

477098

DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
THE LOOP OF NORTHWEST BRADENTON

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LOOP OF NORTHWEST BRADENTON, hereinafter "DECLARATION", made this 11th day of June, 1991, by Robinson Loop, Inc., a Florida corporation, its successors and assigns (DECLARANT) and joined in by THE LOOP HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit (ASSOCIATION).

W I T N E S S E T H:

WHEREAS, DECLARANT is the owner of the real property in Manatee County, Florida, described in Article 2, and desires to establish thereon a planned residential subdivision known as THE LOOP OF NORTHWEST BRADENTON; and

WHEREAS, DECLARANT deems it desirable to make provision for the preservation of values and amenities in the community, and to create an entity for the administration and enforcement of this DECLARATION; and

WHEREAS, DECLARANT has caused the ASSOCIATION to be incorporated under the laws of Florida as a non-profit corporation for such purpose;

NOW, THEREFORE, DECLARANT declares that the real property described in Article 2, is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges and liens hereinafter set forth.

ARTICLE 1  
DEFINITIONS

RECORD VERIFIED  
R.B. SHORE, CLERK OF CIRCUIT COURT  
BY: 

The following words and terms, when used in this DECLARATION (unless the context shall clearly indicate otherwise) shall have the following meanings:

1.01. "ARB" shall mean and refer to the Architectural Review Board described in Article 11.

1.02. "ARCHITECTURAL REVIEW" shall mean and refer to the requirements of this DECLARATION that certain improvements or alterations to LOTS and existing improvements be reviewed and approved, and where the context indicates, the review and approval procedures of Article 11.

1.03. "ARTICLES" shall mean and refer to the Articles of Incorporation of the ASSOCIATION, a certified copy of which are attached to this DECLARATION as Exhibit "B."

1.04. "ASSESSMENT" shall mean and refer to a charge against a particular OWNERS and his LOT made by the ASSOCIATION in accordance with this DECLARATION and secured by a lien against such LOT as hereinafter provided. The following meanings shall be given to the following types of ASSESSMENTS:

(a) "REGULAR ASSESSMENT" shall mean the recurring periodic ASSESSMENT for each OWNERS'S share of the budgeted common expense.

(b) "SERVICE ASSESSMENT" shall mean a charge against a particular OWNERS and his LOT for any service, material or combination thereof which may be obtained by the ASSOCIATION for the use and benefit of such OWNERS or his LOT as provided herein.

(c) "SPECIAL ASSESSMENT" shall mean a charge against a particular OWNER and his LOT, directly attributable to the OWNER or the LOT, to reimburse the ASSOCIATION for costs in bringing the OWNER or his LOT into compliance with the provisions of this DECLARATION, the ARTICLES, BY-LAWS or ASSOCIATION rules, or amounts advanced by the ASSOCIATION in accordance with this DECLARATION on behalf of the OWNER or his LOT or any other charge designated as a SPECIAL ASSESSMENT in this DECLARATION, the ARTICLES or BY-LAWS.

(d) "SUPPLEMENTARY ASSESSMENT" shall mean assessments in addition to the REGULAR ASSESSMENTS necessary to pay common expenses, including without limitation, amounts covering non-recurring items of common expense, or amounts necessary to supplement REGULAR ASSESSMENTS in order to defray common expenses of the budget.

1.05. "ASSOCIATION" shall mean and refer to The Loop Homeowners' Association, Inc., a Florida corporation not-for-profit corporation, its successors and assigns.

1.06. "ASSOCIATION PROPERTY" shall mean and refer to all real property and interests therein owned or granted to the ASSOCIATION, including easements, licenses and servitudes, together with improvements located thereon or therein. The term "ASSOCIATION PROPERTY" shall also include any personal property acquired by the ASSOCIATION if said property is designated for the improvement, maintenance, repair or replacement of the ASSOCIATION PROPERTY. All ASSOCIATION PROPERTY is to be devoted to and intended for the common use and enjoyment of the OWNERS and residents of THE LOOP OF NORTHWEST BRADENTON and their guests, subject to the provisions of this DECLARATION.

1.07. "BOARD" shall mean and refer to the Board of Directors of the ASSOCIATION.

1.08. "BY-LAWS" shall mean and refer to the BY-LAWS of the ASSOCIATION. A copy of the initial BY-LAWS are attached to this DECLARATION as Exhibit "C."

1.09. "COMMON EXPENSES" shall mean and refer to the actual and estimated cost of the following:

(a) The maintenance, management, operation, repair and replacement of the ASSOCIATION PROPERTY, and all other areas of THE LOOP OF NORTHWEST BRADENTON which are required by this DECLARATION to be maintained by the ASSOCIATION.

(b) Obligations incurred by the ASSOCIATION in excess of revenues because assessments had not been paid.

(c) Maintenance of the private subdivision streets and medians therein. Maintenance of the sewer and water lines lying within the boundaries of TRACT A as designated upon the Plat of the subdivision all of which sewer and water lines are ASSOCIATION PROPERTY. Maintenance of the Perimeter Walls, and the landscaping, irrigation, lighting and signage located within the Perimeter Wall Easements, and the drainage ponds, drainage facilities and drainage easements or ditches adjoining or running through THE LOOP OF NORTHWEST BRADENTON and the environmentally sensitive areas of the ASSOCIATION PROPERTY including the Conservation Reserve and Wetlands Enhancement Areas within THE LOOP OF NORTHWEST BRADENTON as depicted upon the plat thereof described in Article 2 hereof as may be provided in this DECLARATION or as determined by the BOARD.

(d) Expenses of administration and management of the ASSOCIATION.

(e) The cost of any insurance covering the ASSOCIATION PROPERTY or obtained by the ASSOCIATION.

(f) Reasonable reserves as deemed appropriate by the BOARD.

(g) Any amount paid by the ASSOCIATION for the discharge of any lien or encumbrance levied against the ASSOCIATION PROPERTY or portions thereof.

(h) All real estate taxes, assessments, personal property taxes or governmental levies or charges of any kind which are assessed or imposed upon the ASSOCIATION PROPERTY and all utility charges, including deposits, incurred in connection with the ASSOCIATION PROPERTY or the carrying out of other ASSOCIATION obligations hereunder, specifically including but not necessarily

limited to electrical service charges to maintain signage lighting within THE LOOP OF NORTHWEST BRADENTON.

(i) The cost of any other item or items designated herein as a Common Expense, or reasonably or necessarily incurred by the ASSOCIATION in connection with the ASSOCIATION PROPERTY, this DECLARATION, the ARTICLES or BY-LAWS and in furtherance of the purposes of the ASSOCIATION or a discharge of any obligations expressly or impliedly imposed on the ASSOCIATION by this DECLARATION.

1.10. "DECLARATION" shall mean and refer to this document, together with all amendments and supplementary declarations. The term "COVENANTS" shall have the same meaning as "DECLARATION."

1.11. "DWELLING" shall mean the single-family residential structure approved by the ARB pursuant to Article 11 of this DECLARATION. This term shall not include manufactured or prefabricated housing as defined in the Florida Statutes.

1.12. "DECLARANT" shall mean Robinson Loop, Inc., a Florida corporation, its successors and assigns.

1.13. "IMPROVEMENTS" or "STRUCTURES" shall mean and include, dwellings, outbuildings, parking areas, driveways or sidewalks, storage areas, fences, walls, poles, signs, common automatic irrigation systems and all other structures of any kind located above or below the ground level of any LOT and any replacements, additions, repairs or alterations thereto of any kind whatsoever.

1.14. "LOT" shall mean and refer to a discrete LOT or building parcel reflected on a recorded subdivision plat of THE LOOP OF NORTHWEST BRADENTON. "LOT" shall not include any platted land that is ASSOCIATION PROPERTY except as set forth in this DECLARATION. Where one or more platted LOTS may be reconfigured pursuant to Section 12.03 of this DECLARATION, the term "LOT" shall refer to the reconfigured parcel.

1.15. "MEMBER" shall mean and refer to every person or entity who is qualified for membership pursuant to Article 3 of this DECLARATION.

1.16. "OWNER" shall mean and refer to the single or multiple OWNER of record of the fee simple title to any LOT, but excluding those having such interest merely as security for the performance of an obligation. OWNER shall not include DECLARANT, its successors or assigns until such time as DECLARANT MEMBERSHIP terminates and is converted to REGULAR MEMBERSHIP.

1.17. "PLAT" shall mean the Subdivision Plat of THE LOOP OF NORTHWEST BRADENTON, a Subdivision, as recorded in Plat Book

26 at Pages 25 through 32, inclusive, of the Public Records of Manatee County, Florida.

1.18. "PRIVATE STREETS" shall mean all internal subdivision streets. Said streets are established within TRACT "A" as shown on the subdivision PLAT of THE LOOP OF NORTHWEST BRADENTON and are hereby dedicated and declared as roadway easements for the permanent non-exclusive benefit of all property platted as part of the subdivision. Such streets shall be maintained and repaired or replaced at the cost and expense of the ASSOCIATION, which cost and expense shall be assessed by the ASSOCIATION to the various OWNERS of LOTS in the subdivision. In the event that Manatee County shall agree to accept dedication of such streets in the future and the ASSOCIATION has voted to join in such dedication pursuant to this DECLARATION, then the easements set forth herein shall be subordinate to the rights and privileges concerning public streets or roads.

1.19. "SIGNS" shall mean all names, insignia, trademarks, and descriptive works or material of any kind affixed, inscribed, erected or maintained within THE LOOP OF NORTHWEST BRADENTON or on any improvement thereon.

1.20. "SUBMITTALS" shall include all documents required to be submitted to DECLARANT or the ARB for approval pursuant to Article 11 of this DECLARATION.

1.21. "THE LOOP OF NORTHWEST BRADENTON" shall mean and refer to all existing property and additions thereto, subject to this DECLARATION under the provisions of Article 2.

1.22. "TRACT" shall mean a portion of the property described in Article II and Exhibit "A" to this DECLARATION that is not within the boundaries of any LOT reflected upon the PLAT and which is designated as either TRACT "A," TRACT "B," or TRACT "C" upon the PLAT.

## ARTICLE 2

### THE PROPERTY

2.01. Existing Property. The existing real property subject to this DECLARATION is that real property within THE LOOP OF NORTHWEST BRADENTON, a subdivision, as per PLAT thereof recorded in PLAT Book 26 Pages 25 through 32 inclusive, of the Public Records, Manatee County, Florida, and more particularly described in Exhibit "A", attached hereto and made a part hereof.

2.02. Additions to Existing Property. Additional lands may become subject to this DECLARATION upon approval in writing of the ASSOCIATION, pursuant to an affirmative vote of the OWNERS of LOTS representing three-quarters (3/4) of the LOTS subject to the

DECLARATION. After the requisite affirmative vote of the LOT owners is obtained, the owner of other property contiguous or nearly contiguous to THE LOOP OF NORTHWEST BRADENTON who desires to add it to the plan of this DECLARATION and to subject it to the jurisdiction of the ASSOCIATION, may record a Supplementary Declaration of Covenants with respect to the additional property, which shall extend the operation and effect of this DECLARATION to such additional property.

