINDY	2333 BOURGOGNE DR	TALLAHASSEE FL 32308	2333 BOURGOGNE DR
318	024	HODGE PAUL D	HODGE ABBIE P	2325 BOURGOGNE DR	TALLAHASSEE FL 32308	2325 BOURGOGNE DR
319	025	YOUNG NENA TE		2319 BOURGOGNE DR	TALLAHASSEE FL 32308	TRUST 2319 BOURGOGNE DR
320	026	HUMAYUN MUNIR		2315 BOURGOGNE DR	TALLAHASSEE FL 32308	2315 BOURGOGNE DR
321	027	JACKSON DALE R		2311 BOURGOGNE DR	TALLAHASSEE FL 32308	2311 BOURGOGNE DR
322	028	BAUGH BENJAMIN JAMES		2015 WILDFLOWER DR	HOOVER AL 35244	2309 BOURGOGNE DR
323	029	MCKENNA DAVID		2307 BOURGOGNE DR	TALLAHASSEE FL 32308	2307 BOURGOGNE DR
324	030	STEINKUEHLER ERIC R		2305 BOURGOGNE DR	TALLAHASSEE FL 32308	2305 BOURGOGNE DR
325	031	LANDRETH ELISE ROPER		2303 BOURGOGNE DR	TALLAHASSEE FL 32308	2303 BOURGOGNE DR
326	032	MACKLAND LARRY		2301 BOURGOGNE DR	TALLAHASSEE FL 32308	2301 BOURGOGNE DR
327	033	MARTIN SARA ANN W		2213 BOURGOGNE DR	TALLAHASSEE FL 32308	2213 BOURGOGNE DR
328	034	HAYES LYNN DORA		2211 BOURGOGNE DR	TALLAHASSEE FL 32308	2211 BOURGOGNE DR
329	035	HOLLAND PROPERTIES LLC		103 CEE DR	HUNTSVILLE AL 35806	2209 BOURGOGNE DR
330	037	SUNDERHAUS DENNIS		2203 BOURGOGNE DR	TALLAHASSEE FL 32308	2203 BOURGOGNE DR
331	038	GONZALEZ ABDEL		2201 BOURGOGNE DR	TALLAHASSEE FL 32308	2201 BOURGOGNE DR
332	039	KUHLMEIER DAVID BERNARD		2059 CHAMPAGNE DR	TALLAHASSEE FL 32308	2059 CHAMPAGNE DR
333	040	WATSON JOHN WESLEY JR		2055 CHAMPAGNE DR	TALLAHASSEE FL 32308	2055 CHAMPAGNE DR
334	M001	PETERSON LANCE	KELLY LIZETTE	2146 LA ROCHELLE DR	TALLAHASSEE FL 32308	2146 LA ROCHELLE DR
335	M002	MCCARRON EDWARD T		47 MONUMENT ST	PORTLAND ME 04101	ESTATE 2142 LA ROCHELLE DR
336	M003	BLUMSACK STEVEN L		2003 CHULI NENE	TALLAHASSEE FL 32301	2138 LA ROCHELLE DR
337	M004	SCHEFF JEANETTE M		2134 LA ROCHELLE DR	TALLAHASSEE FL 32308	2134 LA ROCHELLE DR
338	M005	DAVIS WILBURN T III		2130 LA ROCHELLE DR	TALLAHASSEE FL 32308	2130 LA ROCHELLE DR
339	M006	KLEINFELTER JESSICA	RITCHIE LARRY	2126 LA ROCHELLE DR	TALLAHASSEE FL 32308	2126 LA ROCHELLE DR



Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

FINAL ORDER NO. DEO-14-163

December 1, 2014

Kristin A. Gardner  
Dunlap & Shipman, P.A.  
2065 Thomasville Road, Suite 102  
Tallahassee, FL 32308

Re: **Lafayette Oaks Homes Association, Inc.**

Dear Ms. Gardner:

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

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

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

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

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.



