

**MERIDIAN OAKS RESIDENTIAL
DECLARATION OF COVENANTS AND RESTRICTIONS**

**STATE OF FLORIDA,
COUNTY OF LEON:**

THIS DECLARATION OF COVENANTS AND RESTRICTIONS, made and entered into on this 29th day of April 2004, by TRACE LANDING, INC., a Florida corporation, hereinafter referred to as Developer.

WITNESSETH

WHEREAS, the Developer has deemed it desirable for the efficient presentation 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 assessment and charges hereinafter created; and

WHEREAS, The Developer has incorporated a non-profit corporation, MERIDIAN OAKS HOMEOWNERS ASSOCIATION, INC., under the laws of the State of Florida, for the purpose of exercising the functions aforesaid;

NOW THEREFORE, the Developer declares that the real property described in Exhibit "A", and such additions thereto as may hereafter be made pursuant to Article I 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 I
PROPERTY SUBJECT TO THIS DECLARATION**

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 in Exhibit "A"

**ARTICLE II
DEFINITIONS**

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

- (a) Assessment shall mean the sum of money, as provided herein, which shall be levied against each Owner for the maintenance, upkeep and preservation of the Properties and Restricted Areas (Green Areas) pursuant to these covenants, the By-laws and Rules and Regulations adopted by the Association.
- (b) "Association" shall mean and refer to the MERIDIAN OAKS HOMEOWNERS ASSOCIATION.

- (c) "Board" shall mean and refer to the Board of Directors of the
- (d) "Building" shall include, but not be limited to, both the main portion of such building and all projections or extensions thereof, including garages, outside platforms and decks, carports, canopies, enclosed malls, porches, and walls.
- (e) "Building Setback Line" shall mean an imaginary line or lines parallel to any property line specifying the closest point from the rear, front or side property line that a building structure may be located.
- (f) "Bylaws" shall mean the bylaws of the Association.
- (g) "Committee" shall mean and refer to the Architectural Control Committee.
- (h) "Common, Green, or Restricted Areas" shall mean and refer to those areas of land shown on any recorded subdivision plat of The Properties intended to be devoted to the common use and enjoyment of the owners of The Properties, and shall specifically include all areas designated as Green Areas on the recorded subdivision plats.
- (i) "Developer" or "Declarant" shall mean Trace Landing, Inc., its grantors, successors and assigns.
- (j) "Directors" shall mean the directors of the Association.
- (k) "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings out-buildings, water lines, sewers, electrical and gas distribution facilities, loading areas, parking areas, walkways, wells, fences, hedges, mass plantings, entranceways or gates and signs.
- (l) "Living Area" shall mean and refer to those heated and/or air conditioned exterior dimensions, which are completely finished as living area and which shall not include garages, carports, porches, patios, or storage areas.
- (m) "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.
- (n) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of The Properties with the exception of Common Areas as heretofore defined.
- (o) "Single Family Lot" shall mean those parcels of land within the Properties which have been designated for single family development and are exclusive of the Restrictive Areas.
- (p) "Member" shall mean and refer to all those Owners who are members of the Association, as provided in Article XV, Section 1, hereof.

- (q) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any site situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean, or refer to the mortgage unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding lieu of foreclosure. "Owner" shall be construed to include both, a lot owner and a residential living unit owner.
- (r) "The Properties" shall mean and infer to all such existing properties, and additions thereto, as are subject to this Declaration or any Supplemental Declaration under the provisions of Article I hereof.
- (s) "Site" shall mean a portion of contiguous portions of said property, which accommodates a single use or related uses under single control. In areas zoned for single-family use, "site" shall mean and refer to any plat of land shown upon any recorded subdivision map of The *Properties* with the exception of Common Areas as heretofore defined. After improvement to the site providing for residential use, "site" shall mean each residential Living Unit and its adjoining property.
- (t) "Rules and Regulations" shall mean and include all forms of rules and regulations adopted by the Association including but not limited to building guidelines and a fining schedule.

ARTICLE III **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, their 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 (2/3) of the Lots has been recorded, agreeing to change said covenants and restrictions in whole 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 its 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. Severability. Invalidation of any one of those covenants or restrictions, judgment or court order shall in no wise affect, any other provision, which shall remain in full force and effect.

ARTICLE IV **ENFORCEMENT**

The Association, or any Owner shall have the right to enforce, by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, 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. Failure by the Association or any Owner to enforce any covenant or restriction contained herein shall in no event be deemed a waiver of the right to do so thereafter. The costs incurred by the Association shall be paid by the person(s) violating these covenants.