### ARTICLE 3

#### MEMBERSHIP IN ASSOCIATION

3.01. Membership. The OWNER of each LOT shall be a MEMBER of the ASSOCIATION and no one who is not an OWNER of an interest in a LOT shall be a MEMBER of the ASSOCIATION. Each OWNER accepts membership in the ASSOCIATION and agrees to be bound by this DECLARATION, the ARTICLES and BY-LAWS of the ASSOCIATION and the rules and regulations enacted pursuant thereto. Membership in the ASSOCIATION is automatic upon acquisition of ownership of a LOT and may not be transferred separate and apart from a transfer of ownership of the LOT. Membership automatically terminates upon the sale or transfer of an OWNER'S interest in a LOT, whether voluntary or involuntary. A MEMBER'S voting rights or privileges in connection with the ASSOCIATION PROPERTY, or both, may be regulated or suspended as provided in this DECLARATION, the BY-LAWS or ASSOCIATION rules.

3.02. Voting Rights. For purposes of voting rights, the ASSOCIATION shall be deemed to have two types of membership, REGULAR MEMBERSHIP and DECLARANT MEMBERSHIP.

(a) Regular MEMBERS shall be all OWNERS of LOTS with the exception of the DECLARANT MEMBERS, if any. The DECLARANT, any Assignee of the DECLARANT'S rights under this DECLARATION or their successors shall be the DECLARANT MEMBER(S). REGULAR MEMBERS shall be entitled to one vote for each LOT in which such MEMBERS hold a required ownership interest; provided, however, that when there are multiple OWNERS of a LOT, there shall nevertheless be only one vote for each LOT, which vote shall be exercised among the OWNERS as provided in the BY-LAWS of the ASSOCIATION. The DECLARANT MEMBERS shall originally be entitled fifty (50) votes; this number shall be decreased at any given time by one vote for each LOT then owned by one or more REGULAR MEMBERS. DECLARANT MEMBERSHIP shall terminate and become converted to REGULAR MEMBERSHIP upon the happening of the earlier of the following:

(i) When the total of REGULAR MEMBER votes equals ninety percent (90%) of the total (REGULAR MEMBER and DECLARANT MEMBER) votes; or

(ii) When, in its discretion, the DECLARANT so determines.

After the earliest of such events, the Declarant Members shall be deemed to be Regular Members entitled to one vote for each LOT then owned. Within one hundred twenty (120) days after such date, DECLARANT shall call a meeting as provided in the BY-LAWS for special meetings to advise the membership of: (i) the termination of Declarant Member status and (ii) DECLARANT'S intent to transfer any interest in ASSOCIATION PROPERTY as provided in Section 4.03 of this DECLARATION. At termination of Declarant Membership, the ASSOCIATION shall assume control and responsibility for all ASSOCIATION PROPERTY.

(b) Notwithstanding the provisions contained hereinabove with regard to the termination of the DECLARANT MEMBERSHIP, it is specifically understood that until such time as the total of REGULAR MEMBER votes outstanding equals ninety percent (90%) of the total of REGULAR MEMBER and DECLARANT MEMBER votes, the DECLARANT MEMBERSHIP shall have the right of veto of all matters coming before the membership of the ASSOCIATION or a vote thereon.

3.03 Passage of Issues. The vote required for the passage of any particular issue, which shall be the proper subject of a vote by the MEMBERS of the ASSOCIATION shall be that number or percentage as set forth in this DECLARATION and in the ARTICLES and BY-LAWS, as the same may be amended from time to time, subject to the provisions set forth herein relating to DECLARANT MEMBERSHIP and DECLARANT MEMBERSHIP voting rights.

3.04. Election of Board of Directors. Directors of the ASSOCIATION shall be elected at the annual meeting of the MEMBERS in the manner provided in the BY-LAWS. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided in the BY-LAWS.

3.05. Control of Board During Development. Until such time that DECLARANT MEMBERSHIP is converted to REGULAR MEMBERSHIP, DECLARANT shall have the exclusive right to designate or elect the members of the BOARD, and the Directors so designated by DECLARANT need not be MEMBERS of the ASSOCIATION. Provided, however, that when the number of REGULAR MEMBERS votes equal:

(i) forty-five percent (45%) of the total of all votes, the REGULAR MEMBERS shall be entitled, by majority vote among themselves, to elect one (1) Director for a total of four (4) Directors; and

(ii) sixty percent (60%) of the total of all votes, the REGULAR MEMBERS shall be entitled, by majority vote among themselves, to elect a second Director for a total of five (5) Directors; with the other Directors being designated by the DECLARANT.

Provided further, that DECLARANT may waive its right to designate any one (1) or more Directors, as provided in the BY-LAWS.

#### ARTICLE 4

##### ASSOCIATION PROPERTY AND PROPERTY RIGHTS

4.01. Description of ASSOCIATION PROPERTY. The ASSOCIATION PROPERTY shall consist of the following:

(a) Certain PRIVATE STREETS, sidewalks, lighting fixtures, landscaping, entrance SIGNS and other STRUCTURES or IMPROVEMENTS located within the rights-of-way of the streets shown as internal subdivision streets within TRACT "A" on the PLAT of THE LOOP OF NORTHWEST BRADENTON, including but not limited to landscaping, irrigation, lighting and signage located in the medians or center cul de sac of said private streets which shall be deemed ASSOCIATION PROPERTY for the purposes of maintenance and replacement.

(b) Certain non-exclusive right of way easements for the purpose of providing private streets shown as internal subdivision streets on the PLAT of THE LOOP OF NORTHWEST BRADENTON.

(c) The water lines and sewer lines within the rights-of-way of the subdivision streets within TRACT "A" on the PLAT of THE LOOP OF NORTHWEST BRADENTON shall be deemed ASSOCIATION PROPERTY for the purposes of ownership, maintenance and replacement.

(d) Certain non-exclusive easements in drainage swale areas and other areas or IMPROVEMENTS, including any Lakes or Ponds located within TRACT "B" as shown on the PLAT of THE LOOP OF NORTHWEST BRADENTON for the purpose of providing stormwater management system facilities and stormwater discharge facilities, together with irrigation and flowage easements located on or in ASSOCIATION PROPERTY as all such easements designated on the PLAT of THE LOOP OF NORTHWEST BRADENTON.

(e) A non-exclusive drainage, detention and retention easement, license or servitude over and across all or part of that property described on the PLAT of THE LOOP OF NORTHWEST BRADENTON as TRACT "B," for use as part of the stormwater retention and discharge facilities.

(f) Easements affecting certain of the LOTS for perimeter walls, landscaping, irrigation, lighting and signage located within said easements as such easements are designated on the PLAT of THE LOOP OF NORTHWEST BRADENTON. The ASSOCIATION, through its authorized employees, agents and contractors shall have a non-exclusive easement of ingress, egress and regress in, over and upon



each LOT affected by any of such easements for the purpose of maintaining, repairing, repainting and replacing any perimeter walls, landscaping, irrigation, lighting and signage which constitutes ASSOCIATION PROPERTY and is located within the designated easement areas.

(g) A non-exclusive private pedestrian access easement and Manatee County Access Easement for drainage ditch maintenance as designated on the PLAT of THE LOOP OF NORTHWEST BRADENTON.

(h) TRACT "C" of THE LOOP OF NORTHWEST BRADENTON containing jurisdictional wetlands as identified on PLAT of THE LOOP OF NORTHWEST BRADENTON together with the Conservation Reserve within TRACT "C" shall be deemed ASSOCIATION PROPERTY for the purposes of preserving and conserving said property in its natural state and restricting access to these natural areas.

(i) Such additional ASSOCIATION PROPERTY as DECLARANT may elect to add. DECLARANT reserves the right to amend or alter the development plan for the ASSOCIATION PROPERTY in a manner that is consistent with the development plan for the Subdivision.

(j) Other ASSOCIATION PROPERTY may be acquired by the ASSOCIATION as hereafter provided.

Each of the identified areas of ASSOCIATION PROPERTY may also include associated lighting, electrical connections, signage, irrigation and other appropriate facilities, utilities (including water and sewer lines and cable television transmission lines) and installations, all of which shall be deemed a part of the ASSOCIATION PROPERTY.

4.02. Members' Easement of Use and Enjoyment. Every MEMBER shall have a non-exclusive easement for the use and enjoyment of the ASSOCIATION PROPERTY, in common with the other MEMBERS, which shall be appurtenant to and to pass with the MEMBER's title to a LOT. Such rights shall, however, be subject to the provisions of the DECLARATION, the ARTICLES and the BY-LAWS.

4.03. Title to ASSOCIATION PROPERTY. Title to ASSOCIATION PROPERTY shall be in the ASSOCIATION. The DECLARANT, to the extent required to vest the title to the ASSOCIATION PROPERTY in the ASSOCIATION, shall convey the fee simple title to the ASSOCIATION PROPERTY to the ASSOCIATION by deed or other instrument, in recordable form, and the ASSOCIATION agrees to accept the conveyance of the ASSOCIATION PROPERTY from the DECLARANT. DECLARANT, for itself, its successors and assigns, hereby covenants that it shall convey easements reserved by or granted to the DECLARANT to the ASSOCIATION not later than sixty (60) days after the date upon which DECLARANT is no longer either a DECLARANT MEMBER or REGULAR MEMBER of the ASSOCIATION. The ASSOCIATION shall accept the conveyance of all such easements within the sixty (60) days

specified herein. The ASSOCIATION shall be responsible for maintenance of the ASSOCIATION PROPERTY as provided in this DECLARATION from and after the first conveyance of a LOT by DECLARANT to an individual purchaser. Subsequent to the conveyance of reserved or acquired easements by DECLARANT to the ASSOCIATION, the ASSOCIATION shall not be dissolved nor shall there be further disposition, extinguishment or release of ASSOCIATION PROPERTY by sale or otherwise, except to an organization conceived and organized to own and maintain such ASSOCIATION property, without first offering to dedicate the same to Manatee County or other appropriate governmental agency.

4.04. Delegation of Use. Any OWNER may delegate his right of use and enjoyment in the ASSOCIATION PROPERTY to his guests, invitees or lessees, subject to the provisions of the BY-LAWS, this DECLARATION and the rules and regulations which may be adopted by the ASSOCIATION.

4.05. Waiver of Use. No OWNER may exempt himself from personal liability for assessments duly levied by the ASSOCIATION, nor release the LOT owned by him from the liens and charges thereof by waiver of the use of the ASSOCIATION PROPERTY or non-use thereof, or the abandonment of his LOT.

4.06. Extent of Members' Easement. The rights and easements of use and enjoyment created herein shall be subject to the following:

(a) The right of the ASSOCIATION to limit the number of guests of MEMBERS and to limit the use of the ASSOCIATION PROPERTY by MEMBERS not in possession of a LOT, even though such MEMBER owns such interest in the LOT as may be required for membership.

(b) The right of the ASSOCIATION to establish reasonable rules and regulations governing the use of the ASSOCIATION PROPERTY.

