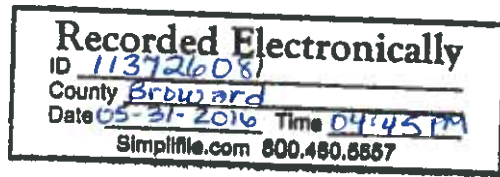


**DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS**

FOR

MARIN RANCHES



DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

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DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR

MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC.

THIS DECLARATION is made this 1st day of May, 2016, by Marin Ranches Development, LTD., a Florida Limited Partnership, (hereinafter referred to as the "Declarant") the owner of all of the real property known as MARIN RANCHES, as more particularly described in Exhibit "A", attached hereto and made a part hereof, declares that for the purpose of insuring the development of said lands for residential use of the highest standards, this land shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") set forth below.

Declarant has submitted the Property legally described in Exhibit "A" to the City of Cooper City, BROWARD COUNTY, Florida, as a Residential Development pursuant to the City's Land Development Code and has been approved pursuant to the site plan submitted and this Declaration of Restrictions and Protective Covenants.

The Association shall be a Homeowners Association, and shall be subject to Florida law, Chapters 617 and 720, as amended from time to time.

Prior to the filing of this Declaration, Declarant has caused to be formed MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, (the "Association") by the filing of the Articles of Incorporation therefore in the office of the Secretary of State, Tallahassee, Florida. As more fully set forth in the Articles of Incorporation and Bylaws, the Association was formed to function as an instrumentality of the Lot Owners/Members in the residential community of MARIN RANCHES. Copies of the Articles of Incorporation and Bylaws of the Association are attached hereto.

ARTICLE I - DEVELOPMENT CONCEPT

Section 1. The Declarant as Developer (or its assignee) intends to develop the Property as a Planned Unit Development to be known as MARIN RANCHES. The development shall consist of 19 single family lots, and shall also include private roads and common parcels for recreational facilities and other Common Areas (as defined herein). Title to the Common Areas shall be vested in the Association for the sole benefit and private use and enjoyment of the present and future residents of MARIN RANCHES. The Association shall be responsible for the maintenance of the Common Areas and other areas deemed to be the responsibility of the Association. The Membership of the Association shall consist of the owners of the Lots. The Association shall assess each Lot Owner for the purposes for which the Association was formed, including, but not limited to, the funding of maintenance of the Common Areas, as well as the funding of other Association expenses as identified in the "Governing Documents". The Association shall also be responsible for the enforcement of all the restrictions and other terms set forth in this Declaration, as well as the rules and regulations established by the Association. Declarant reserves the right to change the name of the Development from "MARIN RANCHES" to some other name and to assign its rights hereunder to some other entity, which shall be bound under the provisions hereof as if the original Declarant.

Section 2. The Declarant may convey a number of Lots to other Builders/Developers for the construction of single family residences. Any Lots sold to other Builders/Developers will be bound by

and subject to the provisions of this Declaration.

Section 3. Notwithstanding any terms of this Declaration, or any other documents, brochures or plans, the Declarant hereby states that the Development Plan, and the foregoing terms of Article I of this Declaration, represents only its present intention with respect to the development of the Property, and it hereby reserves the right to modify the Development Plan, including the plans and composition of the recreation facilities and the Declarant's intent as set forth in this Article I, at any time, as it deems desirable, in its sole discretion and subject to approval by the City of Cooper City.

ARTICLE II - DEFINITIONS

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

- (a) "**Assessment(s)**" shall mean those payments due pursuant to Article VI, whether General or Special (as hereinafter defined), or a combination thereof.
- (b) "**Association**" shall mean and refer to "MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC.", a Florida corporation not-for-profit, its successors or assigns.
- (c) "**City of Cooper City**" is the municipality organized and incorporated under the laws of the State of Florida.
- (d) "**Common Area(s)**" shall mean and refer to all real property, which the Association now or hereafter owns or otherwise holds for the common use and enjoyment of the Owners. The term shall include all common areas incorporated herein by reference, and any other interest in real property acquired by the Association and deemed Common Area either in this Declaration or in the instrument of conveyance, together with any improvements on such tracts including without limitation all structures, recreational facilities, off-street parking areas, private streets, sidewalks, streetlights, and entrance features, but excluding any public utility installations thereon. The Common Areas are legally described in Exhibit "B" attached hereto.
- (e) "**Broward County**" is the County organized and incorporated under the laws of the State of Florida.
- (f) "**Declarant**" or "**Developer**" shall mean and refer to Marin Ranches Development, LTD., a Florida Limited Partnership, its successors, successors in title and assigns who take title to any portion of the property described on Exhibit "A" for the purpose of development and sale of dwelling units at MARIN RANCHES and are designated as the Declarant hereunder or in a recorded instrument executed by the immediately preceding Declarant under this Declaration.
- (g) "**General Assessments**" shall mean and refer to Assessments levied to fund expenses applicable to all Members of the Association.
- (h) "**General Expense(s)**" are any and all charges for the maintenance of the Common Areas and/or Lots, and expenses related to the operation of the Association for the Members of the Association and their families residing with them, and their guests and tenants, including, but not limited to: (1) expenses of administration, maintenance, repair or replacement of the

Common Areas and/or Lots; (2) reasonable reserves deemed necessary by the Board of Directors for repair, replacement or addition to the Common Areas or any other real or personal property held or acquired by the Association; and, (3) expenses agreed upon as General Expenses by the Association; and (4) expenses declared as General Expenses by the Declaration, Bylaws and Rules and Regulations.

- (i) **"Governing Documents"**. The Governing Documents at MARIN RANCHES Homeowners Association, Inc. shall be defined as the Declaration of Restrictions and Protective Covenants for MARIN RANCHES, the Articles of Incorporation of MARIN RANCHES Homeowners Association, Inc., the Bylaws of MARIN RANCHES Homeowners Association, Inc., the Architectural Guidelines as promulgated from time to time, and the Association Rules and Regulations as promulgated from time to time, all as amended from time to time and all government rules and regulations including, but not limited to, the City of Cooper City zoning, land use and permit conditions of approval for the property and any and all applicable development orders, site plans and agreements.
- (j) **"Institutional Lender" or "Mortgagee"** shall mean and refer to any person or entity (i) holding a mortgage encumbering a Lot, which (ii) in the ordinary course of business makes purchases, guarantees or insures mortgage loans, which (iii) is not owned or controlled by the Owner of the Lot encumbered, and which (iv) notifies the Association of same by written notice sent, certified mail, return receipt requested, to the Association's office. An Institutional Lender may include, but is not limited to a federal or state chartered bank or savings and loan association, an insurance company, a real estate or mortgage investment trust, a pension or profit sharing plan, a mortgage company; the Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, an agency of the United States or any other governmental authority, including the Veterans Administration and the Federal Housing Administration of the U.S. Department of Housing and Urban Development, or any other type of lender, private, public or corporate. For definition purposes only, an Institutional Lender shall also mean the holder of any mortgage executed by or in favor of Developer, whether or not such holder would otherwise be considered an Institutional Lender.
- (k) **"Lot"** shall mean and refer to any single-family Lot and any improvements thereon in the Properties and any Lot and any improvements thereon shown upon any re-subdivision of any plat of the Properties or any portion thereof.
- (l) **"Owner" or "Member"** shall mean and refer to the record owner, whether one or more persons or entitles, of the fee simple title to any Lot.
- (m) **"Property" or "Properties"** shall mean and refer to all such real property described in Exhibit "A" attached hereto, as are subject to this Declaration or any supplemental Declaration.
- (n) **"Rules and Regulations"** shall mean the collective rules and regulations established over time by the Board and its various committees governing the use of the Property, as further described in Article IV, Section 11 herein and included in Exhibit C herein.
- (o) **"Special Assessment(s)"** shall mean and refer to Assessments levied in accordance with Article VI, Section 4 of this Declaration.

- (p) **“Storm Water Management Tracts”** (SWMT) shall mean the parcels of real property which are designed and constructed to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, use, or reuse rainfall runoff water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect quantity and quality of discharges from the Properties as permitted pursuant to the City of Cooper City and the Central Broward Water Control District.

ARTICLE III - PROPERTY SUBJECT TO THIS DECLARATION

Section 1 - Legal Description:

The real property, which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, is located in Exhibit "A" attached hereto and made a part hereof.

ARTICLE IV – MARIN RANCHES HOMEOWNERS' ASSOCIATION

Section 1 - Membership:

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot in the Properties shall be a Member of the Association. Notwithstanding anything to the contrary set forth in this Section 1, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of said Association.

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 Declarant. 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 by one such Member as specified in the Association Bylaws and/or the Articles of Incorporation of the Association but in no event shall more than one vote be cast with respect to any such Lot. Copies of the Articles of Incorporation and Bylaws are attached hereto as Exhibits "D" and "E" respectively.

Class B: The Class B Member shall be the Declarant. The Class "B" Member shall be entitled to one thousand (1,000) votes. Notwithstanding any provision to the contrary, the Declarant shall have the right to elect the entire Board of Directors of the Association until such time as Declarant no longer retains control of the Association as set forth in Section 5 below and pursuant to Florida law. The Declarant may waive its right to elect one or more Directors by written notice to the Association and thereafter-such directors shall be elected by the Members in the manner provided in the Bylaws.

Within 90 days after the date the Declarant no longer retains control of the Association, Declarant shall call a meeting, as provided in the By-Laws for Special Meetings, to advise the membership of the termination of Class "B" status and to provide for the turnover of control of the Board of Directors to the Class A Members.

Section 3 – Administration of the Association:

The affairs of the Association shall be administered by the Board of Directors in accordance with this Declaration, the Articles of Incorporation and the Bylaws of the Association. The Articles of

Incorporation and Bylaws may be amended in the manner set forth herein; provided, however, that no such amendment shall conflict with the terms of this Declaration or adversely affect the rights of Declarant without Declarant's prior written approval; and provided further, that no amendment, alteration or rescission may be made which affects the rights or privileges of any Mortgagee without the prior written approval of the Mortgagee so affected, and any attempt to amend, alter or rescind contrary to this prohibition shall be of no force or effect.

Section 4 – Suspension of Membership Rights:

No member shall have any vested right, interest or privilege in or to the assets, functions, affairs or franchises of the Association, or any right, interest or privilege which may be transferable, or which shall continue after this membership ceases, or while he and/or she is not in good standing. A member shall be considered "not in good standing" during any period of time in which he and/or she is delinquent in the payment of any monetary obligation to the Association, including any Assessment, in excess of ninety (90) days, or in violation of any provision of this Declaration or of any Rules or Regulations or traffic regulations promulgated by the Association. While not in good standing, the Member shall not be entitled to vote or exercise any other right or privilege of a Member of the Association.

Section 5 – Control by Declarant:

Anything contained herein to the contrary notwithstanding, Declarant, except as otherwise provided pursuant to Chapter 720, Fla. Stat., shall have the right to retain control of the Association until up to ninety (90) days after the earlier of the following events:

- (a) until the date the Declarant has conveyed title to 90% of the Lots, or
- (b) such earlier time as is determined by Declarant in Declarant's sole discretion.

Except as otherwise provided by Florida law, so long as it retains control of the Association, Declarant shall have the right to appoint all members of the Board of Directors and to approve the appointment of all officers of the Association, and no action of the Members of the Association shall be effective unless and until approved by Declarant. In the event that Declarant shall enter into any contracts or other agreements for the benefit of Owners or the Association, Declarant may, at its option, assign its obligations under such contracts or agreements to the Association, and in such event the Association shall be required to accept such obligations. After turnover of control of the Association to the Class A voting members, no action shall be taken or decision adopted by the Board which would adversely impact on the construction, development, sale or marketing of the Property or on the condition or appearance of the Property without the prior written consent of the Declarant; so long as the Declarant has title to at least one Lot. The Board shall submit such decisions and actions to the Declarant, for approval. The Declarant shall approve or disapprove such decisions and actions within thirty (30) days after receipt thereof.

Section 6 - Merger or Consolidation:

Upon a merger or consolidation of any association referred to herein with any other association, the Properties, rights and obligations of the Association may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the Properties rights and obligations of another association may, by operation of law, be added to the Properties, rights and obligations of any association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the covenants and restrictions established by this Declaration within the Properties together with covenants and restrictions established upon any other property as one

scheme. No such merger or consolidation, however, shall affect any revocation, change or addition to the covenants established by this Declaration.

Section 7 - Termination of the Association:

In the event the Association is terminated or shall no longer continue to exist for any reason whatsoever, any Owner may petition the Circuit Court of the Fifteenth Judicial Circuit of the State of Florida for the appointment of a Receiver to manage the affairs of the Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association, the Property, and Common Areas.

Section 8 - Common Areas:

A. Ownership: On or before conveyance by Declarant of the last Lot which it owns in the Properties (or sooner at the Declarant's option), the Declarant or its successors and assigns shall convey and transfer the record fee simple title to the Common Areas to the Association and Association shall accept such conveyance, subject to taxes for the year of conveyance and to restrictions, limitations, conditions, reservations and easements of record. Upon completion of the improvements to Common Areas (including, but not limited to, paving, storm sewers, drainage, landscaping, front entry, gates and amenities), acceptance by the relevant governmental agency and the title transfer to the Association, the Association shall assume all responsibilities of Common Areas to include but not be limited to maintenance, repair, replacement insurance therefore and establishing reserves if desirable; and shall indemnify and hold the Developer and its affiliates harmless, whether or not title has been conveyed.