Violations of this Article or any other covenant and/or restriction contained in this document may be enforced by the Association, either through legal action to restrain such conductor by an assessment of a fine against the Owner or their Contractor directly or indirectly responsible for such conduct. Such fine shall be reasonable in relationship to the offense. The Board shall create a fine schedule and procedure for the levying of fines and make same available to any owner upon request.

In the event of litigation hereunder to require the Association, Developer, or other corporate entity to perform any obligation imposed upon him under this Declaration, the prevailing party shall be entitled to an award of costs, including reasonable attorney's fees.

ARTICLE V
AMENDMENT OF DECLARATION OF COVENANTS
AND RESTRICTIONS

The covenants and restrictions of this Declaration shall run with and bind the land, for a term of fifty (50) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated by an affirmative vote of two-thirds (2/3) of the Lot Owners of all the Properties annexed by these or similar covenants by Declarants

Section 1. This Declaration may be amended at any time with the consent and approval of not less than two-thirds (2/3) of all such Lot Owners. Any such amendments shall be recorded in the public records of Leon County, Florida. Notice of any proposed amendment shall be given in writing to each lot Owner, by registered mail, return receipt requested, at least thirty (30) days prior to a meeting called by the Association to consider such proposed amendment.

Section 2. No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land described in Article I hereof.

Section 3. Developer's Reservation to Amend: 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 of deed subsequent Declaration of Covenants and Restrictions, 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 (c) to grant reasonable variances from the provisions of this Declaration, or any portions hereof, in order to overcome practical difficulties and to prevent unnecessary hardship in the application of the provisions contained herein, provided, however, that said variances shall not materially injure any of the property or improvements of an adjacent property. No variance granted pursuant to the authority granted herein shall constitute a waiver of any provision of this Declaration as applied to any other person or real property.

Section 4. Notwithstanding any of the above provisions, no amendment shall be adopted to these covenants, which discriminates against any Lot Owner or group of Lot Owners without their express consent. No amendment shall change or increase the percentage of any individual Lot Owner's contribution to assessments. No amendment shall be effective which alters the requirements herein imposed by Section 10-1536(a) (1)-(a)(13) of the Leon County Code without the written consent and binder of the county, which consent and joinder may be given by the county attorney provided the minimum requirements of said Section are complied with.

ARTICLE VI
PRESERVATION OF THE NATURAL ENVIRONMENT,
LAKES AND GREEN AREAS

Section 1. It shall be the express intent and purpose of these Covenants and Restrictions to protect, maintain, and enhance the natural environment and specifically those certain areas designated as Green Areas on plats recorded in the Public Records of Leon County, Florida by Trace Landing, Inc. It shall be the further intent and purpose of these Covenants and Restrictions to protect streams, lakes and water supplies, to maintain and enhance the conservation of natural and scenic resources, to promote the conservation of soils, fish, wildlife, game and migratory birds, enhance the value of abutting and neighboring forests, wildlife preserves., natural reservations or sanctuaries or other open areas and open spaces, and to afford and enhance recreation opportunities, preserve historical sites, implement generally the MERIDIAN OAKS Master Plan for development.

Section 2. Pursuant to its overall program of wildlife conservation and nature study, the right is expressly reserved to the Developer, his successors and assigns, to erect wildlife feeding stations, to plant small patches of cover and food crops for quail, turkeys, and other wildlife, to make access trails or paths through said Green Areas for the purpose of permitting observation and study of wildlife, hiking and riding, to erect buildings and other facilities for all types of recreation, to erect small signs throughout the Green Area designating points of particular interest and attraction, and to take such other steps as are reasonable, necessary and proper to further the aims and purposes of the Green Areas.

Section 3. The general topography of the landscape, lake frontage or streams, as well as distinctive and attractive scenic features such as rock outcrops, the natural vegetation, trees and any and all other usual features in the Green Areas shall be continued in their present condition, subject only to the exceptions noted herein.

Section 4. The Association and the Developer, its successors and assigns, shall have the right to protect from erosion the land described as Green Areas by planting trees, plants and shrubs where and to the extent necessary or by such mechanical means as bulk heading or their means deemed expedient or necessary by said Developer or Association, the right is likewise reserved to the Association and the Developer to take necessary steps to provide adequate drainage ways, canals and access roads in Green Areas. The Association and the Developer, its successors and assigns, shall also have the right to cut fire breaks, cut and remove trees, and in general do all the things necessary to carry on tree farming operation in such Green Areas, including harvesting of trees.