(c) The right of the ASSOCIATION, pursuant to its ARTICLES and BY-LAWS, to borrow money for the purposes of improving, replacing, restoring or expanding the ASSOCIATION PROPERTY, or adding new ASSOCIATION PROPERTY and in aid thereof to mortgage the ASSOCIATION PROPERTY, provided that the prior affirmative vote or written approval of the OWNERS of not less than two-thirds (2/3) of the LOTS must be obtained in order to mortgage the property. Provided further that the rights of such mortgagee shall be subordinated to the rights of the MEMBERS. In the event of a default upon such mortgage of the ASSOCIATION PROPERTY, the lender's rights thereunder shall be limited to a right, after taking possession of such property, to charge such fees as a condition to continued enjoyment by the MEMBERS of the ASSOCIATION PROPERTY encumbered by such mortgage until the mortgage debt is satisfied, whereupon the possession of such property shall be

returned to the ASSOCIATION and all rights of the MEMBERS hereunder shall be fully restored.

(d) The right of the ASSOCIATION to take such steps as are reasonably necessary to protect the ASSOCIATION PROPERTY against foreclosure.

(e) The right of the ASSOCIATION to dedicate or transfer all or any part of the ASSOCIATION PROPERTY to any public agency, authority or other entity for such purposes and subject to such conditions as may be agreed to by the MEMBERS. No such dedication or transfer, including without limitation, the conveyance, lease or other transfer of any part of the ASSOCIATION PROPERTY to a special tax district, shall be effective unless an instrument signed by MEMBERS entitled to cast three-quarters (3/4) of the votes of the membership has been recorded, agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every MEMBER not less than sixty (60) days nor more than one hundred twenty (120) days in advance of any action taken.

(f) The right of DECLARANT or the ASSOCIATION by its BOARD to dedicate or transfer to any governmental authority, public or private utility, utility or drainage easements on any part of the ASSOCIATION PROPERTY.

(g) The right of the ASSOCIATION to establish a special assessment district for the performance of all or a portion of the maintenance and other functions now within the responsibility of the ASSOCIATION, together with the right of the ASSOCIATION to convey, lease or otherwise transfer, all or any part of the ASSOCIATION PROPERTY to said district, subject to the provisions of Subsection (e) above.

(h) No OWNER or resident of a LOT, nor his guest(s), shall have the right to use the areas designated as TRACTS "B" or "C" for swimming, boating or other recreational purposes except in accordance with the uniform rules and regulations adopted by the BOARD, nor shall such areas be used for private irrigation of LOTS.

4.07. Limitation Upon Use and Disturbance of Association Property. No portion of the ASSOCIATION PROPERTY shall be denuded, defaced or otherwise disturbed in any manner at any time, except for maintenance, repair or otherwise permitted improvement, without the prior written approval of both the ASSOCIATION and the Director of the Manatee County Planning and Development Department, or such successor agency as may be designated by the Board of County Commissioners of Manatee County, Florida to assume the duties of that Department. No OWNER may plant or garden or erect or maintain any plant materials, hedges, fences, walls or other improvements upon the ASSOCIATION PROPERTY, including the easements constituting a part of the ASSOCIATION PROPERTY, unless approved in advance in

writing by the BOARD of the ASSOCIATION, provided, however, the DECLARANT shall have the right to install such improvements as it shall deem desirable, in its sole discretion, in connection with the development of any portion or all of the subdivision.

**4.08 Easements of Encroachment.** There shall be reciprocal, perpetual, non-exclusive easements between LOTS, and any portion or portions of the ASSOCIATION PROPERTY adjacent thereto, for any unintentional or accidental encroachment due to placement, settling or shifting of the IMPROVEMENTS constructed, reconstructed or altered thereon, including but not limited to roof overhangs, gutters, down spouts, rain water run-off therefrom, and perimeter walls or footers, provided such construction, re-construction or alteration is in accordance with the terms and conditions of this Declaration. Such easements shall exist to a distance of not more than five (5) feet as measured from any point on the common boundary between each LOT and any adjacent portion of the ASSOCIATION PROPERTY along a line perpendicular to such boundaries at such points. Any such easement for encroachment shall include an easement for the maintenance and use of the encroaching improvements for the use and benefit of the ASSOCIATION, any management or maintenance company hired or contracted with by the ASSOCIATION, and their respective successors, assigns, employees, contractors and agents. No such easement of encroachment shall exist for any such encroachment occurring as a result of the willful or intentional conduct of an OWNER or the OWNER'S agents.

**4.09. Easements for Ingress, Egress and Utilities.** There shall be non-exclusive, perpetual easements in, over, under and upon the LOTS subject hereto as more particularly shown on the PLAT of the SUBDIVISION and as may be required for utility services in order to adequately serve the SUBDIVISION property more particularly described in Exhibit "A" attached hereto and the LOTS and DWELLINGS in whole or in part, including, but not limited to, ingress, egress, electricity, telephones, sewer, water, lighting, irrigation, drainage, disposition of trash, cable television facilities and electronic security facilities. However, easements through LOTS shall be only according to the PLAT of the SUBDIVISION and plans and specifications for such LOTS and the DWELLINGS constructed thereon or as actually constructed or reconstructed unless approved in writing by the OWNER thereof. The ASSOCIATION shall have the right to enter any LOT to inspect, maintain, repair or replace such utility service facilities and to remove any improvements interfering with or impairing the utility services or easements herein provided, and any such entrance shall not be deemed to be a trespass upon any LOT. In addition, the DECLARANT reserves for himself, his successors and his designees, non-exclusive and perpetual easements over all subdivision streets, either public or private, for ingress and egress to and from all portions of the subdivision.

4.10. Perimeter Wall. There shall be an easement on the LOTS as designated on the PLAT of THE LOOP OF NORTHWEST BRADENTON for any perimeter walls constructed thereon. The ASSOCIATION, through its authorized employees, agents and contractors shall have a non-exclusive easement of ingress, egress and regress in, over and upon each LOT for the purpose of maintaining, repairing, repainting and replacing any such perimeter walls and the landscaping, irrigation systems, lighting and signage located within said easement areas as provided herein.

4.11. Right of Entry by Association and Manatee County. The ASSOCIATION, through its duly authorized employees and contractors, shall have a perpetual, non-exclusive easement and right, after reasonable notice to the OWNER thereof, to enter any LOT at any reasonable hour of the day, to perform such operation, maintenance, management, repair, replacement, installation or construction upon such LOT or upon any portion of the ASSOCIATION PROPERTY adjacent to said LOT or accessible through said LOTS to be performed by the ASSOCIATION pursuant to this DECLARATION or its ARTICLES OF INCORPORATION or BYLAWS, as duly amended from time to time. In the event of any emergency which might reasonably result in damage to any LOT or DWELLING, the ASSOCIATION shall have the right to enter any LOT as may be reasonably necessary to resolve such emergency without prior notice to the OWNER thereof. Any such entrance by the ASSOCIATION shall not be deemed to be a trespass upon any LOT.

The Manatee County law enforcement officers, health and pollution control personnel, emergency medical service personnel, fire fighting personnel, and other Manatee County personnel, while in pursuit of their duties, are hereby granted authority to enter upon any and all portions of the ASSOCIATION PROPERTY as may be necessary to perform their duties.

4.12. Grant of Additional Easements by Declarant; Modifications and Termination: DECLARANT hereby expressly reserves, so long as it owns any portion of the SUBDIVISION, as an appurtenance to any such portion of the SUBDIVISION as it owns from time to time, the right to (i) grant and declare additional easements over, upon, under and/or across the ASSOCIATION PROPERTY and any portion of the SUBDIVISION in favor of the DECLARANT or the ASSOCIATION and their respective families, successors, assigns, agents, employees, servants, guests, lessees and invitees, or in favor of any other person, entity, or private, public or quasi-public authority or utility company, or (ii) modify, relocate, abandon or terminate existing easements within or outside of the ASSOCIATION PROPERTY or portions of the SUBDIVISION in favor of the ASSOCIATION, the DECLARANT and/or the OWNERS and their respective families, successors, assigns, agents, employees, servants, guests, lessees and invitees, or in favor of any person, entity, or private, public or quasi-public authority, or utility company, as the DECLARANT may deem desirable for the proper operation and maintenance of the ASSOCIATION PROPERTY and the SUBDIVISION and the development, improvement, sale or lease of the SUBDIVISION, or any portion

thereof, or for the health, safety or welfare of the OWNERS, or for any other reason or purpose. So long as such additional easements, or the modification, relocation or abandonment of existing easements will not unreasonably and adversely interfere with the use of LOTS for dwelling purposes, no joinder of the ASSOCIATION, any OWNER or any mortgagee of any LOT shall be required or, if same would unreasonably and adversely interfere with the use of any LOT for dwelling purposes, only the joinder of the OWNERS and mortgagees of LOTS so affected shall be required. To the extent required, all OWNERS hereby irrevocably appoint DECLARANT as their attorney-in-fact for the foregoing purposes. Notwithstanding anything to the contrary contained in this Section 4.12, the DECLARANT shall not have the right to modify, relocate, abandon or terminate existing easements created for the use and benefit of any person or entity without the consent or approval of such person or entity as required by law or the instrument creating the easement.

4.13. Grant of Easements by the Association; Modifications and Termination. Unless expressly prohibited pursuant to the terms of this DECLARATION, the ASSOCIATION shall have the right, without the joinder of any OWNER, to grant, modify, move or terminate any easement which crosses or constitutes a part of the ASSOCIATION PROPERTY. Provided, however, this Section 4.13 shall not be deemed or interpreted to authorize or grant to the ASSOCIATION the right to grant, modify, move or terminate any easement created in whole or in part for the use or benefit of any person or entity other than the OWNERS, or crossing any property other than the ASSOCIATION PROPERTY, without the consent and approval of such person or entity as required by law or by the instrument creating the easement.

4.14. No Partition. There shall be no judicial partition of the ASSOCIATION PROPERTY nor shall DECLARANT or any OWNER or other person or entity acquiring any interest in any portion of the SUBDIVISION seek judicial partition of the ASSOCIATION PROPERTY.

4.15. Damage to Association Property. In the event the BOARD determines in its reasonable discretion that any OWNER, or any member of such OWNER'S family, or his servants, guests, lessees, tenants, guests or invitees, is responsible for damage to any portion of the ASSOCIATION PROPERTY that is not covered by insurance, the ASSOCIATION shall give the OWNER written notice of the ASSOCIATION'S intent to provide the necessary maintenance, repair or replacement at the OWNER'S sole cost and expense, which notice shall set forth with particularity the maintenance, repairs and replacement deemed necessary. The OWNER shall have fifteen (15) days from the date of mailing of the notice by Certified United States Mail to complete the maintenance, repair or replacement or appear before the BOARD to contest its determination. If the OWNER fails in this obligation, the ASSOCIATION may provide such maintenance, repair or replacement at the OWNER'S sole cost and expense and the cost shall become a special assessment against

the LOT for which the OWNER shall be personally responsible. Such cost and all costs of collection thereof, including but not limited to reasonable attorney's fees, shall also become a lien against the LOT of the OWNER enforceable by the ASSOCIATION as provided herein.