B. Maintenance: Commencing with the date this Declaration is recorded, the Association shall be responsible for the maintenance of the Common Areas and any improvements or personal property in a continuous and satisfactory manner and for the payment of taxes assessed against the Common Areas, if any, and any improvements and any personal property thereon accruing from and after the date these covenants are recorded. Taxes, if any, shall be prorated between Declarant and the Association as of the date of such recordation. The Association shall at its expense at all times maintain in good repair, and shall replace as scheduled any and all improvements situated on the Common Areas (upon completion of construction by Declarant), including, but not limited to, all recreational facilities, landscaping, paving, drainage structures, roadways, gates, street lighting fixtures, signs, irrigation systems, and other structures, except public utilities. All such work to be done as ordered by the Board of Directors of the Association acting on a majority vote of the Board members. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments imposed in accordance with Article VI hereof. Such assessments shall be against all Lots as set forth in Article VI, Section 1; provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of a Member or by the failure of a Member to comply with the Governing Documents, including any lawfully adopted Rules and Regulations of the Association shall be levied as a Special Assessment against such Member. No Owner may waive or otherwise escape liability for the Assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

C. Declarant Right to Common Areas: Declarant shall have the right from time to time to enter upon the Common Areas during periods of construction upon adjacent Properties and for the purpose of construction of any facilities on the Common Areas that Declarant elects to build.

The Declarant may, from time to time, elect to provide various amenities on Common Areas. This shall be at the sole discretion of the Declarant and no proposals, advertisements, or other written material outside of this Declaration shall obligate the Declarant to provide such amenities. The cost of maintenance and operation of any amenities provided shall be part of and incorporated in Common Area maintenance under paragraph section 8.B aforesaid.

D. Street Lighting: The Association shall have the obligation for maintenance of any street lighting facilities from the date of recording this Declaration or from the date of installation of the street lighting, whichever occurs first. Maintenance of the street lighting fixtures shall include the fixtures within the Common Areas and shall further extend to payment for electricity consumed in the illumination of such lights. In the event the Declarant, in its sole discretion, elects to install street lighting, Declarant shall be entitled to all rebates or refunds of the installation charges, if any, and the Association hereby assigns such rebates or refunds to Declarant and the Association shall forthwith pay same to the Declarant.

Section 9 - Lot Maintenance:

The Association will provide maintenance of all lawn areas of the Lots, including lawn cutting, lawn fertilization, weeding and irrigation maintenance, tree trimming at times as determined in the sole discretion of the Board, which costs shall be a General Expense. The Association, acting through the Board, shall also have the authority, although not the obligation, to create reserve accounts for maintenance items, and may also fund such expenses through Special Assessments, as approved by the Board. Notwithstanding, all such expenses shall be deemed General Expenses, and shall be levied equally against all Lots and Owners, except as otherwise provided in these Governing Documents.

Each individual Lot Owner shall provide exterior maintenance for their home as follows: paint, repair, replacement and care for garage doors, roofs, fences and exterior building surfaces. In addition, each individual Lot Owner shall maintain and repair their landscaping, residence doors, windows, screening, driveway, entrance walk, patio deck, light fixtures, mail box, swimming pool, pool deck, roof, gutters, downspouts, and other outside features; provided, however, that the Association reserves the right to maintain such areas if, in its sole discretion, the Association deems it desirable. Additionally, each Lot owner shall keep any sidewalk in the road right-of-way adjoining their lot clean and maintain any landscaping in the road right-of-way adjoining their lot. Also, any Lot Owner whose Lot borders a community lake shall maintain any landscape to the edge of the water line of such lake, provided that the edge of the water line is located within or directly abuts such Lot Owners lot (with the exception of plantings within any littoral areas which cannot be disturbed per the Central Broward Water Control District).

Section 10 - Powers:

In addition to the powers provided in its Articles of Incorporation, the Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more person, firms or corporations from time to time for management services.

Section 11 - Rules and Regulations:

The Association, through its Board of Directors, may make and enforce reasonable Rules and Regulations governing the use of the Properties, including, but not limited to, the Common Areas and Lots, which Rules and Regulations shall be consistent with the rights and duties established by the

Governing Documents. Sanctions may include reasonable monetary fines, which shall be levied as a Special Assessment as provided in Article VI, Section 4, of this Declaration if allowed by law, and suspension of the right to vote and the right to use portions of the Common Areas. The Board shall, in addition, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the By-Laws, the Articles or this Declaration. In addition, the Association, through the Board, may, by contract or other agreement, enforce court ordinances or permit the City of Cooper City to enforce ordinances on the Properties for the benefit of the Association and its Members.

ARTICLE V - ARCHITECTURAL REVIEW BOARD

Section 1 - Architectural Review Board:

The Architectural Review Board ("ARB") shall be a standing committee of the Association. The ARB shall have the power to promulgate such Rules and Regulations as it deems necessary to carry out the provisions and intent of this Section and other provisions of this Declaration, which Rules and Regulations shall also be approved by the Board. The initial Rules and Regulations of the ARB are set forth on Exhibit "C" attached hereto and made a part hereof, and any amendment or modification of such Rules and Regulations shall not be deemed an amendment to this Declaration and need not be recorded in the Public Records. The initial Architectural Review Board shall be composed of:

Michael Ehrlich, and/or his appointee(s).

When all Lots proposed to be constructed within MARIN RANCHES have been conveyed to Owners, including Lots conveyed to Owners by subsequent Developers, if any, the ARB may be increased to three members and such members shall be designated by the Directors of the Association, and shall serve at the pleasure of the Board. In the event of death, disability, resignation or removal of any member of the ARB, the Directors shall have full authority to designate a successor. The members of the ARB shall not be entitled to any compensation for services performed pursuant to this Section. A majority of the ARB may take any action the ARB is empowered to take, may designate a representative to act for the ARB, and may employ personnel and consultants to act for it. This Section 1 shall not apply to the Declarant.

Section 2 - Owner to Obtain Approval:

No Owner shall make, install, place, or remove any building, fence, screen enclosure, porch, wall, patio area, pool, spa, landscaping or any other alteration, addition, improvements, or change of any kind or nature to, in or upon any portion of the Common Areas or the Owner's Lot, unless the Owner first obtains the written approval of the Association to same. Any landscaping within 10(ten) feet of water or sewer lines must first be approved by City of Cooper City Utility Authority. Furthermore, all applications approved by the ARB must be submitted to the City of Cooper City or any relevant governmental authority for their approval, if applicable.

Section 3 - Association's Consent:

Any request by an Owner for approval by the ARB to any addition, alteration, improvement, or change shall be in writing and shall be accompanied by plans and specifications or other details as the ARB may deem reasonably necessary in connection with its determination as to whether or not it will approve same. Approval of any request shall not be withheld in a discriminatory manner or in a manner, which unreasonably prohibits the reasonable development of any Lot, but may be withheld due to aesthetic considerations. Notwithstanding the foregoing, the ARB may withhold approval for upgraded landscaping to be installed by an Owner within that portion of his Lot to be maintained by the Association solely due to maintenance and related considerations. The ARB shall notify the Owner of its approval or disapproval by written notice within thirty (30) days after request for such

consent is made in writing to the ARB and all required information is received by the ARB. Notwithstanding, if the Association does not consent within thirty (30) days or provide notice to the Owner that they have either approved or disapproved within that thirty (30) day time frame, the ARB application shall be deemed disapproved. In consenting to any plans and specifications, the Owner may proceed to make alteration, addition, improvement, or change in strict conformance with the plans and specifications approved by the ARB, and subject to any conditions of the ARB's approval.

Section 4 - No Liability:

The ARB shall not be liable to any Owner in connection with the approval or disapproval of any alteration, addition, improvement, or change. Furthermore, any approval of any plans or specifications by the ARB shall not be deemed to be a determination that such plans or specifications are complete or do not contain defects, or in fact meet any standards, guidelines and/or criteria of the ARB, or are in fact architecturally or aesthetically appropriate, or comply with any applicable governmental requirements, and the ARB shall not be liable for any deficiency, or any injury resulting from any deficiency, in such plans and specifications.

Section 5 - Remedy for Violation:

In the event this section is violated in that any alteration, addition, improvement, or change is made without first obtaining the approval of the ARB, or is not made in strict conformance with any approval granted by the ARB, the ARB shall specifically have the right to demand that an Owner stop, remove and/or alter any alteration, addition, improvement or change in a manner which complies with the requirements of the ARB, and the Association may pursue injunctive relief or any other legal or equitable remedy available to the Association in order to accomplish such purposes. This shall include but not be limited to fines, suspension of Common Area use rights which shall also apply to any and all violations of the "Governing Documents."

Section 6 - ARB and the Association:

Notwithstanding anything to the contrary herein, nothing contained in this Article V of this Declaration shall be construed in such a manner as to limit the rights of the Association and the ARB shall accept any right and/or responsibilities delegated to it by the Association, through the Board.

ARTICLE VI - ASSOCIATION- COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1 - Creation of the Lien and Personal Obligation for the Assessments:

The Declarant, for each Lot owned by it within MARIN RANCHES, 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, shall be deemed to covenant and agree to pay to the Association General Assessments for general expenses as outlined in Section 2 hereof, and Special Assessments as provided in Section 4 hereof, such assessments to be fixed, established and collected from time to time as hereinafter provided. The General and Special Assessments, together with such interest thereon, late fees, and costs of collection thereof, which costs of collection include attorneys' fees and costs, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which such Assessment is made and shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. The full Assessment as to each Lot upon which an improvement is constructed shall commence upon the conveyance of the Lot by the Declarant.

Section 2 - General Assessments:

The General Assessments levied by the Association shall be used exclusively for the General Expenses of the Association. By a majority vote of the Board of Directors, the Board shall adopt an

annual budget for the subsequent fiscal year, which shall provide for allocation of expenses in such a manner that the obligations imposed by this Declaration will be met. Unless otherwise provided in the Governing Documents, General Assessments shall be equal.

Section 3 - Date of Commencement of General Assessments; Due Dates:

The General Assessments shall commence on the first day of the month following the recordation of this Declaration. Thereafter, the Board of Directors shall fix the date of commencement and amount of the Assessment against each Lot thirty (30) days in advance of the commencement period. The General Assessments shall be payable in advance in monthly or quarterly installments or as otherwise determined by the Board of Directors of the Association and are due on the first day of such monthly or quarterly period.

The Association may not be in a position to always anticipate actual expenses as well as possible unforeseen expenses. Therefore, the amount of the General Assessment may be changed, through a budget amendment, at any time by the Board, from that originally adopted or that which is adopted in the future. The General Assessment shall be for the calendar year, but the amount of the General Assessments to be levied during any period shorter than a full calendar year, by budget amendment, shall be in proportion to the number of months remaining in such calendar year.

Section 4 - Special Assessments:

A Special Assessment may be levied against one or more Lots for the following:

- (a) The cost of any exterior maintenance caused by the negligent conduct of an Owner or by the failure of such Owner to comply with the lawfully adopted Rules and Regulations of Association, as well as any costs relating to damage caused by an Owner, their tenants, guests and invitees, shall be levied as a Special Assessment against such Owner, and collectible against the Owner, with all rights of collection, including lien rights, as further provided in this Declaration.
- (b) Charges for expenses of the Association which are not General Expenses but which are attributable to a specific Lot or Lots and which are designated as a special charge.
- (c) Reimbursement for damages caused by an Owner, Owners, their family members, guests, invitees or tenants.
- (d) Capital improvements relating to the Common Area (excluding the initial construction costs of improvements to be performed by the Developer). Capital improvements may be made by the Board, without Owner approval, prior to turnover. After turnover, capital improvements which may be the subject of a Special Assessment or a General Expense, as determined by the Board, shall be required to obtain the approval of the Membership. The Membership approval shall be the approval of two thirds (2/3) of the Voting Members in attendance at a duly called meeting at which there is a quorum.
- (e) Late charges, user fees, fines and penalties.
- (f) Any individual or aggregate General Expense(s), which exceeds the individual or aggregate amounts budgeted, or any emergency expense which exceeds the amount of any reserves or

other Association funds.

- (g) Unexpected or unknown expenses of the Association such as expenses resulting from storm damages, vandalism, etc.
- (h) Any other charge, which is not a General Expense.

The Board of Directors shall fix the amount and due date of any Special Assessment by resolution, which resolution shall set forth the Lot or Lots subject to such Assessment.

Section 5 – Remedies for Non-Compliance:

In addition to all other remedies provided in the Governing Documents, including this Declaration, the Board of Directors, in its sole discretion, may levy a fine and/or suspend Common Area use rights, against an Owner for failure of the Owner, his family members, guests, invitees, or employees, to comply with any provisions of the Governing Documents, provided that the procedures as set forth herein and as set forth in Chapter 720.305, Fla. Stat., as may be amended from time to time, are adhered to.