Section 5. The Developer reserves unto itself, its successors and assigns the right to go on, over and under the ground comprising the Common Properties to erect, maintain and use electric and telephone wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone and equipment, gas, sewer, water, cable television or other public conveniences or utilities in said Common Properties. These reservations and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Developer further reserves the right to locate wells, pumping stations and tanks, treatment plants and/or other facilities within such Common Properties. Such rights may be exercised by any licensee of the Developer, but this reservation shall not be considered an obligation of the Developer to provide or maintain any such utility or service.

Section 6. No dumping, burning or disposal in any manner of trash, litter, garbage, sewage, or any unsightly or offensive material shall be permitted in or upon such Green Area except as is temporary and incidental to the bona fide improvement of the area in a manner consistent with its classification as Green Area. Fires of any and all kinds shall be prohibited in Green Areas except in designated and controlled areas as specified by the Association.

Section 7. No large trees of any kind measuring six inches or more in diameter at a height measured three (3) feet above the natural ground elevation shall be cut or removed from any lot without the expressed written approval of the Architectural Control Committee or the option of the Builder or Developer if it posses a threat to the dwelling.

Section 8. The Developer expressly reserves to itself, its successors and assigns, every reasonable use and enjoyment of the Green Areas, in a manner not inconsistent with the provisions of this Declaration.

Section 9. It is expressly understood and agreed that the granting of this easement does in no way place a burden of affirmative action on the Developer, that the Developer is not bound to make any of the improvements noted herein, or extend to any Member or owner any service of any kind. The Association shall, however, have the responsibility to maintain such areas as required by governmental authorities. Prior to title being transferred from the Developer to the Association, this responsibility for maintenance shall be that of the Developer if not performed by the Association.

Section 10. Where the Developer or Association its successors or assigns, is permitted by these covenants to correct, repair, clean, preserve, clear out or do any action on the restricted property, entering the property and taking such action shall not be deemed a breach of these covenants.

ARTICLE VII **ARCHITECTURAL CONTROL**

No building, fence, wall, or other structure shall be commenced, erected or maintained upon the Properties or Restricted Areas, nor shall any exterior additions or alterations be made thereto (including changes in color or paints or stains) until the plans and specifications, including landscaping plans, showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to consistency with the building guidelines and harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. The Architectural Control Committee shall have absolute and exclusive right to refuse any such building plans, amend specifications, site grading and landscape plans, which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons, connected with community standards or future development plans of the developer of said lands or contiguous lands.

Section 1. The Committee. The Architectural Control Committee is composed of two (2) members to be appointed by the Developer, and a third party to be appointed by the Association. A majority of the Committee may designate a representative to act for it. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The Committee shall have the powers and duties enumerated herein. It may approve, disapprove or approve with modifications the plans submitted in writing to the Committee.

Section 2. Submission of Plans. At least forty-five (45) days before commencing the construction or alteration of any or all buildings, fences, or any other structures or permanent improvements on or to any lot, the Owner shall submit a complete set of plans to the Committee for its written approval, disapproval, or approval with modifications, as hereinafter provided.

Section 3. Procedure. The Committee's approval, disapproval, or modifications as authorized in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within forty five (45) days after three complete set of 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.

Section 4. At least forty-five (45) 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:

- (a) Site Plan. A site plan of appropriate scale, complete with dimensioned locations of all proposed improvements with all building setback lines shown, limits of clearing, anomalies, and discharge area for storm water.
- (b) Pre/post construction erosion sediment control plan.
- (c) Pre/post drainage plan. A drainage plan to show the flow of water off the property.
- (d) Soil Test. Standard 4 hole test and flood letter.
- (e) Landscape Plan. A landscape plan showing types, size and locations of all shrubs, ground covers and turfs to be planted, as well as trees to be planted and all "protected" trees, as defined herein, which are proposed to be removed. A "protected" tree is defined as any tree of any kind measuring twelve (12) inches or more in diameter, or six inches or more in diameter within fifty (50) feet of a golf course or lake front, at a height measured three (3) feet above the natural ground elevation. No "protected" tree shall be cut or removed from any Lot without the express written approval of the Committee.
- (f) Architectural Plan. Floor plans, elevation drawings of all exterior walls and roof plan; and wall section
- (g) Description of Exterior Finish. A description of all proposed exterior finishes, materials and colors. including those for walls, roofs, windows, doors, paving, and fences. Samples and/or manufacturers' identification data shall be supplied if requested by the committee. All exteriors must be all brick or stucco. James Hardi, vinyl, or other approved materials may be used as accent only.
- (h) Driveways and walkways. All driveways and walkways must be constructed or concrete or exposed aggregate.