Kristin A. Gardner  
December 1, 2014  
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FINAL ORDER NO. DEO-14-163

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

Sincerely,



Ana Richmond, Chief  
Bureau of Community Planning

**NOTICE OF ADMINISTRATIVE RIGHTS**

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

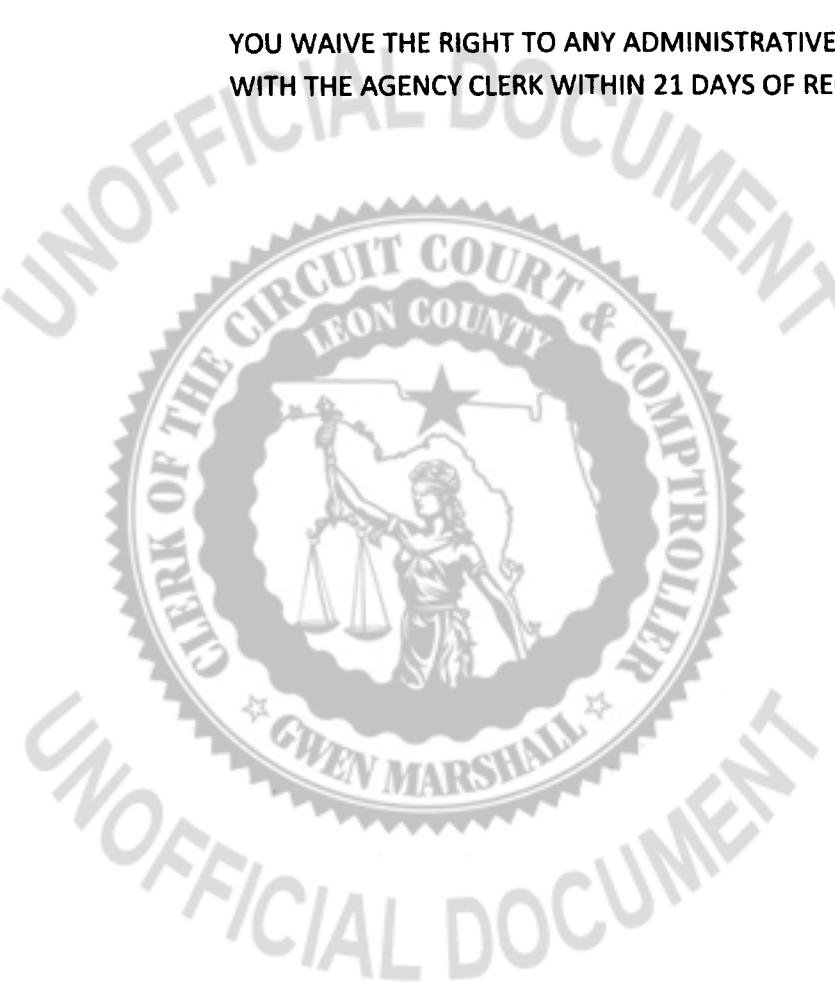
FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

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

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

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

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

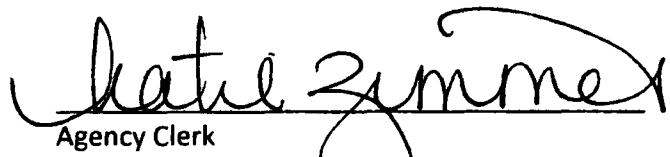


Kristin A. Gardner  
December 1, 2014  
Page 3 of 3

FINAL ORDER NO. DEO-14-163

**NOTICE OF FILING AND SERVICE**

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 2nd day of December 2014.

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

**By Certified U. S. Mail:**

Kristin A. Gardner  
Dunlap & Shipman, P.A.  
2065 Thomasville Road, Suite 102  
Tallahassee, FL 32308

**By interoffice delivery:**

Curtis R. Beyer, Assistant General Counsel  
Rozell McKay, Government Analyst I, Division of Community Planning