- A. Notice. The Association shall provide notice in accordance with Chapter 720.305, Fla. Stat.
- B. Hearing. A hearing shall adhere to the requirements under Section 720.303, Fla. Stat.
- C. Amount of Fine. The Board of Directors may impose fines of One Hundred (\$100.00) Dollars per day, per violation, with each day of a continuing violation, not to exceed One Thousand (\$1,000.00) Dollars in the aggregate, against the Owner in the event of a violation of the Governing Documents.
- D. Due Date of Fine. A fine as provided in this Article, once approved by the Committee pursuant to Chapter 720.305, Fla. Stat., shall be payable no later than thirty (30) days after a written decision has been provided, unless otherwise determined by the Board.
- E. Owners Responsible for the Actions of Their Tenants, Guests and Invitees. Notwithstanding the Association's authority to levy a fine or suspend Common Area use rights of an Owner, the Association shall also have the authority, unless otherwise prohibited under Chapter 720.305, Fla. Stat., to fine and suspend the Common Area use rights of the Owner's family members, tenants, guests, invitees and contract vendors, in the same manner as fines and suspensions may be levied against Owners.

Section 6 - Reserves:

The Association, acting through the Board, shall have the authority to include as a portion of the General Assessments, reserves for future expenses. The Board shall have the right, but not the obligation, to maintain those reserves in a separate bank account. Reserves will not be collected on Lots owned by the Declarant.

Section 7 - Declarant Payment of Assessments:

Notwithstanding any provision that may be contained to the contrary in this instrument, for so long as Declarant is the owner of any Lot, the Declarant shall not be liable for Assessments against such Lot, provided that Declarant funds any deficit in operating expenses in excess of Assessments billed and working capital funds collected by the Association, to the extent allowable by law. Declarant may at Declarant's sole option, at any time commence paying such assessments as to Lots that it owns and

thereby automatically terminate its obligation to fund subsequent deficits in the operating expenses in excess of Assessments billed and working capital funds collected by the Association. In any event, any funding of Association deficits shall be treated as loans from the Declarant to be repaid by the Association at a market rate of interest.

Section 8 - Working Capital Fund:

A Working Capital Fund will be established for the Association, which shall be collected from each Lot purchaser at the time of conveyance of each Lot from Declarant to such purchaser in an amount equal to three (3) months of the annual Assessment for their Lot. Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Lot. The purpose of this fund is to assure that the Association's Board of Directors will have cash available to meet expenditures or to pay for expenses to acquire additional equipment deemed necessary or desirable by the Board of Directors. Amounts paid into the fund are not to be considered as advance payment of regular Assessments. The Working Capital Fund may be used to pay any Association expenses.

Section 9 - Roster; Notice; Certificate:

A roster of the Lots 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 shall be sent to every Owner subject thereto. The Association shall, upon demand at any time, and for a fee of \$25.00; furnish to any Owner liable for an Assessment a certificate in writing signed by an officer or agent of the Association, setting forth whether such Assessment has been paid as to the Lot owned by the Owner making request therefore. Such certificate shall be conclusive evidence of payment of any Assessment to the Association therein stated to have been paid.

Section 10 - Collection of Assessment; Effect of Non-Payment of Assessments; the Personal Obligation of the Owner; the Lien; Remedies of the Association:

If any Assessment is not paid on the due date, the Association shall have the right to charge the defaulting Owner a late fee not to exceed the greater of Twenty Five (\$25.00) Dollars or five (5%) percent of the amount of each installment that is past due, or otherwise as determined by Florida law, plus interest at the then highest rate of interest allowable by law from the due date until paid. If there is no due date applicable to any particular Assessment, then the Assessment shall be due ten (10) days after written demand by the Association. If any Owner is in default in the payment of any Assessment owed to the Association for more than thirty (30) days after written demand by the Association, the Association upon written notice to the defaulting Owner shall have the right to accelerate and require such defaulting Owner to pay Assessments to the Association for the next twelve (12) month period, based upon the then existing amount and frequency of Assessments. In the event of such acceleration, the defaulting Owner shall continue to be liable for any increases in the regular Assessments, for all Special Assessments, and/or for all other Assessments payable to the Association. If the Assessments and any late fees and interest are not paid on the date when due, then such Assessments and any late fees and interest shall become delinquent and shall, together with such interest thereon and the cost of collection thereof, including attorneys' fees and costs as hereinafter provided, thereupon become a continuing lien on the Lot which shall bind such Lot in the hands of the Owner, his/her heirs, devisees, personal representatives, successors and assigns. Under no circumstance may the Board of Directors place a lien on a Lot owned by Declarant. Any individual who acquires title to a Lot upon the death of an Owner or by operation of law shall be personally liable for unpaid Assessments and late fees with respect to such Lot. In any voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid

Assessments made prior to the time of such voluntary conveyance, without prejudice to the rights of the grantee to recover from the Grantor the amounts paid by the grantee therefore. Additionally, any Owner who fails to pay the assessments as herein set forth, within thirty (30) days of the due date, shall forfeit all their privileges and benefits of being a member of the Association. The Association may bring an action at law against the Owner personally obligated to pay the Assessment or may record a claim of lien against the Lot on which the Assessment and late fees are unpaid. Additionally, the Association may foreclose the lien against the Lot on which the Assessment and late fees are unpaid, in like manner as a foreclosure of a mortgage on real property, or pursue one or more of such remedies at the same time or successively. There shall be added to the amount of such Assessment and late fee, interest, attorney's fees and costs of preparing and filing the claim of lien and the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the Assessment and late fee as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of the action, and the Association shall be entitled to attorney's fees in connection with any appeal of any such action.

It shall be the legal duty and responsibility of the Association to enforce payment of the Assessments and late fees hereunder.

Section 11 - Subordination of the Lien to Mortgages:

Notwithstanding any term herein to the contrary, for all mortgages encumbering a Lot or Tract and recorded in the Public Records after the effective date of this amendment, and, to the extent allowable under Florida law, for all mortgages encumbering a Lot or Tract and recorded in the Public Records on or before the effective date of this amendment, the provisions of Section 720.3085, Fla. Stat., as now exist or may hereafter be amended, shall apply to the mortgagee's obligation for the payment of assessments or other charges accruing prior to the date the mortgagee obtains title to the Lot or Tract. In addition, and notwithstanding the foregoing, any other purchaser or other person who otherwise acquires title at a foreclosure sale shall be governed at all times by the provisions of Chapter 720, Fla. Stat., as may now exist or may hereafter be amended from time to time. A Parcel Owner is jointly and severally liable with the previous Parcel Owner for all unpaid assessments that came due up to the time of transfer of title, including but not limited to foreclosure and/or deed in lieu of foreclosure except as provided under law pursuant to Section 720.3085, Fla. Stat., as same may be amended from time to time.

Section 12 - Exempt Property:

The Board of Directors shall have the right to exempt property subject to this Declaration from the Assessments, charges and liens created herein if such property is used (and as long as it is used) for any of the following purposes:

- A. Any easement or other interest therein dedicated and accepted by a public authority and devoted to public use.
- B. All Common Areas as defined in Article II hereof.
- C. All Properties exempt from ad valorem taxation by the laws of the State of Florida, to the extent agreed to by the Association.

ARTICLE VII - EASEMENTS

Section 1 - Members' Easements:

Each Member of the Association and each tenant, agent and invitee of such Member shall have a

permanent and perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across the sidewalks and roads from time to time laid out on the Common Areas, for use in common with all such Members, their tenants, agents and invitees. The portion of the Common Areas not used, from time to time, for walkways and/or driveways shall be for the common use and enjoyment of the Members of the Association and each Member shall have a permanent and perpetual easement for pedestrian traffic across all such portions of such tracts and for the use of same in such manner as may be regulated by the Association. The foregoing easements are subject to the following:

- (a) The right and duty of the Association to levy Assessments against each Lot for the purpose of maintaining the Common Areas and facilities in compliance with the provisions of the Governing Documents, including this Declaration and with any restrictions on the recorded Plat and approved Site Plan of MARIN RANCHES as may be amended from time to time.
- (b) The right of the Association to suspend the voting rights and right to use the Common Areas and facilities as provided for in this Declaration, for any period during which any Assessment against his Lot remains unpaid for ninety (90) days; and for a period not to exceed sixty (60) days for any infraction of the Governing Documents, including lawfully adopted and published Rules and Regulations.
- (c) The right of the Association to adopt and enforce rules and regulations governing the use of the Common Areas and the Lots and all facilities at any time situated thereon. Additionally, the Association shall have the authority, but not the obligation, to adopt reasonable Rules and Regulations pertaining to the use of such Common Areas and recreational facilities and may allow for the exclusive use of certain facilities, and may charge a reasonable fee for the use thereof.

The right of an Owner to the use and enjoyment of the Common Areas and facilities thereon shall extend to the members of his/her immediate family who reside with him/her, subject to regulations from time to time adopted by the Association in its lawfully adopted and published Rules and Regulations.

Section 2 - Easements Appurtenant:

The easements provided in Section 1 shall be appurtenant to and shall pass with the title to each Lot.

Section 3 - Utility Easements:

Public utilities may be installed underground in the Common Areas when necessary for the service of MARIN RANCHES, but all use of utility easements shall be in accordance with the applicable provisions of this Declaration.

Section 4 – Drainage Easements: The lots on the perimeter of the community have a five foot wide drainage easement that may be within the boundary of their individual lot. The only plantings allowed on the drainage easement are sod and the only structures permitted are the fences as shown on the site plan and no other structures, including, but not limited to, patios may extend into the easement.

No Owner shall place any improvements, material or obstacle in or over any drainage or utility easement area, which would unreasonably interfere with the rights of the owner of the utility easement, as determined by the Board. Any such improvement, material or obstacle shall be promptly removed by the Owner at Owner's expense when requested by the owner of the utility easement or the Board of Directors notwithstanding any lapse of time since improvement, material or

other obstacle was placed in or over the easement area. In the event an Owner fails to move such improvement, material or obstacle, then the Association may remove same and the expense of such removal shall be charged to the Owner as a Special Assessment.

Section 5 - Public Easements:

Fire fighters, police, health, sanitation and other public service personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas.

Section 6- Easements of Encroachment:

There shall be reciprocal appurtenant easements of encroachment as between each Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the term of these restrictions) to a distance of not more than one (1) foot, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point. Provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of an Owner, tenant, or the Association.

Section 7 - Additional Easement:

The Declarant (during any period in which the Declarant has any ownership interest in the Properties) and the Association shall each have the right to grant such additional electric, telephone, gas, sprinkler, irrigation, cable television, water and sanitary sewer or other easements, and to relocate any existing easement in any portion of the Properties and to grant access easements and to relocate any existing access easements in any portion of the Properties as the Declarant or the Association shall deem necessary or desirable, for the proper operation and maintenance of the Properties, or any portion thereof, or for the general health or welfare of the Owners or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the use of the Lots for residential purposes.

Section 8 - Association Easement:

For the purpose solely of performing its obligations under the provisions of this Declaration, the Association, through its duly authorized agents, employees or independent contractors, shall have the rights, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours of any day except Sunday. In the event of an emergency, such right of entry shall exist without notice on any day, including Sunday. Each Owner hereby grants to the Association, its duly authorized agents, employees or independent contractors such easements for ingress and egress, across the Lots and through improvements constructed upon the Lots, as may be reasonably necessary to effect and perform the exterior maintenance aforementioned. In addition, the owner of the adjoining property (not within the Properties) may grant the Association, such easements for ingress and egress across its Properties to effect and perform its duties. In such event, the Association shall indemnify the adjoining property owner for any damage or injury to the easement areas caused by the use thereof or access to perform the exterior maintenance.

Section 9 - Construction Easement:

Each Lot and the Common Area is hereby subjected to a permanent easement appurtenant to any adjoining Lot to permit the construction, existence, maintenance, repair and restoration of structures located on such adjoining Lot, including roof structures which overhang and encroach upon the servient Lot or Common Area, provided that the construction of such structure is permitted and

approved as elsewhere herein provided. The owner of the dominant tenement shall have the right, at all reasonable times, to enter the easement area in order to construct improvements, and to maintain, repair and restore any improvements located on the dominant tenement, provided, however that such entry be allowed only during daylight hours and with the prior knowledge of the owner of the servient tenement. In case of emergency, such right of entry shall be immediate, not restricted as to time and not be conditioned upon prior knowledge of the owner of the servient tenement.

Section 10 – Access to Dwellings. The Association, acting through the Board, shall have the authority, but not the obligation, to access the individual Dwellings if the Association, acting through the Board, determines that it is necessary in order to properly perform its maintenance obligations. Additionally, this right of access, which shall require reasonable notice, except in the case of an emergency, shall include the Association's right to access the Dwelling to determine if the Dwelling poses a risk to adjoining Dwellings and/or the Common Areas. The Association shall further have the right, but not the obligation, to require that all Lot Owners provide a key to the Dwelling Unit for the purposes as identified in this provision.

Additionally, where a Lot Owner fails to properly maintain his Lot and Dwelling Unit as required by the Governing documents, the Association shall have, at all times with reasonable notice as determined by the Board, the right to enter the property and perform the work. The costs of same shall be deemed a Special Assessment against the individual Lot and Owner, and collectible in the same manner as any other Assessment.

ARTICLE VIII - GENERAL RESTRICTIVE COVENANTS

Section 1 – Applicability:

The provisions of this Article VIII shall be applicable to all Lots situated within the Properties.

Section 2 - Land Use:

No Lot shall be used except for residential purposes. Temporary uses for model homes, parking lots, sales/model signs, construction trailer, construction storage areas and/or sales offices shall be permitted for the Declarant or as temporarily approved by the Declarant for subsequent developers/builders.