ARTICLE VIII

LIMITATION OF LIABILITY

Section 1. Plan Approval. Neither the Developer nor its successors or assigns nor the Committee nor any member thereof shall be liable in damages to any Owner, their successors and assigns by reason of any mistake in judgment, negligence, act or omission arising out of or in connection with the approval or disapproval or failure to approve any such plans, the enforcement or non-enforcement, modification or waiver, breach or default of any covenant or restriction or provision contained herein. Every Owner, and their successors and assigns, waives and releases the right to bring any action, proceeding or suit against the Developer, the Association, the Committee and all members thereof to recover damages.

Section 2. Construction. Where plans are approved by the Committee (or any change or modification thereto), such approval shall be deemed to be strictly limited to an acknowledgement or consent, by the Committee, to the improvements being constructed in accordance therewith, and shall not, in any way, be deemed to imply any warranty, representation or approval by the Committee, Developers, it successors or assigns, that such improvements, if so constructed, will be structurally sound, will be fit for any particular purpose or will have a market value of any particular magnitude.

ARTICLE IX

LAND USE AND BUILDING TYPE

Section 1. No lot shall be used except for residential purposes. 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. 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.

Section 2. No structure of a temporary character, basement, tent, shack, tool or storage sheds, barns or other outbuilding of any type shall be located on any site or on any lands shown and/or set aside on a recorded plat as Green Areas at any time, unless approved by the Architectural Control Committee.

ARTICLE X

SINGLE-FAMILY SITE AREA AND WIDTH

Section 1. No dwelling shall be erected or placed on any single-family site having a width of less than one hundred feet at the place the dwelling is proposed to be erected or placed on any site having an area of less than fifteen thousand square feet.

Section 2. No site shall be subdivided, or its boundary lines changed, except with the written consent of the Developer. However, the Developer hereby expressly reserves to itself, its successors or assigns, the right to replat any two (2) or more sites shown on the plat of any said subdivision in order to create a modified building site or sites: and to take such other steps as are reasonably necessary to make such replatted site suitable and fit as a building site to include, but not be limited to the relocation of easements, walkways and right-of-ways to conform to the new boundaries of said replatted sites. The Covenants and Restrictions specified herein shall apply to each such modified building site or sites, so created, and each such site shall be governed by the provisions of the instant Declaration of Covenants and Restrictions.

ARTICLE XI

SINGLE-FAMILY DWELLING QUANTITY AND SIZE

Section 1. The ground floor, heated and cooled, area of the main structure, exclusive of one story porches, garages, carports, and patios shall be not less than 3000 square feet.

Section 2. In the event, a structure contains more than one story, the ground floor must contain not less than 2000 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. However, the total square footage must equal or exceed that of the required one-story dwelling. More particularly described in Exhibit "B" attached hereto and by reference made a part hereof.

ARTICLE XII

BUILDING LOCATION

Section 1 - No building shall be located on any site nearer to the front property line, rear property line, or nearer to the side street line than the minimum building setback lines specified on any recorded plat or site plan. In any event, no building shall be located on any site nearer than 35 feet to the front lot line, or nearer than 20 feet to any side street line, or as otherwise specified by the Architectural Control Committee.

Section 2. 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 65 feet to the rear property line for golf course lots, nor nearer than 50 feet to the rear property line for all other lots.

Section 3. No driveway shall be located nearer than five (5) feet to an interior lot line except that a back up turn-around pad maybe located as near as one (1) foot to a property line,

Section 4. Except as otherwise provided herein, no fence of any kind shall be placed or constructed nearer to the front property line than the building setback line or the front elevation of the house, which ever is nearer. No fence shall be located nearer than 2 inches to an interior property line. An unfinished side of a fence shall not be displayed outward or prominently visible from the street.

Section 5. All fences are to be constructed of wood, brick, stucco, iron or aluminum and must have prior written approval of the Architectural Control Committee.

Section 6. For the purpose 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 site.

Section 7. In the event governmental rules and regulations are more restrictive than these covenants, said rules and regulations shall prevail.