4.16. Development of Subdivision. Notwithstanding any other provision of this Declaration, until the DECLARANT shall have completed the development and sale of all LOTS within the SUBDIVISION, DECLARANT, its employees, agents, officers, directors, contractors, subcontractors and real estate sales people and brokers shall have the following rights with regard to the ASSOCIATION PROPERTY and all other portions of the SUBDIVISION owned by DECLARANT:

A. Transaction of Business. The DECLARANT shall have the right, but not the obligation, to transact on any portion of the SUBDIVISION which the DECLARANT owns, any and all business necessary to consummate the development and sale of LOTS or DWELLINGS, as the DECLARANT, in its sole and absolute discretion may determine, and such business shall include but not be limited to, the right to erect signs and maintain a sales or business office or offices, on the LOTS owned by the DECLARANT, place employees in the sales or business office(s) and use the ASSOCIATION PROPERTY and improvements constructed thereon. The sales or business office(s), signs, and all other items pertaining to sales shall not be considered ASSOCIATION PROPERTY, and shall remain the property of the DECLARANT.

B. Use of the Association Property. Use, occupy and demonstrate all portions of the ASSOCIATION PROPERTY for the purpose of promoting and aiding the sale or rental of LOTS or DWELLINGS and exercising all other rights granted to or reserved by the DECLARANT in this DECLARATION or the ARTICLES OF INCORPORATION or the BYLAWS of the ASSOCIATION.

C. Promotion. Display and erect signs, billboards and placards and to store, keep, exhibit and distribute printed audio and visual promotional materials in and about the LOTS owned by the DECLARANT. The size, shape, color, materials, content and information contained in such promotional materials shall be determined in the sole and absolute discretion of the DECLARANT.

D. Structures. Construct and maintain on any LOT owned or controlled by the DECLARANT, any and all structures as may be necessary in the sole and absolute discretion of the DECLARANT for the completion of the construction, development and sale of LOTS or DWELLINGS, the establishment of the residential community, the disposition of LOTS or DWELLINGS by sale, lease or otherwise, or the development, construction or improvement of any nature whatsoever determined to be desirable or necessary in the sole and absolute discretion of the DECLARANT.

E. Actions by Association. During any period in which the DECLARANT holds any LOTS or DWELLINGS or any other property or improvements within the SUBDIVISION for sale in the ordinary course of business, the ASSOCIATION shall not, either through its Board of Directors or the membership, without the DECLARANT'S prior approval in writing, take or permit any action by the ASSOCIATION which would be detrimental to the development, sale, lease or other use or disposition of LOTS, DWELLINGS or any other property or improvements within the SUBDIVISION owned by the DECLARANT.

## ARTICLE 5

### COVENANT FOR MAINTENANCE ASSESSMENTS

5.01. Creation of the Lien and Personal Obligation of Assessments. Subject to the DECLARANT'S personal exemption hereinafter set forth, DECLARANT, for each LOT owned by it, hereby covenants and agrees to pay, and each OWNER of any LOT by acceptance of such ownership interest, whether by deed, inheritance, other conveyance or otherwise, whether or not it shall be so expressed in any such deed or other instrument, shall be deemed to covenant and agree to pay to the ASSOCIATION all REGULAR ASSESSMENTS, SERVICE ASSESSMENTS, SUPPLEMENTARY ASSESSMENTS and SPECIAL ASSESSMENTS made in accordance with this DECLARATION, the ARTICLES and BY-LAWS. All such ASSESSMENTS shall be fixed, established and collected from time to time as hereinafter provided. The ASSESSMENTS, together with interest thereon, late charges, attorney's fees and court costs, and other costs of collection thereof, as hereinafter provided, shall be a charge on the land and a continuing lien upon the LOT against which each such ASSESSMENT is made. Each such ASSESSMENT, together with such interest, late charges, costs and attorney's fees, shall also be the personal obligation of the OWNER of such LOT at the time when the ASSESSMENT fell due, and shall remain the personal obligation of such OWNER notwithstanding that such OWNER may no longer own the LOT. The personal obligation shall not, however, pass to the successors in title of an OWNER unless expressly assumed by such successors. The ASSOCIATION may record in the Public Records of Manatee County, Florida, a "Notice of Lien" setting forth amounts claimed due the ASSOCIATION as to any one or more LOTS. The execution and recording of such a notice shall not, however, be required in order for the continuing lien for ASSESSMENTS to be valid.

5.02. Purposes of Assessments. ASSESSMENTS levied by the ASSOCIATION shall be used only for the purposes set forth in this DECLARATION, the ARTICLES and BY-LAWS. Amounts for COMMON EXPENSES provided for herein shall be used for the general purpose of promoting the health, safety, welfare, common benefit and enjoyment of the OWNERS and occupants of THE LOOP OF NORTHWEST BRADENTON and of maintaining the property and the ASSOCIATION PROPERTY, and the



values thereof, all as may be authorized from time to time by the BOARD.

5.03. Regular Assessments. The amount and time of payment of REGULAR ASSESSMENTS shall be determined by the BOARD pursuant to the ARTICLES and BY-LAWS after giving due consideration to the current maintenance, operational and other costs and the future needs of the ASSOCIATION. REGULAR ASSESSMENTS may include amounts established for reserves. Not later than thirty (30) days prior to the beginning of each fiscal year, the BOARD shall estimate the total COMMON EXPENSES to be incurred for the fiscal year and the amount of the REGULAR ASSESSMENT to be paid by each OWNER to defray such cost. Written notice of the annual REGULAR ASSESSMENT shall be sent to every OWNER. Each OWNER shall thereafter pay to the ASSOCIATION his REGULAR ASSESSMENT in such installments and upon such due dates as may be established by the BOARD.

5.04. Supplementary Assessments. If the BOARD shall determine that the REGULAR, and any SUPPLEMENTARY ASSESSMENTS, for the current year are, or will become, inadequate to meet all COMMON EXPENSES for any reason, it shall determine the approximate amount of such inadequacy and make a SUPPLEMENTARY ASSESSMENT against each OWNER and LOT, specifying the date or dates when due. A SUPPLEMENTARY ASSESSMENT may be added to and paid with installments of the REGULAR ASSESSMENT, or be otherwise payable as determined by the BOARD.

5.05. Special Assessments. SPECIAL ASSESSMENTS shall be levied by the BOARD against a LOT to reimburse the ASSOCIATION for costs incurred in bringing an OWNER or his LOT into compliance with this DECLARATION, or for any other charges designated as a SPECIAL ASSESSMENT in this DECLARATION, the ARTICLES, BY-LAWS or ASSOCIATION rules.

5.06. Improvement Assessment. In addition to REGULAR, SUPPLEMENTARY and SPECIAL ASSESSMENTS, the ASSOCIATION may levy in any calendar year an Improvement Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, improvement, acquisition or replacement of a described improvement to the ASSOCIATION PROPERTY, including the fixtures and personal property related thereto. Provided, however, that all such ASSESSMENTS must be approved by (a) the OWNERS of not less than two-thirds (2/3) of the LOTS; (b) by at least a majority of the votes entitled to be cast by regular MEMBERS; and (c) during the time it has the right to control the ASSOCIATION, by the DECLARANT. All amounts collected as Improvement Assessments may only be used for capital IMPROVEMENTS and shall be deposited by the BOARD in a separate account to be held in trust for such purposes. Said funds shall not be commingled with any other funds of the ASSOCIATION and shall be deemed a contribution to the capital account of the ASSOCIATION by the MEMBERS.

5.07. Service Assessments. If the ASSOCIATION undertakes to provide materials or services which benefit individual LOTS, but which can be accepted or not by the OWNER, such as cable television service, contracting in bulk for repairs, services, materials or maintenance or other similar procedures, then the amount paid or incurred by the ASSOCIATION on behalf of the OWNER accepting or subscribing to such material or service shall be a form of ASSESSMENTS known as a SERVICE ASSESSMENTS against such OWNER and LOT. The OWNER will be deemed to have agreed to such ASSESSMENTS by subscribing, requesting or accepting such material or service.

5.08. Uniformity. Each LOT shall bear a proportionate share of the COMMON EXPENSE and all REGULAR, SUPPLEMENTARY and Improvement Assessments applicable to each individual LOT. The proportionate share of each LOT shall be one-fiftieth (1/50) of the total amount of such ASSESSMENTS. REGULAR, SUPPLEMENTARY and IMPROVEMENT ASSESSMENTS may be collected at such intervals as may be determined by the BOARD. SPECIAL and SERVICE ASSESSMENTS will be neither uniform in amount nor level because of their nature, but they shall be handled and processed in a uniform and non-discriminatory manner and all LOTS and OWNERS similarly situated shall be assessed in a uniform manner. Provided, however, that during the period of time commencing upon the date of recording of this DECLARATION, and ending five (5) years after the date on which the deed evidencing the first sale of a LOT by the DECLARANT is recorded, DECLARANT shall be exempt from all REGULAR, SUPPLEMENTARY and IMPROVEMENT ASSESSMENTS for LOTS it owns if it shall guarantee that the REGULAR ASSESSMENTS (together with SUPPLEMENTARY ASSESSMENTS) shall not increase more than twenty percent (20%) per year, and that DECLARANT will pay for any COMMON EXPENSES (other than Reserves) in excess of that defrayed by funds generated from REGULAR and SUPPLEMENTARY ASSESSMENTS at the guaranteed level. DECLARANT hereby provides such guarantee (but may waive its ASSESSMENTS exemption at any time or withdraw its guarantee). DECLARANT shall, however, be liable for SPECIAL or SERVICE ASSESSMENTS in connection with LOTS owned by it during its period of exemption, and shall be liable for any IMPROVEMENT ASSESSMENTS to which it may consent in writing. Nothing contained herein shall be interpreted or construed to in any way restrict or limit the right of the Declarant to guarantee to a particular purchaser or group of purchasers of LOTS that the REGULAR ASSESSMENT for a stated fiscal year or any part thereof shall not exceed a stated amount, which amount may be more or less than the regular assessment payable by other OWNERS, provided the DECLARANT obligates itself to pay the difference between such guaranteed assessment and the actual REGULAR ASSESSMENTS payable by the OWNER benefiting from the guarantee, unless, however, the DECLARANT has elected, pursuant to this Section 5.08, to pay the ASSOCIATION, on an annual basis, the difference between the actual COMMON EXPENSES and the REGULAR ASSESSMENTS collectible from OWNER other than the DECLARANT, in which case the DECLARANT shall not be obligated to pay the ASSOCIATION the difference between any guaranteed assessment and

the regular assessments which would be payable by the OWNER benefiting from the guarantee. For the purpose of this exemption, DECLARANT shall include any Partial Successor DECLARANT with respect to LOTS conveyed to such Partial Successor DECLARANTS and owned and held for development and sale to individual OWNERS, if and to the extent DECLARANT shall provide by separate written agreement with such Partial Successor DECLARANT for such exemption. DECLARANT may condition such exemption for any Partial Successor DECLARANT upon a binding agreement by such Partial Successor DECLARANT share in the guarantee by DECLARANT hereinabove provided. Notwithstanding anything to the contrary contained in this Declaration, this Article V, Section 5.08, shall not be amended at any time without the express prior written consent and joinder by the DECLARANT to such amendment.