Section 3 - Change in Buildings:

As required by the City of Cooper City, no Owner shall make or permit any structural modification or alteration of any building which includes habitable space additions (including but not limited to garage conversions) No building shall be demolished or removed (except by Declarant) without the prior written consent of the Architectural Review Board ("ARB") and both the Board of Directors of the Association, the City of Cooper City and Owner(s) of the immediately adjoining Lot(s). In the event any building is demolished or removed, if replaced said building shall be replaced with a unit of similar size and type and construction shall be completed within six (6) months. In the event the building is not replaced, then the building shall be demolished and the Lot shall be sodded and maintained as a landscaped Lot within thirty (30) days. The provisions herein regarding the prohibition of habitable space additions is not subject to amendment.

Section 4 - Building Location:

Buildings shall be located in conformance with the Zoning Code of the City of Cooper City, Florida and any specific zoning approvals thereunder, or as originally constructed on a Lot by Declarant or its successor or assignee. Whenever a variance or special exception as to building location or other item has been granted by the authority designated to do so under the Zoning Code, said variance is hereby adopted as an amendment to this Section and any future variance of special exception as to building location or other item shall constitute an amendment of this Section.

Section 5 - Landscaping of Easements:

In addition to the easements reserved herein, easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plat(s) of the Properties. Within these easements no structure, planting or other material may be placed or permitted to remain that will interfere with vehicular traffic or prevent maintenance of utilities. Public utility companies servicing the Properties and the Association, and their successors and assigns, shall have a perpetual easement for the installation and maintenance of water lines, sprinkler lines, sanitary sewers, conduits, including television cables and conduits and such other installations as may be required or necessary to provide maintenance and utility services to the Lots and/or the Common Areas under and through the utility easements as shown on the plat(s) beyond the building, as such buildings may from time to time be located. All utilities within the subdivisions, whether in streets, right-of-way or utility easements, shall be installed and maintained underground, provided, however that water and sewer treatment facilities and control panels for utilities may be installed and maintained above ground or as permitted by the Architectural Review Board.

Section 6 – Nuisances:

No noxious or illegal 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 any other Lot Owner, as determined in the sole discretion of the Board. In the event of any question as to what may be or become a nuisance, such question shall be submitted to the Association for a decision in writing, which decision shall be final. In addition, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon; and in the event that the Owner shall fail or refuse to keep the Lot free of weeds, underbrush or refuse piles or other unsightly growth or objects, then the Association may enter upon said premises and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass. All garbage or trash containers must be stored in each Lot Owner's garage or placed in walled-in areas so that they shall not be visible from the adjoining Lots or Common Areas. Provided, however, any portion of the Properties not yet developed by Declarant shall be maintained in a clean condition but shall not be expected to be maintained in a manicured condition.

Section 7 - Temporary Structures:

No structure of a temporary character, trailer, tent, mobile home or recreational vehicle shall be permitted on any Lot either temporarily or permanently, except that the Declarant or a subsequent developer, may park a trailer on the Properties during periods of marketing and construction, whether related to the Properties or other Developments of the Declarant.

Section 8 – Signs:

No sign of any kind shall be displayed to the public view on the Properties, except as allowed by Florida law, without the prior consent of the Board of Directors of the Association and the ARB, provided that the Declarant, so long as it has not sold all of its Lots in the Properties, shall retain the right to disapprove any signs displayed to the public view. No "For Sale" signs shall be displayed to the public view on the Properties, as long as the Declarant holds title to at least one lot, and thereafter, only with the approval of the Board. Notwithstanding the foregoing, this Section shall not apply to the Declarant for as long as it holds title to any portion of the Properties.

Section 9 - 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 the Properties nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Properties. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to this Declaration.

Section 10 - Pets, Livestock and Poultry: No animals, livestock, snakes or poultry of any kind shall be raised, bred or kept except that dogs, cats, or other household pets may be kept, but no more than a total of two (2). Those pets which in the sole discretion of the Association, endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Units or the Owner of any property located adjacent to the Properties may be expelled and removed from the Properties by the Board and in the Board's sole discretion. No pets shall be kept, bred or maintained for any commercial purpose. Dogs, which are household pets, shall be confined to a leash whenever they are outside a Unit. Additionally, it shall be the pet owner's obligation to remove the pet's waste material from all property within the development, and failure to adhere to this requirement will be considered a violation of the Governing Documents, and subject to all available remedies.

Section 11 - Visibility at Intersections:

No obstruction to visibility at street intersections shall be permitted.

Section 12 - Commercial Trucks, Trailers, Campers, and Boats:

No commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on any Lot, except that they may be stored within enclosed garages. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear any signs, decals or printings, or vehicles of more than seven feet (7') in height. Any vehicle, motor home, trailer, etc. in violation of the Governing Documents, including the Rules and Regulations of the Association shall be subject to all available remedies by the Association at the sole expense of the owner, and to the extent that these vehicles are parked in violation on Association Common Areas, the Association shall also have the available remedy of towing at the sole expense of the Owner. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services. Additionally, no business or commercial activity shall be permitted on any Lot, nor shall any business be conducted on any part thereof.

Section 13 – Parking:

Owners and their guests shall park in their garages or driveways. Additionally, residents and their guests are permitted to park in the designated Common Area parking spaces, if any, on a first-come basis. On-street parking (outside of designated parking areas) is prohibited. The Board of Directors shall have the right to contract a towing company for the removal of any vehicles violating this on-street parking prohibition. The provisions regarding parking within this Section 13 are not subject to amendment.

Section 14 - Privacy Walls and Screen Enclosures:

All privacy walls and screen enclosures shall be of uniform color and style as originally installed by the Declarant. No privacy wall or screen enclosure or other structure shall be erected in any yard except as originally installed by Declarant or its assignee, or as may be approved by the Architectural Review Board and the City of Cooper City. This provision is not subject to amendment.

Section 15 - Garbage and Trash Disposal:

No garbage, refuse, trash or rubbish shall be deposited on any Lot except where it is out of view from the street and any other Lot; provided, however, that the requirements of the City of Cooper City for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and in a proper disposal receptacle, as determined by the Board.

Section 16 - Drying Areas:

No clothing, laundry or wash shall be aired or dried on any portion of any Lot in an area exposed to view from any other Lot. Drying areas will be permitted only in locations approved by the Architectural Review Board and only when protected from view by screening or fencing approved by the Architectural Review Board. No prohibition of outside clotheslines or drying areas shall be permitted; provided that nothing herein shall prohibit the Architectural Review Board from enacting reasonable regulations that do not have the effect of prohibiting such drying areas or clotheslines as to any Lot.

Section 17 - Gas Containers:

No gas tank, gas container, or gas cylinder (except those placed by the Declarant or approved by the Architectural Review Board in connection with the installation of barbecues) shall be permitted to be placed on or about the outside of any home and all such items (except those placed by the Declarant in connection with the installation of barbecues) shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground if enclosed on all sides by a decorative safety wall approved by the Architectural Review Board.

Section 18 - Communication Equipment:

Except as may be installed by the Declarant or as may be permitted by the Architectural Review Board, no antennas, satellite dishes greater than one meter in diameter, aerials, or lines, wires or other devices for communication or transmission of current shall be placed on any portion of the Properties and in no event shall any of the communication equipment be in general view. In no event, however, shall lines or wires for communication or the transmission of current be constructed, placed, or permitted to be placed within the Common Areas unless the same shall be installed by the Association for the common use of all Members, and shall be protected cables, and any of said lines or wires which are not located in buildings shall be constructed or placed and maintained underground. Any line or wire installations permitted by the Architectural Review Board pursuant to this Section shall be protected cable and shall only be installed underground.

Any installation of communication equipment by Owner, shall not relieve Owner from payment of any portion of assessments.

Section 19 – Drainage:

No change in any drainage pattern of any Lot, after issuance of a certificate of occupancy for the dwelling thereon, or of any portion of the Properties, after all contemplated improvements have been completed, shall be made without approval of the Architectural Review Board and the City of Cooper City.

Section 20 – Leasing:

Owners may lease his/her Lot for a term of no less than six (6) months at a time, which lease requires the prior approval of the Association. The Association, acting through the Board, shall have the authority to promulgate additional Rules and Regulations relative to leasing, including further

limitations on lease terms and the frequency of leases. Each Owner shall be responsible for the acts and omissions, whether negligent or willful, of any person residing on his Lot, and for all guests, and invitees of the Owner or any such resident, and in the event the acts or omissions of any of the foregoing shall result in any damage to the Common Areas, or any liability to the Association, the Owner shall be assessed for same as in the case of any other Assessment. Furthermore, any violation of any of the provisions of this Declaration, the Articles, or the Bylaws, by any resident of any Lot, or any guest or invitee of an Owner or any resident of a Lot, shall also be deemed a violation by the Owner, and the Owner shall be subject to the same liability as if such violation was that of the Owner.

With respect to any tenant or any person present on any Lot or any portion the Properties other than an Owner and the members of their immediate family permanently residing with Owner on the Lot, if such person materially violates any provision of this Declaration, the Articles or By-Laws, or if such person is the source of annoyance to the residents of the Properties, or willfully damages or destroys any Common Areas or personal property of the Association, then upon written notice by the Association, such person shall be required to immediately leave the Properties and if such person does not do so, the Association is authorized to commence an action to evict such tenant or compel the person to leave the Properties and, where necessary, to enjoin such person from returning. The expense of any such action, including attorneys' fees, may be assessed against the applicable Owner, and the Association may collect such Assessment and have a lien for same as elsewhere provided. The foregoing shall be in addition to any other remedy of the Association.

Section 21 – Additional Rules and Regulations:

The Declarant, until the Turnover Meeting, and thereafter the Board of Directors of the Association, may establish such additional Rules and Regulations as may be deemed for the best interests of the Association and its Members for purposes of enforcing the provisions of this Declaration. Provided, however, no Rules and Regulations shall be adopted by the Board which would adversely impact on the construction, development, sale or marketing of the Property or on the condition or appearance of the Property, without the prior written consent of the Declarant.

Section 22 – Exemption for Declarant; Declarant's Easements:

The provisions of this Article VIII shall not apply to the Declarant, so long as the Declarant owns any property in MARIN RANCHES, or is doing construction or repair work in MARIN RANCHES. In addition to the property rights granted in this Declaration to the Declarant, as an Owner or otherwise, the Declarant is extended the right to enter upon the Property at any time and in any way reasonable necessary to allow the Declarant to construct, sell, or promote in this subdivision or any contiguous subdivision or to carry out any responsibility of the Declarant to Owners in such subdivisions.

ARTICLE IX - MATTERS CONCERNING THE WATER MANAGEMENT TRACT

Section 1 - Use of Property:

The Association shall be responsible for the maintenance, operation, repair, and restoration of the Water Management Tract (WMT). Maintenance of the WMT shall include the exercise of practices which allow the WMT to provide drainage, water storage, conveyance, and all other storm water management capabilities, as permitted by the Central Broward Water Control District, referred to as the "District". Any repair, reconstruction, modification to the WMT, which may adversely affect the WMT's storm water management capabilities, shall be approved in advance, with all appropriate Permits obtained from the District. The lake in the community is for storm water containment and is

not aesthetic in nature or intended to be. The levels of all water bodies in the surface water management system may fluctuate dramatically during very wet or very dry periods. The Association does not have any control over the water elevation levels.

Section 2 - Water Management Tract:

The "Water Management Tract" is designated on attached Exhibit B, the description of common areas for "MARIN RANCHES" as recorded at Pages throughin Plat Book of the Public Records of BROWARD COUNTY, Florida.

The Water Management Tract shall be and is hereby declared to be subject to a Restriction in favor of the Association, its successors and assignees, for the purposes of retaining and maintaining this area as a water retention and detention area. In furtherance of the permitted use of this area, each of the following uses of the Water Management Tract is hereby prohibited and restricted unless there is prior written approval and consent from the District to wit:

- (a) Construction, installation, or placement of any signs, buildings, walls, roads or any other permanent structures and improvements above or below ground of the WMT, with the exception of the sanitary sewer force main designed to go through the WMT;
- (b) The dumping or placing of soil or other substances or materials or landfill, or the dumping of trash, waste or unsightly or offensive materials;
- (c) The removal, or destruction of plants, trees, shrubs, or other vegetation (except the removal and or destruction of weeds and exotic plant materials) from the WMT;
- (d) The excavation, dredging, or removal of any material from the WMT; and
- (e) Any use which would be detrimental to the retention of the WMT.

The WMT is hereby created and declared to be perpetual. The Association, its successors and assigns and the District shall have the right to enter upon the WMT at all reasonable times and in a reasonable manner, to assure compliance with the aforesaid prohibitions and restrictions.

The Association, and it successors and or assigns in title shall be responsible for periodic maintenance including removal of trash and debris.

Section 3 - Amendment:

Any proposed amendment to these Covenants and Restrictions, which would affect the WMT, (including environmental conservation areas in the water management portions of the Common Areas) or the responsibility of the Association with respect thereto, shall have the prior approval of the District.

Section 4 – Permits:

A Standard General Permit for the construction and operation of a surface water management system for MARIN RANCHES was received by Declarant from SFWMD. Copies of this permit (No. 06-07267-P) and any future SFWMD permit actions shall be maintained by the Association's Registered Agent for the Association's benefit.