ARTICLE XIII

SITE RESTRICTIONS GENERAL

Section 1. Driveway and walkway construction: All driveways shall be constructed of concrete or "hot mix" asphalt, other substances, if approved by the Committee, and have a minimum width of eight (8) feet. Where curbs are required to be broke for driveway entrances, the curb shall be repaired in a neat and orderly fashion and in such a way to be acceptable to the Architectural Control Committee. All walkways and sidewalks shall be constructed of concrete, stone, or brick, and have a minimum width of 30 inches, unless an alternate is approved by the Architectural Control Committee. All driveways must be constructed in a manner that will not alter the requirements of the drainage system constructed for the MERIDIAN OAKS development.

Section 2. Easements:

- (a) 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 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 site and all improvements in it shall be maintained continuously by the owner of the site, except for those improvements for which a public authority or utility company is responsible.
- (b) The Developer reserves unto itself, its successors and assigns, a perpetual alienable and releasable easement and right on, over and under the ground to erect, maintain and use electric and telephone poles, wires, cables, conduits, sewers, water mains, and other suitable equipment, gas, sewer, water or other public conveniences or utilities on, in or over the following areas:
 - (i) Five (5) feet along one, (1) side of each single-family site;
 - (ii) The area 30 feet upland from the mean high water mark of all lakes; and
 - (iii) Such other areas as shown on the applicable plat, including green areas;
- (c) Provided, further, that the Developer and/or Leon County, Florida may cut drain ways for surface water wherever and whenever such action may be necessary in order to maintain reasonable standards of health, safety and appearance, or to meet governmental requirements. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gratings of the soil, or drainage and utility installation and to maintain reasonable standards of health, safety and appearance. Such rights may be exercised by any licensee of the Company, but this reservation shall not be considered an obligation of the Company to provide or maintain any such utility or service.

Section 3. Garages: Each single family unit shall have a functional two car garage attached to the residence. All garage entrances shall face either a side lot line or the rear lot line, to no instance shall the entrance be permitted to face the front lot line unless approved in writing by the Architectural Control Committee. If the garage faces the street, the garage door will be kept closed except for when exiting or entering the garage.

Section 4. Garbage and Refuse Disposal: No site 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 which shall be screened on sides which are visible from the street and installed in such a manner, to be acceptable to the Architectural Control Committee. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Section 5. Land Near Parks and Water Courses: No building shall be placed nor shall any material or refuse be placed or stored on any site 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.

Section 6. Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any site, except 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 not allowed to wander or roam freely about the neighborhood.

Section 7. 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 unless the size, location, design and type of material for said boxes or receptacles shall have been approved in writing by the Architectural Control Committee.

Section 8. Nuisances: No noxious or offensive activity shall be carried on upon any site, 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.

Section 9. Off Street Parking

- (a) Each site Owner shall provide adequate space and facilities for parking at least two (2) automobiles off the street and within the boundaries of the site. "Adequate space" shall be defined as having minimum dimensions of eight (8) feet in width and twenty (20) feet in depth. Motor vehicles shall not be parked on unpaved front yard portions of the lot
- (b) 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 a street, which runs adjacent to the property.

Section 10. 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 site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, or maintained for any commercial purpose.

Section 11 . 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 by the owner or owners of the sites at their own expense to form an effective screen for the protection of residential areas. 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 the purpose of installation and maintenance of screening, utilities and drainage facilities.

Section 12. 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 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 site within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. Trees shall be permitted to remain within such distances of such intersections provided the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 13. Sewage Disposal:

- (a) No individual sewage disposal system shall be permitted on any site unless such system is designed, located and constructed in accordance with the requirements, standards and recommendation of the State of Florida's Department of Pollution Control. Approval of such system as installed, shall be obtained from such department or departments.

(b) Whenever an approved sanitary sewer becomes available within 100 feet of the property, any individual sewage disposal system, device, or equipment shall be abandoned and the sewage wastes from the residence discharged to the sanitary sewer through a properly constructed and approved house sewer connection within ninety (90) days thereafter.

Section 14. Signs: No sign of any kind shall be displayed to the public view on any site except one sign of not more than five square feet advertising the property for sale or rent, and may include a hanger identifying the builder or sales agency during construction. All signs must be approved by the Architectural Control Committee. No sign of any kind other than authorized traffic control signs shall be placed on the right-of-ways or Common areas without Homeowner's Association approval.

Section 15. Trees. No large trees of any kind measuring six inches or more in diameter at a height measured three (3) feet above the natural ground elevation shall be cut or removed from any lot without the express written approval of the Architectural Control Committee.