5.09. Commencement of Regular Assessments. REGULAR ASSESSMENTS shall commence as to all LOTS on the first day of the month following the conveyance of the first LOT by DECLARANT to an OWNER other than one designated by DECLARANT as a Partial Successor DECLARANT. REGULAR ASSESSMENTS as to LOTS in additional areas brought under the DECLARATION pursuant to Section 2.02 shall commence with respect to all LOTS within such area on the first day of the month following the conveyance of the first LOT therein by DECLARANT to an individual OWNER in the same manner as above provided. If the amount budgeted to meet COMMON EXPENSES for the current year proves to be excessive, the BOARD in its discretion may either reduce the amount of REGULAR ASSESSMENTS or abate collection of REGULAR ASSESSMENTS, as it deems appropriate. No such reduction or abatement shall however, result in a significant and adverse diminishment of the quantity or quality of services rendered by the ASSOCIATION.

5.10. Certificate of Payment. The ASSOCIATION shall upon request furnish to any OWNER a certificate signed by an officer or authorized agent of the ASSOCIATION setting forth whether the ASSESSMENTS on a specified LOT have been paid, and the date and amount, if known, of the next ASSESSMENTS or installments coming due, together with the amount of any delinquency. Such certificate shall be conclusive evidence of payment of any ASSESSMENTS therein stated to have been paid as to third parties without notice of facts to the contrary.

5.11. Amount of Regular Assessments. The initial REGULAR ASSESSMENTS in effect for the calendar year for which the first LOT is conveyed by DECLARANT as provided in Section 5.09 shall be \$1,111.00 per annum. When DECLARANT no longer guarantees the ASSESSMENTS level and no longer controls the ASSOCIATION, then except upon the vote or written assent of the regular members owning a majority of the LOTS, the BOARD shall not in any fiscal year levy any increase in the REGULAR and SUPPLEMENTARY ASSESSMENTS for such year which increases are in excess of the previous fiscal year's total of REGULAR and SUPPLEMENTARY ASSESSMENTS times the

percentage which is the greater of (a) twenty percent (20%) or (b) the percentage increase as compared with the previous year of the Consumer Price Index, all items and commodities as established by the Department of Labor or any similar Index substituted therefor, using the Index for January of each year being compared. All meetings called to approve an increase in REGULAR or SUPPLEMENTARY ASSESSMENTS shall be called and noticed in accordance with the BY-LAWS.

5.12. Reserves. The ASSOCIATION may, but shall not be required to, establish reserve accounts funded from REGULAR ASSESSMENTS in reasonable amounts and in such categories as are determined by the BOARD for deferred maintenance and repair, emergency repairs as a result of the casualty, recurring periodic maintenance or initial cost of any new service to be performed by the ASSOCIATION. All amounts collected as a reserve shall be deposited or invested by the BOARD in separate accounts to be held in trust for the purposes for which such funds are collected, and shall not be commingled with any other funds of the ASSOCIATION. Reserves shall be deemed a contribution to the capital account of the ASSOCIATION by the MEMBERS.

5.13. No Offsets. All ASSESSMENTS shall be payable in the amount specified and no offsets shall be permitted for any reason, including without limitation, a claim that the ASSOCIATION is not properly exercising its responsibilities and authorities as provided in this DECLARATION.

5.14. Rights of Mortgagees. The lien of all ASSESSMENTS provided for herein which accrue and become due and payable with respect to any LOT after a mortgage is recorded therein, but prior to the conveyance of title as a result of a foreclosure or a conveyance in lieu of foreclosure, shall be subordinate to the lien of such mortgage and the OWNER acquiring title to such LOT as a result of such foreclosure or conveyance in lieu of such foreclosure shall not be liable for ASSESSMENTS pertaining to such LOT becoming due within such period. Such unpaid share of the COMMON EXPENSE or ASSESSMENTS shall be deemed a COMMON Expense and shall be prorated among all OWNERS and DECLARANT, including the person or institution acquiring title to such LOT through such foreclosure or conveyance in lieu thereof. Nothing contained herein shall, however, relieve an OWNER from responsibility for such unpaid ASSESSMENTS for the period of time he owned such LOT. Any ASSESSMENTS against a LOT accruing prior to the recordation of a mortgage or after the acquisition of title as a result of a foreclosure or deed in lieu of foreclosure shall be a lien against such LOT in the manner generally provided for herein.

5.15. Budget. The Board of Directors shall prepare an annual budget and make copies thereof available to all MEMBERS at least sixty (60) days prior to the first day of the following fiscal year. If the budget adopted by the BOARD establishes annual

ASSESSMENTS requiring approval of the membership as otherwise provided herein, then the MEMBERS shall be notified not less than thirty (30) days prior to a meeting of the membership at which the budget will be submitted to the membership for approval.

**5.16. Non-payment of Assessments and Remedies of Association.** If any ASSESSMENTS are not paid within thirty (30) days of the due date specified by the ASSOCIATION when the ASSESSMENTS is levied, then such ASSESSMENTS shall become delinquent and shall, together with such interest thereon and costs of collection thereof as hereinafter provided, be a continuing lien on the LOT against which such ASSESSMENTS is made, binding upon the OWNER thereof, his heirs, personal representatives, tenants, successors and assigns. If any such ASSESSMENTS are not paid within fifteen days of the due date, then a late charge of eighteen percent (18%) shall be levied and the ASSESSMENTS shall bear interest from the date of delinquency at the maximum annual rate permitted by law. As a condition to bringing an action at law or for foreclosure of a lien, the ASSOCIATION shall first record a Notice of Lien among the Public Records of Manatee County, Florida, and furnish a copy of such notice to the then OWNER either by delivery of a copy to the OWNER or by United States mail, either certified or registered, return receipt requested and upon such mailing the Notice shall be deemed to have been given. Failure of the ASSOCIATION to obtain a receipt shall not, however, prevent enforcement of such ASSESSMENTS or lien. If such ASSESSMENTS, together with interest and costs attendant thereon, is not paid in full within thirty (30) days after the date such notice is deposited in the United States mail, then thereafter the ASSOCIATION may bring suit at law for damages or foreclose its lien, or both. Upon the timely payment or other satisfaction of all delinquent ASSESSMENTS specified in a Notice of Lien and all other ASSESSMENTS which have become due and payable with respect to the LOT as to which such notice was recorded, together with such interest, late charges and attorney's fees as may be applicable pursuant to this DECLARATION, the ASSOCIATION shall furnish a recordable release of such notice.

**5.17. Interest and Costs.** All ASSESSMENTS and other amounts not paid on or before the date when due the ASSOCIATION pursuant to this DECLARATION shall bear interest at the highest rate permitted by law from the due date through and including the date such assessments and other sums are paid by the delinquent Owner to the ASSOCIATION. The liens in favor of the ASSOCIATION shall secure the amount of the ASSESSMENTS, all interest accruing thereon, late charges and all costs of collection thereof, whether enforced by suit or otherwise, including a reasonable attorney's fee at trial and any appellate level. The ASSOCIATION shall be entitled to recover such interest, late charges, costs and fees from any OWNER personally liable for the ASSESSMENTS as to which they apply.

5.18. Capital Contribution. Each OWNER and each Partial Successor DECLARANT acquiring a LOT from DECLARANT shall, upon the closing of the acquisition of such LOT, pay a one-time Capital Contribution to the ASSOCIATION in the amount of \$250.00. All such Capital Contributions may be added to reserves, expended for regular common expenses or set aside for IMPROVEMENTS, as the BOARD may determine. Provided, however, that no part of such Capital Contribution may be expended for COMMON EXPENSES during the time DECLARANT guarantees the ASSESSMENT level other than with the consent of the OWNERS of a majority of the LOTS who are Regular MEMBERS.

5.19. Exempt Property. The Board of Directors of the ASSOCIATION shall have the right to exempt property subject to this DECLARATION from the REGULAR and SPECIAL ASSESSMENTS, charges and liens created herein if such property is used, and for so long as it is used, for any of the following purposes:

(a) Any easement or other interest in such property dedicated to and accepted by a local public authority and devoted to public use.

(b) All ASSOCIATION PROPERTY, as defined herein, or other property owned by the ASSOCIATION.

(c) All properties exempted from ad valorem taxation by the laws of the State of Florida.

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

## ARTICLE 6

### DUTIES AND POWERS OF ASSOCIATION

6.01. General Duties and Powers of the Association. In addition to the duties and powers enumerated herein and in the ARTICLES and BY-LAWS and without limiting the generality thereof, the ASSOCIATION shall:

(a) Enforce the provisions of this DECLARATION, the ARTICLES and BY-LAWS by appropriate means and carry out the obligations of the ASSOCIATION hereunder.

(b) Make and collect assessments against MEMBERS as LOT OWNERS to defray the cost of the COMMON EXPENSES of THE LOOP OF NORTHWEST BRADENTON as provided in the DECLARATION.

(c) Use the proceeds of assessments in the exercise of its powers and duties.

(d) Accept, hold title to, own, purchase, acquire, replace, improve, manage, maintain and administer the use of the ASSOCIATION PROPERTY of THE LOOP OF NORTHWEST BRADENTON in accordance with the DECLARATION.

(e) Purchase insurance upon the ASSOCIATION PROPERTY and for the protection of the ASSOCIATION and its MEMBERS.

(f) Reconstruct the improvements of the ASSOCIATION PROPERTY after casualties and further to improve the ASSOCIATION PROPERTY in accordance with the DECLARATION.

(g) Adopt and amend reasonable rules and regulations respecting the use of the ASSOCIATION PROPERTY in accordance with the DECLARATION.

(h) Enforce by legal means the provisions of the DECLARATION, the BY-LAWS of the ASSOCIATION, and regulations duly adopted by the ASSOCIATION.

(i) Furnish or otherwise provide for private security, fire protection or such other services as the BOARD in its discretion determines necessary or appropriate.

(j) Pay any real and personal taxes and other charges assessed against the ASSOCIATION PROPERTY unless same are separately assessed to the OWNERS.

(k) Obtain all required utility and other services for the ASSOCIATION PROPERTY.

(l) Maintain architectural control over THE LOOP OF NORTHWEST BRADENTON in accordance with the DECLARATION.

(m) Negotiate and contract for such materials and services for the benefit of all or any part of the LOT OWNERS who may subscribe to or elect to accept such materials or services as agent on behalf thereof, in accordance with the DECLARATION.

(n) Borrow money and pledge assets of the ASSOCIATION as security therefor pursuant to the DECLARATION.

(o) Establish a special tax district for the performance of all or a part of the maintenance or other functions provided by the DECLARATION as the responsibility of the ASSOCIATION.

(p) Employ personnel for reasonable compensation to perform the services required for the proper carrying out of the ASSOCIATION responsibilities.

(q) Prepare and maintain such parts of THE LOOP OF NORTHWEST BRADENTON as may be provided in the DECLARATION.

(r) Exercise such further authority as may be reasonably necessary to carry out each and every one of the obligations of the ASSOCIATION set forth in the DECLARATION, these ARTICLES or the BY-LAWS, including any right or power reasonably to be inferred from the existence of any other right, power, duty, or obligation given to the ASSOCIATION, or reasonably necessary to effectuate its obligation under the DECLARATION.

(s) Operate and maintain a stormwater management system and a stormwater discharge facility as exempted or permitted by the Southwest Florida Water Management District. Should this ASSOCIATION be dissolved, any stormwater management system and discharge facility shall be maintained by an entity approved by the Southwest Florida Water Management District.