Section 5 - Enforcement:

The Districts shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the WMT.

Section 6 - Perpetuity:

The obligations arising hereunder with respect to the WMT shall be binding upon the Association and its successors and assigns in perpetuity, and may not be altered without the prior approval of the District.

ARTICLE X - INSURANCE AND CASUALTY LOSSES

Section 1 – Insurance:

The Association's Board of Directors or its duly authorized agent shall have the authority to obtain blanket all-risk insurance, if reasonably available, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred (100%) percent of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

The Board shall also obtain a public liability policy covering the Common Areas, the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents. The public liability policy shall have at least a One Million Dollar (\$1,000,000) single person limit for bodily injury and property damage, a Two Million Dollar (\$2,000,000) limit per occurrence, if reasonably available.

Additionally, the Board shall obtain a Director's and Officer's liability policy with a One Million Dollar (\$1,000,000) limit.

Cost of insurance coverage shall be obtained by the Association and shall be included as part of the General Assessment. Premiums for all insurance on the Common Areas shall be General Expenses of the Association. Every policy may contain a reasonable deductible, and the amount thereof shall be added to the face amount of the policy in determining whether the insurance at least equals the full replacement cost. The deductible shall be paid by the party who would be responsible for the repair in the absence of insurance and in the event of multiple parties shall be allocated in relation to the amount each party's loss bears to the total.

All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association as Trustee for the respective benefited parties, as further identified in (b) below. Such insurance shall be governed by the provisions hereinafter set forth:

- (a) All policies shall be written with a company licensed to do business in Florida which holds an A.M. Best Company, Inc., rating of A or better if reasonably available, or, if not available, the nearest equivalent rating.
- (b) All policies on the Common Areas shall be for the benefit of the Owners and their Mortgagees as their interests may appear.
- (c) Exclusive authority to adjust losses under policies in force on the Properties obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.
- (d) In no event shall the insurance coverage obtained and maintained by the Association's Board

of Directors hereunder be brought into contribution with insurance purchased by individual Owners, occupants, or their mortgagees.

- (e) The Association's Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:
- i. that no policy may be canceled, invalidated or suspended on account of any one or more individual Owners;
 - ii. that no policy may be canceled, invalidated, or suspended on account of the conduct of any Director, Officer, or employee without prior demand in writing delivered to the Association to cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, its manager, any Owner, or mortgagee;
 - iii. that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and
 - iv. that no policy may be canceled or substantially modified without at least ten (10) days prior written notice to the Association.
- (f) The Association's Board of Directors may, in their discretion, obtain such other types of insurance for the Association, as they deem necessary.

In addition to the other insurance required by this section, the Board of Directors may obtain worker's compensation insurance if the Association has any employees and a fidelity bond or bonds on Directors, Officers, employees, and other persons handling or responsible for the Association's funds. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be canceled or substantially modified without at least ten (10) days' prior written notice to the Association.

Section 2 - Individual Insurance:

By virtue of taking title to a Lot subject to the terms of this Declaration, each Lot Owner covenants and agrees with all other Owners and with the Association that they shall carry homeowner insurance on the Lot(s) and structures constructed thereon. Each Lot Owner further covenants and agrees that in the event of a partial loss or damage and destruction resulting in less than total destruction of structures comprising his Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction, and the Owner shall pay the costs of any repair or reconstruction which are not covered by insurance proceeds. In the event that a home is totally destroyed, the Owners may decide not to rebuild or to reconstruct, in which case the Owners shall clear the Lot of all debris and return it to substantially the natural state (sodded and landscaped in a manner as determined by the Board of Directors) and the Owners shall continue to maintain the Lot in a neat and attractive condition and be responsible for payment of assessments as provided in Article VI.

Each Lot Owner is encouraged to purchase and maintain insurance at their own expense, which covers theft, damage and loss to personal property.

Section 3 - Disbursement of Proceeds:

Proceeds from insurance policies of Association shall be disbursed as follows:

- a. If the damage or destruction for which the proceeds are paid is to be repaired or reconstructed, the proceeds, of such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction as hereinafter provided. Any proceeds remaining after

disbursing such costs of repairs or reconstruction to the Common Areas; and after making such settlement as is necessary and appropriate with the affected Owner or Owners and their mortgagee(s) as their interests may appear; shall be retained by and for the benefit of the Association.

b. If it is determined, that the damage or destruction to the Common Areas for which the proceeds are paid shall not be repaired or reconstruction, such proceeds shall be retained by and for the benefit of the Association.

Section 4 - Damage and Destruction:

a. Immediately after the damage or destruction by fire or other casualty to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors, or its duly authorized agent, shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed Properties. Repair or reconstruction, as used in this paragraph, means repairing or restoring the Properties to substantially the same condition in which they existed prior to the fire or other casualty.

c. Any damage or destruction to the Common Areas shall be repaired or reconstructed unless at least eighty (80%) percent of the total vote of the Association shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within said period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No mortgagee shall have the right to participate in the determination of whether the Common Areas damage or destruction shall be repaired or reconstructed.

Section 5 - Repair and Reconstruction:

If the damage or destruction to the Common Areas for which the insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a Special Assessment against all Owners on the same basis as provided for General Assessments. Additional Assessments may be made in like manner at any time during or following the completion of any repair or reconstruction.

ARTICLE XI – INDEMNIFICATION OF DIRECTORS, OFFICERS AND COMMITTEE MEMBERS

Every Director, Officer and Committee Member of the Association shall be indemnified by the Association against all expenses and liability, including attorney's fees, incurred by or imposed upon them in connection with any proceeding to which they may be a party or in which they may become involved by reason of being or having been a Director, Officer, or Committee Member, whether or not they are a Director, Officer or Committee Member at the time such expenses are incurred, except in such cases where the Director, Officer or Committee Member is adjudged guilty of willful misfeasance or malfeasance in the performance of their duties; provided however, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director, Officer or Committee Member may be entitled. Additionally, the Association shall obtain adequate Director's and Officer's liability insurance.

ARTICLE XII- SALES ACTIVITY AND DECLARANT'S RIGHTS

Notwithstanding any provision herein to the contrary, until the Declarant has completed, sold and conveyed all of the Lots within the Properties, neither the Owners, the Association or their use of the Common Areas shall interfere with the completion of the contemplated improvements and the sale of Lots and any other sales activity of the Declarant, whether related to the Properties or other developments of the Declarant. The Declarant (or its duly authorized agents or assigns) may make such use of the unsold Lots and the Common Areas as may facilitate such completion and sale including, but not limited to maintaining sales offices, construction trailers, model homes, and/or parking lots for the showing of the property, and the display of signs, billboards, flags, placecards and visual promotional materials. The Declarant shall have the right to use unimproved Lots for temporary parking, for prospective purchasers and such other parties as Declarant determines. Each Lot and the Common Area is hereby subjected to an easement for the purposes set forth herein. This provision shall not be amended without the consent of Declarant.

ARTICLE XIII - MORTGAGEES' RIGHTS

The following provisions are for the benefit of holders, insurers, or guarantors of mortgages on Lots in the Properties.

Section 1 - Notices of Action:

A holder, insurer, or guarantor of a mortgage which is an Institutional Lender, who provides written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot legal description), therefore becoming an "eligible holder"), will be entitled to timely written notice of:

- 1) Any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Lot on which there is a mortgage held, insured, or guaranteed by such eligible holder;
- 2) Any delinquency in the payment of Assessments or charges owed by an Owner of a Lot subject to the mortgage of such eligible holder, insurer, or guarantor, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a Mortgage, upon request, is entitled to written notice from the

- Association of any default in the performance by an Owner of a Lot of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days;
- 3) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; or
 - 4) Any proposed action, which would require the consent of a specified percentage of eligible holders.

Section 2 - Special FHLMC Provision:

So long as required by the FHAVA Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing three Sections of this Article. Unless two-thirds (2/3) of the first mortgagees or Owners give their consent, the Association shall not:

- 1) By act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Areas, which the Association owns, directly or indirectly (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Properties shall not be deemed a transfer). Written approval from FHAVA is also required as long as Declarant is in control of the Association and providing FHAVA financing.
- 2) Change the method of determining the obligation, Assessments, dues, or other charges which may be levied against an Owner;
- 3) By act or omission change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of Lots and of the Common Areas;
- 4) Fail to maintain fire and extended coverage insurance, as required by this Declaration; or
- 5) Use hazard insurance proceeds for any Common Areas losses for other than the repair, replacement, or reconstruction of such Properties.

The provisions of this Section shall not be construed to reduce the percentage vote that must be obtained from mortgagees or Members where a larger percentage vote is otherwise required for any of the actions contained in this Section.

Mortgagees may, jointly or single, pay taxes or other charges which are in default and which may or have become a charge against the Common Areas and may pay overdue premiums on casualty insurance policies, or secure new casualty insurance coverage upon the lapse of a policy, for the Common Areas, and mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Section 3 - No Priority:

No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the mortgagee of any Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Areas.

Section 4 - Notice to Association:

Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any mortgage encumbering such Owner's Lot.

Section 5 - Amendment by Board:

Should the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provision of this Article or make any such requirements less stringent, the Board, without approval of the Owners or the City of Cooper City, may cause an amendment to this Article to be recorded to reflect such changes.

Section 6 - Applicability of Article XIII:

Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, Articles or Florida law for any of the acts set out in this Article.

Section 7 - Failure of Mortgagee to Respond:

Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request.

ARTICLE XIV - 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 Declarant, the Association, the City of Cooper City, or the Owner of any Lot subject to this Declaration, and their assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then Owners of at least eighty percent (80%) of the Lots and all mortgagees, or its successors, has been recorded, agreeing to change or terminate said covenants and restrictions in whole or in part.

Section 2 – Notice:

Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or 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. If any Member's address changes from the address on the Member's warranty deed, it is the Member's responsibility to notify the Association via certified mail with such Member's new mailing address.

Section 3 – Enforcement:

Enforcement of this Declaration shall be by any proceeding at law or in equity 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 this Declaration. Failure by the Declarant, 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. This Declaration may also be enforced by the Architectural Review Board. The Association is hereby empowered to adopt

reasonable Rules and Regulations for the imposition of fines and suspensions (as per Section 5 of Article VI herein) to be levied against any Owner for failure to comply with the terms of the Governing Documents. Fines shall constitute an Assessment, as allowed by law, due to the Association and upon failure to pay such fine within the period prescribed by the Association shall be a charge and continuing lien upon the Owner's Lot.

Section 4 – Severability:

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, which shall remain in full force and effect.

Section 5 – Amendment:

This Declaration may be amended from time to time by recording among the Public Records of the County an instrument executed by the President or a Vice President and attested to by the Secretary of the Association, indicating (if required pursuant to the terms hereof) that a meeting called for purposes of amendment was held and that the requisite number of Members formally approved the amendment, or that a written consent document with the requisite number of members consenting, approved the amendment, subject, however, to the following provisions:

- A. Except as provided herein below, an amendment initiated by any party other than Declarant must obtain the approval of at least eighty percent (80%) of the votes of Members; provided that until such time as the Declarant relinquishes control of the Association, and no longer owns any property in MARIN RANCHES, all amendments must include the joinder of Declarant.
- B. Subject to the requirements of this Declaration, prior to turnover and as long as Declarant owns any Lot or property within the Properties, the Declarant shall have the absolute and unconditional right to alter, modify, supplement, change, revoke, rescind or cancel any or all the provisions contained in this Declaration including, but not limited to provisions relating to the addition of property subject to this Declaration, use restrictions and Assessments, without the joinder and consent of the Owners, the Association or any other individual or entity and the foregoing parties hereby waive any right to consent to such changes. Such changes may affect the entire property or only specific portions of the Property, but shall be subject to applicable government approvals. Further, the Declarant may amend this Declaration at any time for the purpose of subjecting additional real property within MARIN RANCHES to this Declaration, without the joinder and consent of any other Owners, the Association, Mortgagees or any party.
- C. In addition to other government approvals, which may be required, any amendment to this Declaration, which would affect the surface water management system, including the water management portions of the Common Areas, must have the prior approval of the Central Broward Water Control District.
- D. Any duly adopted amendment to this Declaration shall run with and bind the Property for the same period and to the same extent as do the covenants and restrictions set forth herein.

No amendment shall discriminate against any Owner or class or group or Owners, unless the Owners so affected join in the execution of the amendment. No amendment shall change the number of votes of any Owner or increase any Owner's proportionate share of the General Expense, unless the Owners and Institutional Lenders of such Lots so affected by such amendment join in the execution of the amendment. No amendment may prejudice or impair the priorities of Institutional Lenders

granted hereunder unless all Institutional Lenders join in the execution of the amendment. No amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to Declarant unless Declarant joins in the execution of the amendment.

Section 6 – Litigation:

No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of eighty percent (80%) of the Board of Directors. In the case of such a vote, and notwithstanding anything contained in this Declaration or the Articles of Incorporation or Bylaws of the Association to the contrary, a Board member shall not vote in favor of bringing or prosecuting any such proceeding unless authorized to do so by a vote of Members representing eighty percent (80%) of the total membership of the Association. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Association in proceedings instituted against it. This section shall not be amended unless such amendment is made by the Declarant or is approved by the percentage votes per Section 5 hereof, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 7 – Plat: In addition to this Declaration, the Property shall be subject to the additional covenants, restrictions, reservations and other terms and provisions set forth in the dedication or shown on the Plat of the Property, which is recorded or to be recorded in the Public Records of BROWARD COUNTY and other matters of record.