Section 16. Utility Connections and Television Antennas:

(a) All house connections for all utilities including, but not limited to, water, sewage, electricity, gas, telephone and television shall be run underground from the proper connecting points to the dwelling structure in such manner to be acceptable to the governing utility authority. Propane tanks, if applicable, shall be buried. Installation in a manner other than as prescribed herein shall not be permitted except upon written approval of the Architectural Control Committee.

(b) Exterior radio and television antenna installations must be approved in writing by the Architectural Control Committee.

Section 17. Water Supply: No individual water supply system of any type shall be permitted on any site, unless approved by applicable government agency, or unless in writing by the Architectural Control Committee.

Section 18. Window Air Conditioning Units: No window air conditioning units shall be permitted.

Section 19. Landscaping and Fencing: The dumping, filling, excavation, planting of spreading type vines or other foliage, fencing or the cutting of trees having a diameter of six (6) inches requires advance written approval of the Architectural Control Committee.

ARTICLE XIV
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 site 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 or third person acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument, or those holding by, through or under such mortgagee or third person.

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

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

Class B. Class B Members shall be the Developers. The Class B Members shall be entitled to four (4) votes for each site in which it holds the interest required for membership by Section 1 on all issues other than the election of directors of the association and the amendment of the covenants, provided that the Class B membership shall cease and become converted to Class A membership at such time when the total votes of the Class A membership equals the total votes of 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.

Section 3. Not notwithstanding any other provision in this Article, every owner of a lot shall at all times be entitled to cast one vote per lot on the amendment of restrictive covenants and the election of all directors of the association. The first election of said directors shall be held before more than 50 percent of the Lots have been sold or conveyed by the Developer.

ARTICLE XV

PROPERTY RIGHTS IN THE COMMON PROPERTIES

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

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 before more than 70% of the lots have been sold or conveyed by the Developer.

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 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 the 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,

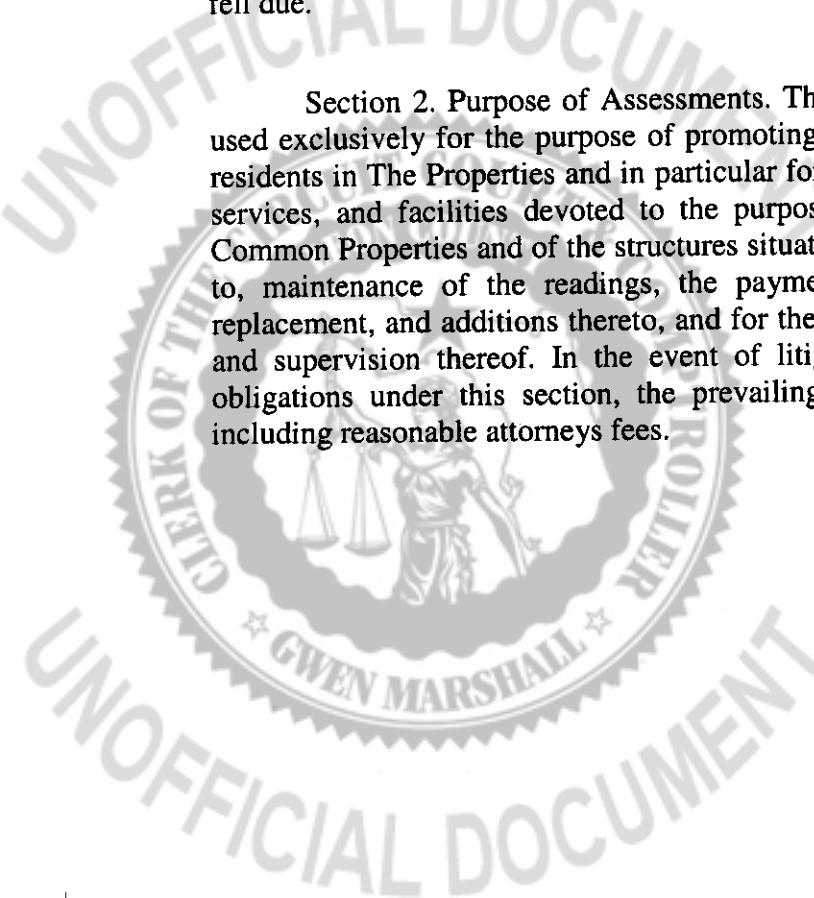
- (b) The right of the Association, as provided in its Articles and by-laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and,
- (c) 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, transfer or determination as to the purposes or as to the conditions thereof, shall be effective unless ratified by two-thirds (2/3) vote of the membership represented at such meeting called specifically for such purpose and provided that written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken; and,
- (e) The rights of the Members of the Association shall in no wise be altered or restricted because of the location of the Common Property in a Unit of MERIDIAN OAKS in which such Member is not a resident, Common Property belonging to the Association shall result in membership entitlement, notwithstanding the Unit in which the site is acquired, which results in membership rights as herein provided.