6.02. Implied Powers. The ASSOCIATION shall have all power and authority reasonably necessary for it to carry out each and every of its obligations set forth in this DECLARATION, the ARTICLES or BY-LAWS including any right or power reasonably to be implied from the existence of any other right, power, duty or obligation given to it or reasonably necessary to effectuate its obligations hereunder.

## ARTICLE 7

### REPAIR AND MAINTENANCE

7.01. Repair and Maintenance by the ASSOCIATION. The ASSOCIATION shall have the primary responsibility for the maintenance, repair and replacement of the following:

(a) The ASSOCIATION PROPERTY.

(b) All retention lakes and ponds located within TRACT B of THE LOOP OF NORTHWEST BRADENTON as described in Section 4.01(d). Such lakes and ponds are to be maintained by the ASSOCIATION Notwithstanding that they may be, in whole or in part, located upon or within a LOT.

(c) In conjunction with Section 7.01(b), any storm water management system and any stormwater discharge facility within and serving the LOTS of THE LOOP OF NORTHWEST BRADENTON as exempted or permitted by the Southwest Florida Water Management District. And with respect thereto the ASSOCIATION may establish appropriate rules and regulations, assess the OWNERS hereunder for the cost thereof and contract for service for the operation and maintenance of such system and facility.



(d) Any and all underdrains surrounding lake banks and forming a part of the stormwater management and/or discharge facility as described in Section 7.

(e) That part of the banks of the stormwater retention lakes or ponds which lies below the ordinary high water line, even though same may be in whole or in part located on or adjacent to a LOT.

(f) Any drainage swale or ditch, whether located on a LOT, in ASSOCIATION PROPERTY or PRIVATE STREET, if same is part of and contributes to the drainage of THE LOOP OF NORTHWEST BRADENTON.

(g) Any SIGNS and attendant lighting, perimeter walls, landscaping and other improvements on ASSOCIATION PROPERTY, in medians or on any easement granted to the DECLARANT or the ASSOCIATION, and any street signs installed by DECLARANT or the ASSOCIATION, as well as public signs to the extent not maintained by public authorities to a level deemed acceptable by the BOARD.

(h) Any PRIVATE STREET designated on the PLAT of THE LOOP OF NORTHWEST BRADENTON.

(i) Any easements reserved by or granted to DECLARANT or the ASSOCIATION overlying certain LOTS within THE LOOP OF NORTHWEST BRADENTON and shown on the PLAT as a natural area.

The expense of all the foregoing shall be a COMMON EXPENSE. Provided, however, that (i) if an item of maintenance, repair or replacement is the result of any intentional or negligent act of an OWNER, resident, their agents, contractors, invitees or licensees, then the cost of such maintenance, repair or replacement, to the extent so caused, shall be the responsibility of the OWNER, and even though the cost thereof may be advanced as a COMMON EXPENSE; or (ii) in the event an OWNER or DECLARANT intentionally or unintentionally fails to repair and/or maintain his LOT as provided in this DECLARATION; same shall be billed to the OWNER and his LOT for reimbursement as a SPECIAL ASSESSMENT hereunder.

7.02. Repair and Maintenance by Owner. Each OWNER shall be responsible for the maintenance of his LOT and all IMPROVEMENTS thereto, including the landscaping and lawn. Each OWNER shall be responsible for routine mowing and lawn care of any drainage or swale located upon his LOT and shall maintain such lawn or landscaping as may exist in the portion of the street right-of-way adjacent to an OWNER'S LOT between the front line of the LOT and the edge of the curb or paving of the street notwithstanding that responsibility for maintenance of the swale as a drainage facility and the maintenance of all areas within the street rights-of-way rests with the ASSOCIATION. Each OWNER shall maintain such LOT and IMPROVEMENTS at his sole expense, and such maintenance shall extend to and include all STRUCTURES, fixtures, equipment and

appliances each to be maintained in good condition and repair and in an attractive condition and in keeping with the standards of maintenance throughout THE LOOP OF NORTHWEST BRADENTON. Maintenance by the OWNER shall further include painting, repair and replacement and care of roofs, gutters, down spouts, exterior building surfaces, screening and caging, walks and other exterior IMPROVEMENTS. All such maintenance and repairs shall conform to such maintenance standards as may be promulgated from time to time by the ASSOCIATION in accordance herewith.

7.03. Maintenance Standards. The ASSOCIATION may, from time to time, adopt and promulgate reasonable maintenance standards for THE LOOP OF NORTHWEST BRADENTON, so long as such standards are not contrary to the provisions of this DECLARATION. Such maintenance standards shall apply both to those maintenance categories that are the responsibility of the OWNER and those that are the responsibility of the ASSOCIATION.

7.04. Right of Association to Maintain. If an OWNER has failed to maintain or repair his LOT or the IMPROVEMENTS thereon as required by this DECLARATION, then after notice as herein provided the ASSOCIATION may perform such maintenance and make such repairs that the OWNER has failed to perform and make. All costs of such maintenance or repairs shall be assessed to the particular OWNER and his LOT as a SPECIAL ASSESSMENT. Until so collected such costs shall be treated as a COMMON EXPENSE. The ASSOCIATION may rely upon duly promulgated uniform standards of maintenance in carrying out its responsibilities hereunder. In proceeding under this Section, the ASSOCIATION shall employ the procedures herein after set forth:

(a) Upon finding by the BOARD of a deficiency in maintenance, the BOARD shall provide notice thereof in writing to the responsible OWNER, briefly describing the deficiency and setting forth the action needed to be taken to correct the deficiency.

(b) If the OWNER does not correct such deficiency within fifteen (15) days after the Notice to the OWNER is mailed to the OWNER at the address maintained by the OWNER with the ASSOCIATION, then thereafter the BOARD may give notice of the BOARD'S intention that the ASSOCIATION perform such maintenance or repairs.

(c) Any OWNER aggrieved by the decision of the ASSOCIATION to proceed under this Section may, after receipt of notice announcing the intention of the ASSOCIATION to perform the maintenance or repairs, appeal same to the ARB, whose decision shall be final. Failure to appeal within ten (10) days of receipt of such notice of intention to proceed shall be deemed a waiver of objection and consent to the performance of such maintenance and repairs by the ASSOCIATION, and consent to the ASSESSMENT of the cost thereof as a SPECIAL ASSESSMENT.

(d) All such maintenance or repair by the ASSOCIATION, other than emergency repairs, shall take place only during daylight hours on week days, excluding holidays.

(e) If the failure to maintain relates to routine lawn and landscaping maintenance, the notice periods under sub-section (b) and (c) shall be seven (7) days and three (3) days, respectively. If the BOARD once finds a deficiency in lawn and landscape maintenance, and after following the procedures of this section corrects such deficiency by entering upon and performing such maintenance, it may thereafter continue to correct the deficiency by periodic mowing and other routine lawn and landscape service until such time as the OWNER notifies the BOARD in writing that he will as of a given date begin performing the maintenance required of him. Such ongoing maintenance shall not require the BOARD to give separate notice for each separate instance of lawn and landscape maintenance because of the nature of same. Once an OWNER has notified the BOARD of his intention to resume lawn and landscape maintenance, and has so resumed it and continued carrying out his maintenance obligations for a period of not less than thirty (30) days, then before the BOARD may once again proceed under this Section it shall be required to follow the notice and appeal procedures hereinabove set forth.

7.05. Failure of Association to Maintain. If the ASSOCIATION shall fail to maintain the ASSOCIATION PROPERTY, then an OWNER may, under the authority of Section 13.01 hereof, bring an action to require the ASSOCIATION to properly maintain the ASSOCIATION PROPERTY and Manatee County shall have the right to maintain same under and in accordance with the provisions of Section 909.5 of the Manatee County Land Development Code, as amended from time to time, which provisions are incorporated herein by reference. Emergency vehicles and those belonging to County Health & Pollution Control personnel and governmental or private suppliers of utilities are privileged to cross ASSOCIATION PROPERTY for legitimate, proper and reasonable purposes while in the pursuit of their duties.

#### ARTICLE 8

##### MAINTENANCE AND MONITORING OF DRAINAGE POND, DRAINAGE EASEMENTS AND DRAINAGE FACILITIES AND CONSERVATION RESERVE AREAS

8.01. Maintenance. Except as provided herein, the maintenance of the drainage pond or lake within TRACT "B" as designated upon the PLAT, the banks of such pond and lake, drainage easements and drainage facilities, and areas within TRACT "C" as designated Conservation Reserve upon the PLAT, which shall include but not be limited to, ditches, berms, structures, and all other

equipment, IMPROVEMENTS or STRUCTURES serving all or any portion of the subdivision, shall be the responsibility of the ASSOCIATION. Notwithstanding the foregoing provision, the maintenance of any portion of the bank of a pond or lake being between the ordinary high water line and the top of the bank of the pond or lake that abuts or lies within the boundaries of a LOT shall be the responsibility of the OWNER of such effected LOT subject to the rights of the ASSOCIATION to enter upon an effected LOT and to perform such maintenance, at the OWNER'S expense, if the OWNER shall fail to properly maintain such banks.

8.02. "Maintenance" Defined. As used in this Article 8, "maintenance" shall include, but not be limited to, the continuous exercise of reasonable care to keep the drainage ponds or lakes and banks of such ponds or lakes, drainage easements and drainage facilities, to ensure that the direction or flow of water into or through the drainage ponds or lakes, drainage easements or drainage facilities is not obstructed or retarded; to remove excessive amounts of vegetation from the drainage ponds or lakes; to maintain the water level in the drainage ponds or lakes at a level designated by the appropriate governmental or regulatory agencies; and to maintain the appropriate water quality in the drainage ponds or lakes. The ASSOCIATION shall comply with all permits and regulatory or statutory requirements, including, but not limited to obtaining all required extensions, renewals or additional permits that may be necessary or required for maintenance or operation pursuant to this Article 8.

8.03. Monitoring and Maintenance Requirements. Approval of Wetlands Construction Required. The ASSOCIATION is responsible for complying with all permits and development orders that have been approved or may be approved for this SUBDIVISION, and for complying with all regulatory and statutory requirements that are applicable to the SUBDIVISION. Notwithstanding this, the ASSOCIATION shall have the right to contract, with a qualified person or entity, the maintenance and monitoring requirements of any and all permits and regulations. These permits and regulations include, but are not limited to, any and all Southwest Florida Water Management District permits, Florida Department of Environmental Regulation permits, Corps of Engineer permits and any other permits and regulations that are or may be in the future required for this SUBDIVISION. No LOT OWNER or the ASSOCIATION may construct or maintain any IMPROVEMENT or undertake or perform any activity within the jurisdictional wetlands and buffer areas within TRACT "C" as designated upon the PLAT unless prior approval is received from the Manatee County Planning and Zoning Department and Southwest Florida Water Management District pursuant to Chapter 40D-4, Florida Administrative Code, as amended from time to time.