Section 8 - Non-Condominium:

- A. The Association is not intended to be a condominium association and is not being created in accordance with Florida Statute, Chapter 718, in existence as of the date of recording this Declaration.
- B. The Association shall be governed by Chapters 617 and 720 of the Florida Statutes, as same may be amended from time to time.

Section 9 - Gender and Names: The use of the singular herein shall include the plural. Additionally, the use of any gender shall include all genders and the use of plural herein shall include singular.

Section 10 – Caption: The captions used in this Declaration and the exhibits annexed hereto are inserted solely as a matter of convenience and shall not be relied upon or used in construing the text of this Declaration or any exhibits hereto.

Section 11 - Effective Date:

This Declaration shall become effective upon its recordation in the Public Records of the County. IN WITNESS WHEREOF, Marin Ranches Development, LTD., a Florida Limited Partnership, has caused this instrument to be executed in its corporate name by its duly authorized officers, and its corporate seal to be affixed this 1st day of January, 2016.

**MARIN RANCHES DEVELOPMENT, LTD., a Florida
Limited Partnership**

WITNESSES:

By: **MR DEVELOPMENT GP, LLC**, a Florida
Limited Liability Company, Manager

By: *S. Gravett*
Stephen E. Gravett, Chief Executive Officer

Mary Beth Kerr
Print Name Mary Beth Kerr

Betty Jane Smith
Print Name Betty Jane Smith

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1 day of May, 2016, by Stephen E. Gravett, as Chief Executive Officer of MR Development GP, LLC, a Florida limited liability company, as Manager of Marin Ranches Development, Ltd., a Florida limited partnership, who is personally known to me or, who has produced _____ as identification, and who acknowledged before me that he executed the foregoing Declaration of Restrictions in behalf of the aforesaid Company as its act and deed.

Teresa Hugo Tigert
NOTARY PUBLIC
Print Name: Teresa Hugo Tigert

My commission expires:



TERESA HUGO TIGERT
MY COMMISSION # FF 087126
EXPIRES: March 8, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"

TO

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MARIN RANCHES**

Property Subject to Declaration

All of the Plat of MARIN RANCHES, according to the Plat thereof as recorded in Plat Book 182, Pages 106 through 108 , inclusive, of the Public Records of BROWARD COUNTY, Florida.

EXHIBIT "B"

TO

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MARIN RANCHES**

Description of Common Areas

All of the Plat of MARIN RANCHES according to the Plat thereof as recorded in Plat Book 182, Pages 106 through 108, inclusive, of the Public Records of BROWARD COUNTY, Florida.

Less and excluding there from:

Lots 1 through 19 inclusive.

It is the intention herein to describe the Common Areas as including, but not necessarily limited to: Road Right-of-Way (the private roadway); Parcel A, Parcel B & Parcel C (tracts for open spaces, recreational and landscape purposes) and Parcel D (the Lake tract, Water Management tract, storm water and drainage tract).

EXHIBIT "C"

TO

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MARIN RANCHES

Initial Rules and Regulations of the Architectural Review Board

1. Only Single-Family dwelling units shall be permitted which shall have a minimum air-conditioned floor area of 2,500 square feet, and which shall comply with the building, setback, right-of-ways and other requirements of the City of Cooper City. Each single family detached residential dwelling unit shall have a minimum two (2) car garage.
2. No carports shall be permitted within MARIN RANCHES.
3. Any Owner who desires to construct an improvement or structure of any kind (including but not limited to covered porches, patios, screen enclosures, fences, additional landscape, etc.) on his Lot shall submit two complete sets of plans and specifications along with samples (including colors) of proposed building materials to the Architectural Review Board (the "ARB") and must receive ARB approval and all related governmental approvals/permits prior to commencing construction. Patios shall be limited to the lesser of one-half the rear lot size or fifteen feet by thirty feet whichever is less. Any ground mounted equipment must also include landscape screening consistent with surrounding landscaping.
4. The exteriors, including colors, shall be consistent with the theme adopted by the Declarant.
5. No fences or privacy walls are permitted other than as installed by the Declarant or as approved by the ARB.
6. Screen enclosures must be uniform throughout the community and be constructed with white aluminum frame and charcoal screen. Only certain designs adopted by Declarant will be allowed. Screen enclosures must be approved the ARB and the City of Cooper City.
7. No aluminum, insulated roofs are allowed with screen enclosures.
8. No window or wall air-conditioning units are permitted.
9. All mailboxes or receptacles for the delivery of newspapers, magazines or mail shall be approved by the ARB prior to installation on any Lot, and shall be of the type originally installed by the Declarant.
10. No plant materials (except annuals) shall be installed except by the approval and authority of the ARB, and if approved, shall be installed by the contractor approved by the Association and shall consist of xeroscape landscape materials where and whenever appropriate. Such plant materials must be maintained and replaced by the homeowner.
11. Except when placed in front for pick-up, no garbage container shall be visible from any street.

12. All regulations, rules and restrictions contained in Article VIII of this Declaration of Restrictions and Protective Covenants are applicable to each Owner. Additional Rules and Regulations may be established by the Board of Directors.

EXHIBIT "D"

TO

**DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MARIN RANCHES**

RECORDED ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION
OF
MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC.
(A Florida Corporation Not-for-Profit)

SUBMITTED
DATE

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a corporation not for profit under Chapter 617 (1990) of the Florida Statutes (the "Florida Not for Profit Corporation Act") and certifies as follows:

ARTICLE I - NAME

The name of this corporation shall be MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association" and its duration shall be perpetual.

ARTICLE II - PURPOSE

The purpose for which the Association is organized is to engage a non-profit organization in protecting the value of the "Property" of the members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Restrictions and Protective Covenants for MARIN RANCHES, as it may be amended from time-to-time (the "Declaration") to be recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, including the establishment and enforcement of payment of charges and assessments contained therein and to engage in such other lawful activities as may be to the mutual benefit of the Members and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III - POWERS

The powers of the Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration as well as all of the statutory powers identified under Chapter 720, Fla. Stat., as amended from time to time.

Section 2. Necessary Powers. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

- A. To own, operate, manage and convey the Common Area in accordance with the purpose and intent contained in the Declaration;

- B. To levy and collect Assessments against Members to defray the General Expenses and other expenses of the Association;
- C. To use the proceeds of Assessments in the exercise of its powers and duties;
- D. To maintain, repair, replace and operate the Common Area, and to maintain any easements (lakes, retention areas, culverts and related appurtenances, etc.) that may exist.
- E. To reconstruct Improvements upon the Property after casualty and to further improve the Property;
- F. To make and amend the Bylaws for the Association and regulations regarding the use of the Property;
- G. To pay all taxes and other assessments which are liens against the Common Area;
- H. To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, the Rules and Regulations and the traffic regulations for the use of the Property;
- I. To establish and maintain such reserve funds, as may be required from time-to-time by the Board of Directors, in accordance with the provisions of the Declaration;
- J. To bring suit and to litigate on behalf of the Association, the Members and the Owners; provided, however, that except as specifically set forth in this Paragraph J, the Association shall not have the power to bring suit to litigate on behalf of the Association, the Members or the Owners without the express prior written consent of at least eighty percent (80%) of the Owners. The foregoing restriction shall not apply to suits or litigation brought on behalf of the Association to collect assessments, enforce liens, bring injunctive action or to otherwise enforce these Articles of Incorporation, the Bylaws, the Declaration, the Rules and Regulations or the traffic regulations promulgated by the Association nor shall this restriction apply to the Association's defense of any suits or litigation brought against the Association. The foregoing restrictions shall not apply while Developer is in control of the Association;
- K. To provide for management and maintenance and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules and traffic regulations and maintenance of the Common Area. The Association shall, however, retain at all times the powers and the duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules and the execution of contracts on behalf of the Association;
- L. To possess, enjoy and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property;

- M. To employ personnel, retain independent contractors and professional personnel and enter into service and management contracts to provide for the maintenance, operation, management and administration of the Common Area and to enter into any other agreements consistent with the purposes of the Association;
- N. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain the Common Area in a proper and aesthetically pleasing condition;
- O. To perform any acts required or contemplated by it under the Declaration.
- P. To borrow money in accordance with the Bylaws.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Members or Officers of the Association.

Section 4. Limitation. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE IV – MEMBERSHIP

Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the Bylaws of the Association.

ARTICLE V – BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. Until such time as Developer relinquishes control of the Association, as described in the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all Officers of the Association and no action of the membership of the Association shall be effective unless, and until, approved by the Developer. Further, until turnover of control by Developer, as aforesaid, no Director or Officer need be a member of the Association; thereafter, all Directors and Officers must be Members of the Association except such Directors that are appointed by the Developer, as provided herein. The number of Directors constituting the initial Board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. The Developer shall be entitled at any time, and from time-to-time, to remove or replace any Director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the Directors it is entitled to appoint. Commencing with the first annual meeting of Members following the date on which Developer relinquishes control of the Association, the Directors shall be elected by the Members of the Association at the annual meeting.

The following persons shall constitute the initial Board of Directors:

<u>Name</u>	<u>Address</u>
Michael Ehrlich	6400 Congress Avenue Suite#2175 Boca Raton, FL 33487
Stephen Gravett	Same as above
Thomas Heid	Same as above

ARTICLE VI – OFFICERS

The affairs of the Association shall be managed by the Officers of the Association subject to the directions of the Board. Officers shall be elected by the Board of Directors at the annual organizational meetings of the Directors, as provided in the Bylaws. Until such time as Developer relinquishes control of the Association, as provided in the Declaration, Developer shall have the right to approve all of the Officers elected. The initial Officers shall consist of a President, Vice President, Secretary and Treasurer. The President shall be elected from amongst the Directors, but no other Officer need be a Director. The same person may hold the title of Vice President and Treasurer. However, the offices of President and Secretary may not be held by the same person, nor may the offices of President and Vice President be held by the same person. Officers shall serve at the pleasure of the Board and may be removed by the Board, from time to time.

The following persons shall serve as the initial Officers:

<u>Name</u>	<u>Title</u>
Michael Ehrlich	President
Thomas Heid	Vice President / Treasurer
Stephen Gravett	Secretary

ARTICLE VII – TERM

The term for which the Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be transferred only to another not-for-profit corporation or dedicated or conveyed to an appropriate governmental agency agreeing to accept such dedication or conveyance.

ARTICLE VIII – INDEMNIFICATION OF DIRECTORS, OFFICERS AND COMMITTEE MEMBERS

Every Director, Officer and Committee Member of the Association shall be indemnified by the Association, except in such cases where the Director, Officer or Committee Member is adjudged guilty of willful misfeasance or malfeasance in the performance of their duties, as provided in the Declaration.

ARTICLE IX – BYLAWS

The Bylaws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the Bylaws conflict with these Articles of Incorporation or the Declaration. Until such time as Developer relinquishes control of the Association, no amendments to the Bylaws shall be effective unless Developer shall have joined in and consented thereto in writing. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect. No change or amendment to the Bylaws that adversely impacts the Developer shall have any force or effect as to the Developer as long as Developer owns Lots in the Property.

ARTICLE X – AMENDMENTS

Until the Owners elect an Owner-controlled Board of Directors, and therefore prior to turnover, these Articles of Incorporation may be amended by the Developer and without a vote of the Members. After turnover, these Articles of Incorporation of the Association may be amended, altered or rescinded by a vote at a meeting, by approval of two thirds (2/3) of the eligible voters in attendance, at a duly called meeting at which a quorum is obtained, or by written consent of two thirds (2/3) of all the votes of Members.

ARTICLE XI – REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be Michael Ehrlich and the street address of the registered office of the Association shall be 6400 Congress Ave, Suite 2175, Boca Raton, Florida 33487. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation. The corporate address shall be the same.

ARTICLE XII – INCORPORATOR

The name and the street address of the Incorporator shall be Michael Ehrlich, 6400 Congress Ave., Suite 2175, Boca Raton, Florida 33487.

IN WITNESS WHEREOF, the Incorporator has executed these Articles of Incorporation at Broward County, Florida, the 5th day of November, 2015.

Signed, sealed and delivered
in the presence of:

Teresa Hys Tigert

Michael Ehrlich

WITNESS: Print Name Teresa Hys Tigert

Michael Ehrlich
Incorporator

Lindsay Hillstrom

WITNESS: Print Name Lindsay Hillstrom

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing Articles of Incorporation were acknowledged before me this 5th day of November 2015, by Michael Ehrlich, the Incorporator named therein, who is personally known to me or who produced a Driver's License as identification and who did not take an oath.

My commission expires:



JANETH M. LIZANO-PERDOMO
MY COMMISSION # FF 218247
EXPIRES: April 12, 2019
Banded thru Budget Notary Services

Janeth M. Lizano-Perdomo
Notary Public
State of Florida at Large

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above named corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping said office open for service of process.