ARTICLE XVI

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developers, for each site owned by him within the Properties, hereby covenants and each Owner of any site 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 assessment to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and cost of collection thereof as hereinafter provided, shall be a charge on the land and it 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 structures situated upon The Properties, including, but not limited to, maintenance of the readings, 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. In the event of litigation to require the association to perform its obligations under this section, the prevailing party shall, be entitled to an award of costs, including reasonable attorneys fees.



Section 3. Basis and Maximum of Annual Assessments. Until the year beginning January 1, 2004, the annual assessment shall be Sixty Dollars (\$60.00) per site. From and after January 1, 2004, 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 becomes due shall be entitled to pay only the sum of forty-eight Dollars (\$48.00). From and after March 1; of each year, the annual dues shall be sixty (\$60.00) dollars. The Roadway, Utility Easements, Drainage Easements, and all other Easements must be maintained by the Homeowners Association at \$490.00 per year.

The Board of Directors of the Association may alter 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, 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 Class A 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 and 4 hereof, and for the periods therein specified, the Association may change the maximum amount and the basis of the assessment fixed by Section 3 and 4 hereof prospectively for any such period provided that any such change shall have the assent of two-thirds (2/3) 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 maximum assessments permitted under Section 3 and 4 hereof shall not be increased as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation and under Article 1, Section 2 hereof.

Section 6. Quorum for any Action Authorized Under Sections 4, 5, and 6. The quorum required for any action authorized by Sections 4, 5 and 6 hereof shall be as follows:

At the first meeting called, as provided in Sections 4, 5 and 6 hereof, the presence at the meeting of members, or of proxies, entitled to cast sixty (60) percent 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 Sections 4, 5 and 6, 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. No assessment shall be due until all promised improvements have been completed by the Developer.

(a) The first annual assessments shall be made for the balance of the calendar year and shall become due 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 April of said year.

- (b) 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 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 the assessment at a time other than the beginning of any assessment period.
- (c) The due date of any special assessment under Section 5 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 site 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 thereof. 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 Association. 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 8 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 the 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 eight percent (8%) per annum, and the Association may bring an action at law 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 attorneys 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 assessment provided for herein shall be absolutely subordinated to the lien of any first mortgage now or hereafter places upon the properties subject to assessment. This 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, fines and liens created herein (a) all properties to the extent of any easement or other interest therein dedicated and accepted by the local authority and devoted to public use; (b) all Common Properties as defined in Article 2 hereof; (c) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption and (d) all property owned by time Developer or Declarant, unless used by the Developer or Declarant or a personal residence or dwelling.

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

Section 12. Ditches. Each owner of the lots in Meridian Oaks agrees to maintain the ditch(s) that are attached or joined to their property based on the survey for their lot. They shall be maintained in accordance with county specifications and any and all driveways to and from the homes will be in accordance with county guidelines and will be kept so that any water run off and drainage will be free flowing and or to county specifications.

Each owner of the lots in Meridian Oaks also agrees to maintain the first 30 feet of the 60-foot road frontage of their property based on the survey for their lot. This will include but is not limited to accessibility of the roadway which shall be in compliance with county specifications, will not inhibit other home owners from gaining access to their property, and will give right of way easements to all of those who require them to get to and from their property.

ARTICLE XVII

EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance of Homes. Homes constructed on Lots within the Properties shall be maintained by the Owner not only in a good state of repair, but also in an aesthetically pleasing manner consistent with the character and setting of the homes and Property as originally developed. Specifically, the following items are hereby determined and declared to be rents which must be kept in a proper state of maintenance and repair by the individual Lot Owner, provided, however, this list is not intended to be an all-inclusive list of such items: the roof, windows, painting or staining of exterior walls and trim, steps, porches, walkways, driveways and landscaping.

Section 2. It shall also be the responsibility of each property owner to maintain his or her unimproved property. Unimproved property shall not be cleared, used for storage, or any other activity without the written permission of the Architectural Control Committee and shall be maintained in a manner consistent with community standards.