8.04. Declarant's Rights. Until such time as the DECLARANT no longer owns any portion of the SUBDIVISION, whether or not said portion is or becomes subject to the provisions of this DECLARATION, the DECLARANT shall have the right but not the obligation to

enforce the provisions of this Article 8, and may bring and prosecute any proceeding at law or in equity against the person or persons, entity or entities violating or attempting to violate same, to prevent such violations or to enforce compliance herewith. The prevailing party to each such action shall be entitled to recover all costs and expenses, including but not limited to, court costs and reasonable attorneys' fees, incurred by the prevailing party in bringing such action, including same on appeal, from the losing party or parties. Notwithstanding the foregoing, the DECLARANT shall have the right but not the obligation to enter upon the areas to be maintained pursuant to this Article for the purpose of performing the maintenance which has not been performed, and shall have the right to reimbursement from the ASSOCIATION for any and all costs incurred by it relative to performing such maintenance. Provided, however, in the event the DECLARANT performs any such maintenance, such performance shall not constitute or be interpreted to be a waiver of any nature with respect to the obligation of the ASSOCIATION to perform pursuant to this Article 8 or with respect to the right of the DECLARANT or such persons or entity to enforce compliance with the provisions of this Article 8. Further, as to all of the SUBDIVISION, the DECLARANT hereby reserves the right against the ASSOCIATION, and all OWNERS, but not the obligations, to make such changes or improvements to the drainage ponds or lakes, drainage easements or drainage facilities, and to the environmentally sensitive areas as shall be necessary to provide adequate drainage for the entire SUBDIVISION to comply with all governmental or quasi-governmental permit conditions or requirements applicable to the subdivision, or as determined in the sole and absolute discretion of the DECLARANT. Any entry by the DECLARANT or its employees, contractors or agents upon any portion of the subdivision for the purposes set forth in this Article 8.04, shall not be deemed to be a trespass.

**8.05. Recreational Use of Drainage Pond and Lake.**

(a) The recreational use of the drainage pond and lake within the SUBDIVISION is restricted to the OWNERS of LOTS whose LOT, or LOTS, abuts such drainage pond or lake, and to the LOT OWNER's immediate family members, lessees, guests and invitees. The drainage pond and lake in this SUBDIVISION are a part of an overall drainage system for the entire SUBDIVISION. Stormwater from the entire SUBDIVISION is discharged into the drainage pond and lake. No recreational uses will be permitted within the pond or lake which interferes with the proper functioning of these stormwater facilities.

(b) Recreational use of the drainage pond and lake shall be permitted, subject to rules and regulations promulgated by the BOARD and any restrictions set forth herein. Only non-motorized boats shall be allowed; such boats shall be stored in a concealed area upon the OWNER'S LOT so as to not be visible from any other LOT, the ASSOCIATION PROPERTY or the drainage ponds or lakes; and

no permanent anchors or moorings of any nature whatsoever shall be allowed upon any drainage pond or lake. The BOARD may, in its sole and absolute discretion, determine a reasonable fee for a specific approved use to defray any costs which will or may be incurred by the ASSOCIATION as a direct or indirect result of the approved use.

(c) No OWNER shall use any drainage pond or lake or any other drainage facility as defined herein for the purpose of irrigation of any part of the SUBDIVISION.

#### ARTICLE 9

##### MAINTENANCE OF PERIMETER WALLS

9.01 Perimeter Walls. The ASSOCIATION shall be responsible for the maintenance, repair, replacement and painting of any perimeter walls or entrance gates or gate houses within the SUBDIVISION, whether or not such gates or gate houses are located upon ASSOCIATION PROPERTY. The cost of such maintenance, repair, replacement and painting shall be shared on a pro rata basis by all of the OWNERS and shall be part of the REGULAR ASSESSMENT to which the LOTS are subject pursuant to Article 5.

9.02 Landscaped Area Around Perimeter Walls. The ASSOCIATION shall maintain the landscaped areas of the SUBDIVISION around any perimeter wall, whether inside or outside the wall and which areas are ASSOCIATION PROPERTY, and the ASSOCIATION shall maintain the landscaped portion of the right-of-way of 17th Avenue NW lying between the North right-of-way line and the Southerly boundary of the Plat which maintenance shall include but not be limited to irrigation, mowing, weeding, trimming shrubbery and other vegetation, edging and fertilizing. The cost of the maintenance of such landscaped areas shall be shared on a pro rata basis by all LOT OWNERS and shall be a part of the REGULAR ASSESSMENT. Notwithstanding the foregoing, each OWNER shall be responsible for the maintenance and care of that portion of any landscaping, lawn or shrubbery located upon the OWNER'S LOT inside any perimeter wall which does not constitute ASSOCIATION PROPERTY.

#### ARTICLE 10

##### INSURANCE AND RECONSTRUCTION

10.01. Insurance by ASSOCIATION. The ASSOCIATION shall obtain and continue in effect as a COMMON EXPENSE the following types of insurance:

(a) Comprehensive policy of public liability insurance covering the ASSOCIATION PROPERTY with limits to be approved by the BOARD, covering claims for personal injury and/or property damage, such coverage to include protection against water damage liability, liability for non-owned and hired automobiles and liability for property of others and such other risks as shall

customarily be covered with respect to similar developments and risks, which policy shall contain a "severability of interest" endorsement or the equivalent, which shall preclude the insurer from denying the claim of an OWNER because of negligent acts or omissions of the ASSOCIATION or other OWNERS.

(b) A policy of fire and casualty insurance with extended coverage for the full replacement value of all IMPROVEMENTS to the ASSOCIATION PROPERTY, as shall be determined annually by the BOARD. The ASSOCIATION shall likewise insure tangible personal property owned by it.

(c) If applicable, Workers' compensation insurance in an amount sufficient to meet the requirements of Florida law.

(d) Such other insurance in such other amounts and coverage as the BOARD shall from time to time determine to be appropriate and desirable.

10.02. OWNER'S Insurance. Each OWNER of an improved LOT shall be responsible for obtaining and maintaining in effect all casualty and liability insurance with respect to such OWNER'S LOT as the OWNER may from time to time determine. The ASSOCIATION shall not obtain any such insurance on behalf of an OWNER, nor shall the ASSOCIATION insure the LOTS in any manner.

10.03. Destruction of IMPROVEMENTS. In the event of partial or total destruction of IMPROVEMENTS to the ASSOCIATION PROPERTY, it shall be the duty of the ASSOCIATION to restore and repair the same to its former condition as promptly as practical. The proceeds of any insurance maintained pursuant hereto shall be used for such purpose, subject to the prior rights of any mortgagee whose interest may be protected by said policy. If the proceeds of such insurance are insufficient to repair, restore or replace such damaged IMPROVEMENTS, the BOARD shall initiate an Improvement Assessment and submit same to a vote of the MEMBERS in accordance with this DECLARATION. Any reserves for deferred maintenance of damaged or destroyed IMPROVEMENTS may also be used in such repair, replacement or reconstruction. If an Improvement Assessment is necessary in order to enable the ASSOCIATION to reconstruct such IMPROVEMENTS, and if same is not approved in accordance with this DECLARATION, then upon approval of three quarters of the OWNERS of the LOTS, the BOARD shall cause the ASSOCIATION PROPERTY to be cleared and landscaped for park or open space purposes, and the cost thereof shall be paid for with the insurance proceeds. If any excess insurance proceeds remain, the BOARD may place same in a special improvement fund, or add them to the general funds of the ASSOCIATION, or a combination thereof.

(a) In the event any DWELLING structure upon a LOT shall be substantially damaged or destroyed, it shall be the obligation of the OWNER of such LOT to repair, rebuild or reconstruct the

IMPROVEMENTS as soon after such casualty as may be practical. All such repair, replacement and reconstruction shall require ARCHITECTURAL REVIEW as provided herein.

(b) Notwithstanding damage to or destruction of the IMPROVEMENTS to a LOT, the OWNER of the same shall remain liable to the ASSOCIATION for all ASSESSMENTS in connection with such LOT. Such liability shall continue unabated, even though such LOT is not fit for occupancy, and even though such IMPROVEMENTS are not reconstructed. In addition to liability for other ASSESSMENTS, such LOT may be liable for SPECIAL ASSESSMENTS in connection with said LOT, including those in accordance with this Section.

(c) As soon as practical after damage or destruction, the LOT OWNER shall cause to be removed all debris and portions of the IMPROVEMENTS that cannot be preserved for incorporation into the replacement structure. All dangerous conditions shall be removed and/or abated immediately. All debris shall be removed from the LOT no later than thirty (30) days after the date upon which the casualty occurs.

(d) A LOT OWNER shall, within thirty (30) days of the date of the casualty, notify the BOARD in writing of his intention to rebuild or reconstruct. Failure so to notify shall be deemed evidence of such OWNER'S intention not to rebuild. Such OWNER shall initiate ARCHITECTURAL REVIEW within ninety (90) days of such notification, and shall commence rebuilding or reconstruction within sixty (60) days after final approval and prosecute same to completion. If for any reason the LOT OWNER does not notify, initiate ARCHITECTURAL REVIEW, commence or diligently pursue rebuilding or reconstruction within the time limits established herein, then he shall be deemed to have elected not to rebuild and the ASSOCIATION shall have the rights and duties hereinafter specified. An OWNER may at any time notify the ASSOCIATION in writing of his election not to rebuild.

(e) If an OWNER elects not to rebuild the IMPROVEMENTS, or is deemed to have so elected under the provisions of this Section, then such OWNER shall be obligated at his expense to remove all portions of the IMPROVEMENTS remaining, except underground utility lines, which shall be secured. The OWNER shall cause to be removed all parts of the IMPROVEMENTS then remaining, including the slab and foundation. The OWNER shall provide fill and install sod so that the unit thereupon give the appearance of a landscaped open space. Such clearing and the restoration of the LOT shall be completed not later than thirty (30) days after the date upon which the OWNER elects or is deemed to have elected not to rebuild.

(f) If an OWNER fails to comply with any of the provisions of this Section, then the ASSOCIATION may perform such acts as are the responsibility of the OWNER and the cost of same



shall be treated initially as a COMMON EXPENSE, but charged against the LOT OWNER as a SPECIAL ASSESSMENT.

(g) Upon written application of an OWNER, any of the time periods set forth in this Section may be extended by the BOARD for good cause.

(h) The duties of the ASSOCIATION hereunder shall be performed by the BOARD.

## ARTICLE 11

### ARCHITECTURAL REVIEW

11.01. Architectural Review Board. For the purposes of carrying out the architectural review process, there shall be an Architectural Review Board (the "ARB"). The ARB shall consist of not less than three (3) nor more than seven (7) members, and shall initially consist of five (5) persons. The members of the ARB shall be appointed by the BOARD. A member of the ARB may at the same time serve as a member of the BOARD, and if the BOARD determines it may sit as the ARB. Members of the ARB shall serve terms established by the BOARD. Provided, however, that anything herein contained to the contrary notwithstanding, until such time as the DECLARANT no longer has the right to elect or designate a majority of the BOARD, the original DECLARANT may elect to serve as the ARB. The establishment of the number of members, method of selecting a chairman and other similar provisions for the composition of the ARB shall be as provided from time to time by the BY-LAWS.

11.02. Architectural Standards. The ARB may, from time to time, adopt and promulgate Architectural Standards for THE LOOP OF NORTHWEST BRADENTON. Those standards may not be contrary to the provisions of this DECLARATION or the BY-LAWS. All standards shall be adopted and applied on a uniform basis, and may be revised or expanded from time to time to take cognizance of new materials, techniques and proposals and changing circumstances effecting the subdivision. All Architectural Standards shall be deemed to include any mandatory architectural obligations, prohibitions and guidelines contained in this DECLARATION.