Michael Ehrlich

Michael Ehrlich
Registered Agent

EXHIBIT "E"
TO
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR MARIN RANCHES
BYLAWS
OF
MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC.
(A Not-for-Profit Corporation Under the Laws of the State of Florida)

ARTICLE I - IDENTITY

Section 1. The name of this corporation is MARIN RANCHES HOMEOWNERS' ASSOCIATION, INC. hereinafter referred to as the "Corporation" or "Association".

Section 2. The initial principal office of the Corporation is 6400 Congress Avenue, Suite 2175, Boca Raton, FL33487.

Section 3. The seal of the Association shall bear the name of the Association, the word "Florida", the words "Corporation Not-for-Profit" and the year of the incorporation.

Section 4. All terms used herein which are defined in that certain Declaration of Restrictions and Protective Covenants for MARIN RANCHES, as it may be amended from time to time (the "Declaration"), shall have the same meaning herein as therein.

ARTICLE II – PURPOSES

The Association is organized to serve as the instrumentality of Owners in the Property for the purpose of controlling and regulating use of the amenities therein; of promoting, assisting and providing adequate and proper maintenance of the Property for the benefit of all Owners therein; the maintenance of the land and facilities; to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida, its Articles of Incorporation, these Bylaws and the Declaration; to acquire, hold, convey and otherwise deal with real and/or personal property in the Association's capacity as a homeowners association and to otherwise engage in such additional lawful activities for the benefit, use, convenience and enjoyment of its Members as it may deem proper.

ARTICLE III – DIRECTORS AND OFFICERS

Section 1. Directors.

A. The affairs of the Association shall be managed by a Board of Directors which shall consist of three (3), Members. Each Director shall have one (1) vote. The initial Board shall consist of the individuals named in the Articles of Incorporation of the Association, who shall serve until the earlier of the following events:

- 1) The meeting in which the Declarant relinquishes control of the Association (the "Turnover Meeting")
- 2) Replacement by the Declarant
- 3)
- 4) Resignation by the Board Member

B. At the Turnover Meeting and at each annual meeting thereafter, the Board of Directors shall be elected by the Members of the Association.

C. A Member may nominate himself or herself or another Member as a candidate for the Board at the annual meeting, from the floor, and in accordance with Florida law. The election shall be by written ballot (unless dispensed with by unanimous consent). Members shall vote for the election of Directors in person at the annual meeting or by limited proxy. Directors for the Board must be elected by a plurality of the votes cast; with each Member voting being entitled to cast his/her votes for each of as many nominees as there are vacancies to be filled.

D. There shall be no cumulative voting.

E. The organizational meeting of the newly elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected and no further notice of the organizational meeting shall be necessary. The purpose of the organizational meeting will include, but not be limited to, the election of officers.

F. Until such time as Developer relinquishes control of the Association, no director or officer need be a Member of the Association. Thereafter, all Directors and officers must be Members of the Association and no person and his or her spouse shall serve on the Board at the same time. Additionally, until such time as Developer relinquishes control of the Association, all Directors and officers shall be appointed solely by the Developer. No officer or director appointed by the Developer can be removed except by the Developer.

Section 2. Officers. The executive officers of the Association shall be: President, Vice

President, Secretary and Treasurer and such other officers as the Board of Directors may appoint. The officers named in the Articles of Incorporation shall serve until replaced by the Developer, until their resignation or until the turnover of the Association by the Developer, whichever shall occur first. Officers elected at the first meeting of the Board shall hold office until the next annual meeting of the Directors or until their successors shall have been appointed and shall qualify. So long as Developer retains the right of appointment of all Members of the Board of Directors, no officer appointed by the Board shall serve the Association until such time as Developer approves the appointment. Upon the appointment of an officer by the Board of Directors, whether the appointment occurs at the annual meeting or otherwise, the Board shall forthwith submit the name of such newly appointed office or officer, as the case may be, in writing to Developer. Developer shall approve or disapprove said officer or officers, within thirty (30) days after receipt of said name or names. In the event Developer fails to act within such time period, such failure shall be deemed approval by Developer. Officers shall serve at the pleasure of the Board and may be removed, from time to time, by a vote of the Board.

Section 3. Resignation, Vacancy, Removal.

A. Resignation: Any director or officer of the Association may resign at any time, by instrument in writing. Resignations shall take effect at the time specified therein and if no time is specified, resignations shall take effect at the time of receipt by the President or Secretary of the Association. The acceptance of a resignation shall not be necessary to make it effective.

B. Director Vacancy: When a vacancy occurs on the Board of Directors, the vacancy shall be filled by Developer until such time as Developer relinquishes control of the Association. Subsequent to the turnover meeting, a vacancy occurring on the Board of Directors shall be filled by the remaining Members of the Board and at the next Board meeting, the Board shall elect a person to serve until the next annual meeting of Members. The Developer shall be entitled at any time, and from time-to-time, to remove or replace any director originally appointed by the Developer. The Developer may waive or relinquish, in whole or in part, any of its right to appoint any one or more of the Directors it is entitled to appoint.

C. Officer Vacancy: When a vacancy occurs in an office for any reason before an officer's term has expired, the office may be filled by the Board of Directors at its next meeting by electing a person to serve for the unexpired term or until a successor has been elected by the Board of Directors and shall qualify. So long as Developer has or retains the right of appointment of all members of the Board of Directors, no officer appointed hereunder shall serve the Association until such time as Developer has approved the appointment.

D. Status of Developer: The Developer shall be deemed to be a Member of the Association from and after the date of the recordation of the Declaration in the public records of the County, which membership shall continue so long as Developer owns any Lot(s) within the Property.

E. Removal: Any officer may be removed with or without cause by a majority vote of the full Board of Directors at a meeting of Directors called at least in part for the purpose of considering such removal. Any director may be removed, with or without cause, in accordance with the requirements and the procedures as set forth in Chapter 720.303(10), Fla. Stat.

Section 4. Indemnification of Directors, Officers and Committee Members.

Every director, Officer and Committee Member of the Association shall be indemnified by the Association against liability and expenses which he may incur by reason of his/her being or having been a Director, Officer or Committee Member of the Association in accordance with the terms of the Articles of Incorporation of the Association (hereinafter referred to as the "Articles of Incorporation") and the Declaration.

Section 5. Compensation.

No Director or Officer shall receive any compensation from the Association for acting as such, provided any Director or Officer may be reimbursed for expenses incurred on behalf of the Association upon approval of the other Directors.

ARTICLE IV – POWERS & DUTIES OF THE ASSOCIATION AND THE EXERCISE THEREOF

The Association shall have all powers granted to it by common law, Florida Statutes, the Declaration, the Articles of Incorporation and these Bylaws, all of which shall be exercised by its Board of Directors unless the exercise thereof is otherwise restricted in the Declaration, these Bylaws or by law. The powers of the Association shall include, but not be limited to, the following:

- (a) All of the powers specifically provided for in the Declaration, the Articles of Incorporation and these Bylaws.
- (b) To prepare and adopt an annual budget in which there shall be established the contribution of each owner to the General Expenses of the Association.
- (c) To levy and collect Assessments against Lots, as provided for in the Declaration.
- (d) To expend monies collected for the purpose of paying the General Expenses and other expenses of the Association.
- (e) To keep books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred.
- (f) To purchase equipment, supplies and material required for the maintenance, repair, replacement, operation and management of the Common Area and that portion of the Lots outside the Units.
- (g) To insure and keep insured the Buildings and Improvements within the Property and insure against casualties and liabilities as provided in the Declaration.
- (h) To employ the personnel required for the operation of the Association and the Common Area and that portion of the Lots outside the Units.
- (i) To allow utility suppliers to use portions of the Common Area reasonably necessary to

the ongoing development or operation of the Properties.

- (j) To pay utility bills for utilities serving the Common Area.
- (k) To contract for the management of the Association and to delegate to its contractor as manager, such duties and services as the Board shall authorize.
- (l) To make reasonable Rules and Regulations including ARB Guidelines and traffic regulations and to amend them from time to time.
- (m) To improve the Common Area, subject to the limitations of the Declaration.
- (n) To enforce by any legal means the provisions of the Governing Documents.
- (o) To collect delinquent Assessments by suit or otherwise and to abate nuisances and enjoin or seek damages from Owners for violation of the provisions of the Declaration, the Articles of Incorporation, these Bylaws, the Rules and Regulations or the traffic regulations.
- (p) To pay all taxes and assessments which are liens against the Common Area.
- (q) To control and regulate the use of the Common Area by the Owners and to promote and assist adequate and proper maintenance of that property.
- (r) To borrow money and the power to select depositories for the Association's funds and to determine the manner or receiving, depositing and disbursing those funds and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by these Bylaws. If the funds sought to be borrowed will exceed 5% of the budgeted gross expenses of the Association for the current fiscal year, such borrowing, and only borrowing in that instance, must be approved by two-thirds (2/3) of the Board members and the approval of a majority of all voting interests, either at a meeting or by written consent in lieu of a meeting.
- (s) To acquire real and personal property for the benefit and use of its Members and to dispose of the Property in accordance with the Declaration and the Articles of Incorporation.
- (t) To enter into a long term contract with any person, firm, corporation or real estate management or maintenance agent of any nature or kind, to provide for the maintenance, operation or repair and upkeep of the Common Area, the lake easements, and of any facilities on lease to the Association or otherwise provided for the Member's usage. The contract may provide that the total operation of the managing agent, firm or corporation shall be at the cost of the Association as a General Expense. The contract may further provide that the managing agent shall be paid from time to time a reasonable fee either stated as a fixed fee or as a percentage of the total costs of maintenance, operation, repair and upkeep or of the total funds of the Association handled and managed by the managing or maintenance agent. Such fee, if any, shall be another of the management function costs to be borne by the Association, as a General Expense, unless the contract provides to the contrary.
- (u) To establish additional officers and/or Directors of this Association and to appoint all officers, except as otherwise provided herein.

- (v) To appoint such committees as the Board of Directors may deem appropriate.
- (w) To establish such reserve funds as may be required from time to time by the Board of Directors, in accordance with the provisions of the Declaration.
- (x) To bring suit and to litigate on behalf of the Association, the Members and the Owners' provided, however, that except as specifically set forth in this Paragraph 24, the Association shall not have the power to bring suit or to litigate on behalf of the Association, the Members or the Owners without the express prior written consent of at least eighty (80%) of the Owners. The foregoing restrictions shall not apply to suits or litigation on behalf of the Association to collect Assessments, enforce liens, bring injunctive actions or to otherwise enforce the Articles of Incorporation, the Bylaws, the Declaration, the Rules and Regulations or the traffic regulations promulgated by the Association, nor shall these restrictions apply to the Association's defense of any suits or litigation brought against the Association. The foregoing restrictions shall not apply while the Developer is in control of the Association.
- (y) To make available to any prospective purchase of a unit, any Owner of a unit, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Unit, current copies of the Declaration, the Articles of Incorporation, the Bylaws, rules governing the Unit and all other books, records and financial statements of the Association.
- (z) To ensure that the Community Development District's (if any) responsibilities are properly discharged. The Board is authorized to act on behalf of the Members to ensure that the level of services provided by the Community Development District (if any), is consistent with community standards.
- (aa) To possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property.

ARTICLE V – DUTIES OF OFFICERS

Section 1. President. The President shall be the chief executive officer of the Association and shall:

- A. Act as presiding officer at all Association and Board of Director meetings.
- B. Call special meetings of the Board of Directors.
- C. Sign, with the Secretary or Treasurer as the Board of Directors so requires, all checks, contracts, Promissory notes, leases, deeds and other instruments on behalf of the Association, except those which the Board of Directors specifies may be signed by other persons.
- D. Perform all acts and duties usually required of a chief executive to insure that all orders and resolutions of the Board of Directors are carried out.

- E. Act as ex-officio member of all committees and render an annual report at the annual meeting of Members.

Section 2. Vice President. The Vice President, in the absence or disability of the President, shall exercise the powers and perform the duties of the President. The Vice President also shall assist the President generally and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

Section 3. Secretary. The Secretary shall have the following duties and responsibilities:

- A. Attend all regular and special meetings of the Members of the Association and of the Board of Directors and keep all records and minutes or proceedings thereof or cause the same to be done.
- B. Have custody of the corporate seal and affix the same when necessary or required.
- C. Attend to all correspondence on behalf of the Board of Directors, prepare and serve notice of meetings, keep membership books and receive all applications for membership.
- D. Perform such other duties as the Board of Directors may determine and on all occasions in the execution of duties, act under the supervision, control and direction of the Board of Directors.
- E. Have custody of the minute book of the meetings of the Board of Directors and Members and act as transfer agent of the corporate books.

Section 4. Treasurer. The Treasurer shall:

- A. Attend all meetings of the Membership and of the Board of Directors.
- B. Receive such monies as shall be paid into his/her hands for the account of the Association and disburse funds as may be ordered by the Board of Directors, taking proper vouchers for such disbursements and be custodian of all securities, contracts, leases and other important documents of the Association which he/she shall keep safely deposited.
- C. Supervise the keeping of accounts of all financial transactions of the Association in books belonging to the Association and deliver such books to his/her successor. The Treasurer shall prepare and distribute to all of the Members of the Board of Directors prior to each annual meeting and whenever else required, a summary of the financial transactions and condition of the Association from the preceding year. The Treasurer shall make a full and accurate report on matters and business pertaining to his/her office to the Members at the annual meeting and make all reports required by law. The Treasurer shall prepare or supervise the preparation of the annual budget and present it to the Board of Directors for its consideration.
- D. The Treasurer may have the assistance of an accountant or auditor, who shall be employed by the Association as a General Expense. In the event the Association

enters into a management agreement, it shall be proper to delegate such of the Treasurer's functions to the management agent as is deemed appropriate by the Board of Directors.