Section 3. In the event any Owner of a Lot within the Properties shall fail to properly maintain the Lot and any improvements thereon, then the Association's Board of Directors (or its agents), after two-thirds (2/3) vote, shall have the right to enter said lot to repair, restore, and maintain the premises. The cost of obtaining such repairs, restoration and maintenance, including any reasonable attorneys' fees incurred, shall be added to, and become part of the assessment to which said Lot is subject pursuant to Article XVII. If necessary, any such assessment may exceed the maximum annual assessment described in Section 3 of Article XVII.

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IN WITNESS WHEREOF, the undersigned being the Developer herein, has caused this Declaration to be executed the day and year first above written.

WITNESSES:

Nicole J Ratza
Signature

Print Name

F. Michael Dimitroff
Signature

Print Name

Trace Landing, Inc.

By: ✓
Its: Vice President

STATE OF FLORIDA
COUNTY OF LEON

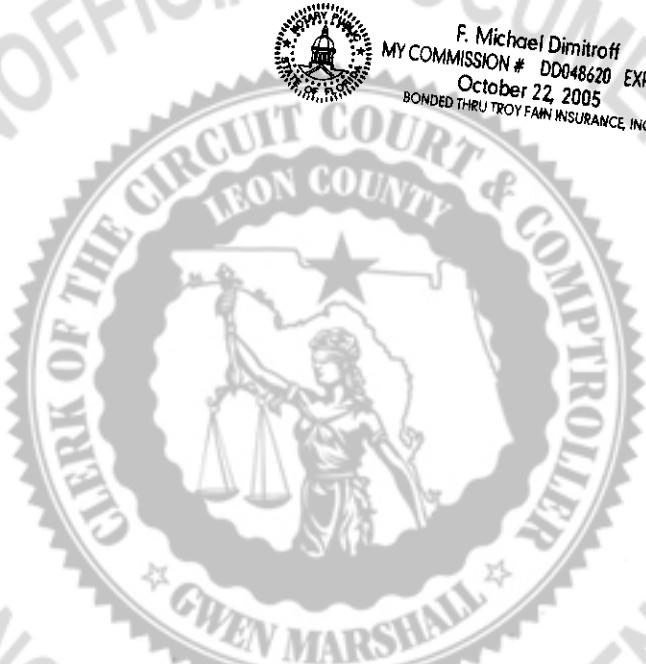
The foregoing instrument was acknowledged before me this 29th day of April, 2004, by Nicole J Ratza as Vice President of Trace Landing Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification.

F. Michael Dimitroff
Notary Public

My commission expires: 10/22/05



F. Michael Dimitroff
MY COMMISSION # DD048620 EXPIRES
October 22, 2005
BONDED THRU TROY FARM INSURANCE, INC.



Apr 30 04 09:22a

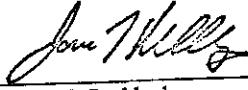
CLIFFORD LAMB AND ASSOC

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Legal Description of a 82.05 Acre Tract

Commence at the Southeast corner of Section 1, Township 2 North, Range 1 West, Leon County, Florida and run North 89 degrees 15 minutes 11 seconds West 2438.63 feet to a concrete monument (marked #1254), thence run North 00 degrees 26 minutes 06 seconds East 124.56 feet to a concrete monument (marked #1254) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 44 minutes 25 seconds West 820.69 feet to a re-rod (marked #7160) lying on the Northeasterly maintained right-of-way of Meridian Road, thence run Northwesterly along said maintained right-of-way the following courses: North 41 degrees 40 minutes 19 seconds West 400.53 feet to a re-rod (marked #7160), North 39 degrees 30 minutes 20 seconds West 40.00 feet to a re-rod (marked #7160), North 42 degrees 41 minutes 00 seconds West 300.00 feet to a re-rod (marked #7160), North 36 degrees 30 minutes 31 seconds West 35.00 feet to a re-rod (marked #7160), North 47 degrees 03 minutes 50 seconds West 109.06 feet to a re-rod (marked #7160), North 49 degrees 42 minutes 56 seconds West 90.99 feet to a re-rod (marked #7160), North 64 degrees 44 minutes 26 seconds West 20.00 feet to a re-rod (marked #7160), North 50 degrees 32 minutes 52 seconds West 80.00 feet to a re-rod (marked #7160), thence leaving said maintained right-of-way run North 00 degrees 14 minutes 21 seconds West 1709.86 feet to a re-rod (marked #7160), thence run North 89 degrees 23 minutes 07 seconds East 1553.78 feet to a re-rod (marked #7160), thence run South 00 degrees 26 minutes 28 seconds East 2494.08 feet to the POINT OF BEGINNING containing 82.05 acres, more or less.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

02-722ac.82.05