Section 5. Vice President / Treasurer. The Vice President/Treasurer shall be permitted as one person/officer to conduct the aforesaid duties and responsibilities of both offices.

ARTICLE VI – MEMBERSHIP & VOTING

Section 1. Qualification for Membership. The qualifications for membership and the manner of admission to membership, and termination of such membership, shall be as follows: A person or entity shall automatically become a Member of the Association upon acquisition of fee simple title to any Lot, by filing a deed therefore in the public records of BROWARD County, Florida. Membership shall continue until such time as the Member transfers or conveys his interest of record or the interest is transferred or conveyed by operation of law, at which time membership, with respect to the Lot conveyed, shall automatically be conferred upon the transferee. Membership shall be appurtenant to any may not be separated from, ownership of property subject to the Declaration.

No person or entity holding an interest of any type or nature whatsoever in a Lot only as security for the performance of an obligation shall be a member of the Association. Developer, by including additional property within the imposition of the Declaration, may cause additional membership in the Association and may designate the ownership basis for such additional membership. The Developer shall be a Member of the Association from and after the date of recordation of the Declaration, which membership shall continue so long as Developer owns any Lot(s) within the Property.

Section 2. Voting. The Association shall have two (2) classes of voting membership, Class "A" and Class "B", as more fully set forth in Article IV of the Declaration; the terms of which pertaining to membership are specifically incorporated herein by reference. Each member (Class "A" voter), except the Declarant (Class "B" voter), shall be entitled to one vote for each Lot in which they hold interest required for Membership. The Declarant shall be entitled to 1,000 votes, so long as Declarant retains control of Association as outlined in Article XVI herein. Votes may be exercised or cast by a Member in person or by proxy. Proxies may be filed with the Secretary of the Association prior to the meeting. A proxy shall be valid for a period up to ninety (90) days after the date of the meeting for which it was originally given and entitle the holder thereof to vote until the Secretary shall have received a written revocation of such proxy executed by the grantor of such proxy or until the death or legal incompetence of the grantor. When more than one (1) 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 shall determine, but in no event shall more than one (1) vote be cast with respect to any such Lot. With respect to each Lot owned by other than a natural person or persons or with respect to each Lot owned by more than one person, the Owner(s) shall file with the Secretary of the Association a notice designating the name of an individual who shall be authorized to cast the vote of such Owner(s). In the absence of such designation, the Owner(s) shall not be entitled to vote on any matters coming before the membership, nor shall the presence of such Owner(s) at a meeting be considered in determining whether the quorum requirement has been met. If a Lot shall be owned by husband and wife, no certificate need be filed with the Secretary naming the person authorized to cast votes for said Lot and either spouse, but not both, may vote in person or by proxy and be considered in determining whether the quorum requirement has been met at any meeting of the Members, unless prior to such meeting, either spouse has notified the Secretary in writing that there is a disagreement as to who shall represent the Lot at the meeting, in which case the certificate

requirements set forth above shall apply.

ARTICLE VII – MEETINGS

Section 1. Meetings of Members.

- A. **Place of Meetings:** All meetings of the Association shall be held at the office of the Association or may be held at such time and place as shall be stated in the notice thereof.
- B. **Annual Meetings:** Annual Members' meetings shall be held in BROWARD County upon such date as shall be selected by the Board of Directors. No meeting shall be held on a legal holiday. The meeting shall be held at such time as the Directors shall appoint. The purpose of such meeting shall be the election of Directors and the transaction of other business authorized to be transacted by Members. The order of business shall be as determined by the Board of Directors.
- C. **Special Meetings:** Special meetings shall be held whenever called by the President or by a majority of the Board of Directors and must be called by the Secretary, upon receipt of a written request from Members of the Association holding a majority of the total votes of the Membership. Business transacted at all special meetings shall be confined to the objects and actions to be taken as stated in the notice of the meeting.
- D. **Quorum:** A quorum for the transaction of business at the annual meeting or any special meeting shall consist of thirty percent (30%) of the total votes of the membership, being present either in person or by proxy, but the Members present at any meeting although less than a quorum, may adjourn the meeting to a future date.
- E. **Voting Required to Make Decisions:** When a quorum is present at any meeting, the vote of a majority of the Member's votes present in person or by proxy shall decide any question brought before the meeting, unless the Declaration, the Articles of Incorporation, these Bylaws or any applicable statute provides otherwise.

Section 2. Directors' Meetings.

- A. **Annual Organizational Meeting:** The annual organizational meeting of the Board of Directors shall be held immediately following the adjournment of the annual organizational meeting of Members. The Board of Directors may establish a schedule of regular meetings to be held at such place as the Directors may designate.
- B. **Special Meetings:** Special meetings of the Board of Directors may be called by the President, upon notice to each Director to be delivered by telephone, mail or in person. Special meetings may also be called on written request of three (3) Directors. All notices of special meetings shall state the purpose, time and place of the meeting.

- C. **Quorum:** At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business and the acts of a majority of the Directors present at such meeting at which a quorum is present, shall be the acts of the Board of Directors except where approval by a greater number is required by the Declaration, the Articles of Incorporation or these Bylaws. At any meeting at which a quorum is not present, the presiding officer may adjourn the meeting from time to time and at any such adjourned meeting, any business which might have been transacted at the meeting as originally called, may be transacted without further notice.
- D. **Joinder:** The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.
- E. **Written Action:** Any action required to be taken at a meeting of the Directors may be taken without a meeting if written consent in writing setting forth the action so to be taken is signed by all of the Directors and is filed in the minutes of the proceedings of the Boards. Such consent shall have the same effect as a unanimous vote.
- F. **Order of Business:** The order of business at Directors' meetings shall be as determined by the Board of Directors. The President shall preside over all meetings of the Association and the Secretary shall keep the minutes of the meeting and record all resolutions adopted at the meeting, as well as a record of all transactions occurring at the meeting.
- G. **Telephone Meeting:** Any regular or special meeting of the Board of Directors may be held by telephone conference, at which each participating member can hear and be heard by all other participating members.
- H. **Presiding Officer:** In the absence of the presiding officer, the other Directors present shall designate one of their number to preside.
- I. All meetings of the Board must be open to all Members except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney – client privilege and as otherwise provided by law, including but not limited to personnel matters.

ARTICLE VIII – NOTICE OF MEMBERS' MEETINGS

Section 1. Annual Meeting. Written notice of the annual meeting of Members shall be served upon or mailed to each Member entitled to notice, at least ten (10) days, and no more than sixty (60) days, prior to the meeting. Such notice shall be hand delivered or mailed to each Member at its address as it appears on the books of the Associations. Proof of such mailing may be given by the affidavit of the person giving the notice.

Section 2. Board Meetings. Except for the annual meeting, notices of all Board meetings

must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the community, notice of each Board meeting must be mailed or delivered to each member at least seven (7) days before the meeting, except in an emergency.

Section 3. Waiver. Nothing herein is to be construed to prevent Members from waiving notice of meetings or acting by written agreement without meetings.

ARTICLE IX – PROCEDURE

Robert's Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and Bylaws of the Association or with the Statutes of the State of Florida.

ARTICLE X – ASSESSMENTS AND MANNER OF COLLECTION

The Board of Directors shall have the power to levy and enforce Assessments against Lots and Owners, as set forth in the Declaration.

ARTICLE XI – FISCAL MANAGEMENT

Section 1. Fiscal Year. The fiscal year of the Association shall be the calendar year; provided, however, that the Board of Directors is authorized to change to a different fiscal year at such time as the Board deems it advisable.

Section 2. Depositories. The funds of the Association shall be deposited in such accounts as may be selected by the Board of Directors, including checking and savings accounts in one (1) or more banks and/or savings and loan associations, with an investment firm or firms, all in accordance with resolutions approved by the Board of Directors. Association funds shall be withdrawn only over the signature of the President or such other persons as the Board may authorize. The Board may require more than one (1) signature on checks and bank drafts. The funds shall be used only for Association purposes.

Section 3. Reserve Accounts. The Association shall establish and maintain such reserve accounts as shall be required from time to time by the Board of Directors, in accordance with the provisions of the Declaration. Payments to the reserve account and other incidental expenses incurred by the Association administering and carrying out this provision shall be a General Expense.

Section 4. Fidelity Bonds. Fidelity bonds may be required by the Board of Directors from all officers and employees of the Association and from any contractor, director, or officer handling or responsible for Association funds. The premiums for such bonds shall be paid by the Association as a General Expense.

Section 5. Records. The Association shall maintain accounting records according to good practice which shall be open to inspection by Members at reasonable times. Such records shall include a record of receipts and expenditures and accounts for each Member, which accounts shall

designate the name and address of the Member, the due dates and amount of each Assessment, the amounts paid upon the account and the balance due. A register for the names of all Mortgagees who have notified the Association of their liens and to which lien holder the Association will give notice of default if required, shall also be maintained.

Section 6. Annual Statement. The Board of Directors shall present annually to the Members, a full and clear, compiled or reviewed financial statement of the business and condition of the Association, as prepared by an independent accountant.

Section 7. Insurance. The Association shall procure, maintain and keep in full force and effect, such insurance as may be required by the Declaration to protect the interests of the Association, the Members and the Mortgages.

Section 8. Expenses. The receipts and expenditures of the Association may be credited and charged to accounts as the Board of Directors may determine, in accordance with good accounting practices.

Section 9. Budget. The Board of Directors shall adopt a budget for each fiscal year that shall include the estimated funds required to defray the General Expenses and to provide and maintain funds for the accounts established by the Board of Directors, in accordance with good accounting practices.

ARTICLE XII – RULES & REGULATIONS AND TRAFFIC REGULATIONS

The Board of Directors may, from time to time, adopt rules and regulations governing the details of the operation and use of the Property and traffic regulations governing the use of the Streets, provided that the Rules and Regulations and traffic regulations shall be equally applicable to all Members except the Developer and uniform in application and effect.

ARTICLE XIII – VIOLATIONS & DEFAULTS

In the event of a violation of any of the provisions of the Governing Documents, the Association shall have all rights and remedies provided by law, including without limitation (and such remedies shall be cumulative) the right to sue for damages, the right to impose a fine and/or suspension for non-compliance, as provided in the Declaration, the right to injunctive relief and in the event of a failure to pay Assessments, the right to foreclose its lien as provided in the Declaration; and in every such proceeding, the Owner at fault shall be liable for court costs and the Association's attorney's fees, including such costs and attorneys' fees on appeal. A suit to collect unpaid Assessments may be prosecuted by the Association without waiving the lien securing such unpaid Assessments, costs and attorney's fees.

ARTICLE XIV – AMENDMENT

Until turnover, Declarant, may unilaterally amend these Bylaws. Thereafter, these Bylaws may be amended only by the affirmative vote (in person or by proxy) or written consent, or any

combination thereof, of Voting Members representing two thirds (2/3) of the Voting Members in attendance at a duly called meeting of the Members at which a quorum is attained. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment shall be effective until recorded in the public records of BROWARD County, Florida.

ARTICLE XV – NOTICES

Unless otherwise provided in these Bylaws, all notices, demands, bills, statements or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States Mail, first class postage prepaid:

- A. If to a Member or Voting Member, at the address which the Member or Voting Member has designated in writing and filed with the Secretary or, if no such address has been designated, at the address last known of such member or Voting Member; or
- B. If to the Association, the Board of Directors, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by notice in writing to the Members pursuant to this Section.

ARTICLE XVI – DEVELOPER’S CONTROL

Anything contained herein to the contrary notwithstanding, the Developer shall have the right to retain control of the Association until the earlier of the following events: (i) after the date the Developer has conveyed title to 90% of the Lots located within the Property; or (ii) such earlier time as is determined by Developer, in the developer’s sole discretion. Prior to ninety (90) days after the happening of the earliest of the foregoing events, the Association shall conduct the Turnover Meeting. So long as Developer retains control of the Association, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all Officers of the Association and no action of the membership of the Association shall be effective unless and until approved by the Developer. So long as Developer owns any lots within the Property, these Bylaws shall not be amended to adversely impact the Developer, unless approved by the Developer in writing.

ARTICLE XVII - VALIDITY

If any Bylaw, rule, regulation or traffic regulation shall be adjudged invalid, such fact shall not affect the validity of any other Bylaw, rule or regulation or traffic regulation.

ARTICLE XVIII - CONFLICT

These Bylaws and the Articles of Incorporation of the Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Declaration. In the event of any conflict between the provisions of Florida law, the terms of the Declaration, the Articles of Incorporation or these Bylaws, the following order of priority shall apply: The provisions of Florida law, the Declaration, the Articles of Incorporation and the Bylaws.

The foregoing was adopted as the Bylaws of MARIN RANCHESHOMEOWNERS’ ASSOCIATION,

INC., a not-for-profit corporation under the laws of the State of Florida, at the first meeting of the Board of Directors on the 1st of May, 2016.

MARIN RANCHES HOMEOWNERS'
ASSOCIATION, INC.



Michael Ehrlich, President

(CORPORATE SEAL)

ATTEST:



David Dedman, Secretary