11.03. When Architectural Review Required. ARCHITECTURAL REVIEW shall be required in each of the following circumstances:

(a) Whenever the OWNER of a LOT proposes to construct IMPROVEMENTS thereon.

(b) Whenever any reasonably visible exterior alteration or other improvement to an existing improvement is proposed by an OWNER.

(c) Whenever any OWNER or the ASSOCIATION proposes to maintain or repair an improvement or LOT in any manner that will result in the application or use of materials of a significantly different type, shade, color or quality than those originally used on the LOT and the improvement thereon.

(d) Whenever the IMPROVEMENTS to a LOT have been substantially damaged or destroyed, in whole or in part, by casualty or otherwise, and reconstruction or rebuilding is intended unless reconstruction or rebuilding is identical to the improvement previously approved by the ARB.

(e) Whenever an OWNER proposes any significant change or addition to the landscaping of his LOT.

(f) Without limiting the generality of the foregoing, the addition of swimming pools and patios shall be subject to ARCHITECTURAL REVIEW as shall the construction of any fence, wall, tennis court or other recreational facility, screen enclosure, water or sewer line, drain, mailbox, solar energy device, decorative building, outbuilding or other installation, device, equipment or structure which will alter the appearance of the LOT or IMPROVEMENTS located thereon when viewed from adjacent LOTS or streets.

(g) Each OWNER shall be responsible at all times for determining that all IMPROVEMENTS, plans and specifications conform and comply in all respects with these restrictions or other restrictions of record, all applicable governmental regulations, and all exterior architectural design, location and color specifications as may be approved by the ARB.

11.04. Procedure. Whenever an OWNER or Partial Successor DECLARANT proposes any IMPROVEMENTS or alterations for which ARCHITECTURAL REVIEW is required, there shall be submitted to the ARB a written application for approval together with all plans, specifications and other information as required by the then applicable Architectural Review Procedures as adopted by the ARB and pay to the ASSOCIATION and ARB all fees and compliance deposits required under the terms of the Architectural Review Procedure then in effect.

The approval, rejection or withholding of any approval by the ASSOCIATION or the ARB of the plans, proposals and specifications and the location of all IMPROVEMENTS, and every alteration of any IMPROVEMENT, shall not be construed or interpreted as a representation that any building code, plumbing code, electrical code or other applicable governmental regulations or requirements have or have not been properly met. The approval by the ASSOCIATION and ARB relates primarily to the aesthetics of the IMPROVEMENTS shown on the plans and specifications, and not to their

sufficiency or adequacy. Each OWNER shall be responsible for obtaining all necessary technical data and to make application to and obtain the approval of the appropriate governmental agencies prior to the commencement of any work or construction upon a LOT.

Neither the ASSOCIATION nor the members of the ARB shall have any duty, responsibility, or liability to any OWNER or to any other person with respect to the exercise of its powers or the failure to exercise its powers under this DECLARATION. The ASSOCIATION and the members of the ARB shall be indemnified and held harmless by such OWNER or other person from any and all damages resulting therefrom, including, but not limited to, court costs and reasonable attorney's fees. The decision to approve, reject or withhold its approval may, in the exercise of discretion by the ASSOCIATION or ARB, be based upon:

(i) The harmony of a proposed improvement's size, exterior design, color and location in relation to, and its effect upon, surrounding structures, vegetation, topography, environmentally sensitive areas, and the overall community design;

(ii) The character of the exterior materials;

(iii) The planned quality of the exterior materials;

(iv) Design and construction standards; or

(v) The Architectural Standards then in effect as adopted by the ARB.

11.05. Routine Procedures. Where the ARB has established Architectural Standards approving certain colors, materials, decorative or other items of routine maintenance, repair or minor IMPROVEMENTS, a LOT OWNER may comply with such standards without formal approval.

11.06. Appeal. Any person aggrieved by a decision of the ARB may appeal that decision in whole or in part to the BOARD. Such appeal shall be initiated by filing a notice of appeal in writing with the BOARD specifying the portions of the decision appealed. Such notice shall be filed not later than ten (10) days after the date upon which the decision of the ARB is made. Upon receipt of such appeal, the BOARD shall schedule a hearing on such matter within thirty (30) days, at which it may affirm, reverse or modify the decision of the ARB. Failure of the BOARD to act within such thirty (30) day period shall be deemed a denial of the point appealed. For the purposes of this Section, an aggrieved party may be the applicant for review or the OWNERS of any three (3) or more LOTS. Provided, however, that during the time the DECLARANT serves as the ARB, there shall be no right of appeal from decisions of the DECLARANT as the ARB.

11.07. Architectural Standards, Architectural Review Procedures, Rules and Regulations and Fees. The ARB may adopt Architectural Standards applicable to the construction of all IMPROVEMENTS, Architectural Review Procedures, together with reasonable rules and regulations for the conduct of its authority. The BOARD may establish reasonable fees and deposits to be paid in connection with ARCHITECTURAL REVIEW.

11.08. Records. The ASSOCIATION, through the ARB, shall maintain records of all ARCHITECTURAL REVIEW proceedings.

11.09. Declarant, Association and ARB Exculpation and Approvals. Declarant, the ASSOCIATION, or the ARB or their agents may grant, withhold or deny their consent, permission or approval in any instance where their consent, permission or approval is permitted or required at its sole discretion and without any liability of any nature or kind to an OWNER or any other person for any reason whatsoever and the Declarant, ASSOCIATION, or ARB shall be indemnified and held harmless from any and all damages resulting therefrom, including but not limited to, court costs and reasonable attorney's fees. Every consent, permission or approval by the Declarant, ASSOCIATION, or ARB or its agents under this DECLARATION shall be in writing and binding upon all OWNERS.

## ARTICLE 12

### USE RESTRICTIONS

The following protective restrictions, limitation, conditions and agreements are hereby imposed upon THE LOOP OF NORTHWEST BRADENTON and shall apply to all present and future OWNERS (including Partial Successor Declarants) of said lands and any part thereof for the purposes of determining and insuring the proper use and development of the property. Such restrictions and standards shall be supplemental to and shall not supplant the applicable land development regulations of the County of Manatee, State of Florida. Notwithstanding, ARB architectural approval shall be a prerequisite to application for zoning or other land development approvals from Manatee County, Florida.

12.01. Permitted Uses. No LOT shall be used for other than single-family, private residential purposes.

No building shall be erected, altered, placed or permitted to remain on any LOT other than one meeting these requirements and no building or other improvement may be erected without ARCHITECTURAL REVIEW.

Subject to the DECLARANT'S right to use THE LOOP OF NORTHWEST BRADENTON for the development, construction, administration and sale of LOTS and to maintain commercial offices in connection therewith during development, no LOT shall be used or caused to be

used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or any other non-residential purpose, except as provided herein.

12.02. Prohibited Operations and Uses. No use or operation will be made, conducted or permitted on or with respect to all or any part of any site or improvement which is in violation of any applicable government requirement or which is noxious to or out of harmony with the development of any part of the SUBDIVISION or other sites in the general vicinity of the property or which effects the quiet enjoyment or safety of any of the OWNERS or their guests. Included among the uses prohibited because of their obvious detrimental effect upon the general appearance of sites within the SUBDIVISION, their conflict with the reasonable standards of appearance and maintenance required by DECLARANT or ASSOCIATION, are uses which produce or are accompanied by the following characteristics, which list is not intended to be all inclusive:

- (a) Any public or private nuisance.
- (b) Any vibration, noise, sound or disturbance that is objectionable due to intermittence, beat, frequency, shrillness or loudness.
- (c) Any lighting which is not shielded and substantially confined within LOT boundaries.
- (d) Any electro-mechanical or electro-magnetic disturbance or radiation.
- (e) Any discharge, emission, release or other act which may foreseeably result in a violation of state, federal or local law pertaining to air pollution, water pollution or hazardous substances.

12.03. Prohibition Against Further Subdivision. The LOTS shall not be further subdivided so as to create additional LOTS tracts or parcels for uses permitted herein, it being the intent of this DECLARATION that the property shall at all times have that number of single-family homesites shown as separate LOTS on the PLATS of THE LOOP OF NORTHWEST BRADENTON recorded among the Public Records of Manatee County, excluding however the ASSOCIATION PROPERTY. Nothing contained herein shall be deemed to prevent the conveyance of portions of a platted LOT to the OWNER of an adjacent platted LOT to the end that platted LOT lines may be reconfigured, and upon such a conveyance the parcel so created shall be deemed a single-family residential parcel and a "LOT" subject to the provisions hereof, as though same were originally platted as such; provided, however, that at no time shall the aggregate of all such conveyances as they may pertain to any platted LOT result in a

revised and reconfigured tract with the land area deviating from the land area of such tract as originally platted. Anything herein to the contrary notwithstanding, the DECLARANT expressly reserves to itself, its successors or assigns the right to replat any LOT or LOTS shown on the PLAT of any such SUBDIVISION in order to create a modified building LOT or LOTS. Provided further that DECLARANT may convey single-family building sites with reconfigured boundaries different from those shown on the PLAT, and the tract as so bounded and conveyed by DECLARANT shall be deemed a "LOT" subject to the provisions hereof as though same were originally platted as such.

12.04. Specific Use and Development Restrictions. The following use and development restrictions are supplemental to and do not supplant those zoning and development standards duly adopted by the governmental authority having jurisdiction over THE LOOP OF NORTHWEST BRADENTON:

(a) Temporary Structures. No STRUCTURE of a temporary character shall be placed upon any LOT at any time; provided, however, that this prohibition shall not apply to shelters or temporary STRUCTURES used by contractors during the construction of permanent STRUCTURES. Provided further that permitted temporary STRUCTURES may not at any time be used as a residence or be permitted to remain on the LOT after completion of construction. The design and color of STRUCTURES temporarily placed on a LOT by a contractor shall require prior approval by the DECLARANT or the ARB as to aesthetics, which approval shall not be unreasonably withheld.

(b) Minimum Setback Lines. No STRUCTURE or IMPROVEMENT of any kind, and no part thereof, shall be placed on any LOT closer to a property line than herein provided:

(1) From each street property line the front setback is established as thirty-five feet (35'). All interior lot lines for a corner lot shall be deemed to be side property lines.

(2) From each side interior property line the setback is a minimum of ten feet (10') or one-half (1/2) of the maximum height of the proposed STRUCTURE or IMPROVEMENT, whichever is more restrictive, on either side. All interior LOT lines for a corner LOT shall be deemed to be side property lines.

(3) From each rear property line of any LOT which abuts either (i) the Northerly Right-of-Way of 17th Avenue, N.W., being the Southerly boundary of the SUBDIVISION; (ii) Tract "B" of THE LOOP OF NORTHWEST BRADENTON as designated upon the PLAT of the SUBDIVISION; or (iii) TRACT "C" of THE LOOP OF NORTHWEST BRADENTON as designated upon the PLAT of the

SUBDIVISION, the rear setback is established as thirty feet (30'). A twenty-five foot (25') rear setback is established from each rear property line on all other lots.

(4) The following STRUCTURES and IMPROVEMENTS specifically excluded from the foregoing setback provisions:

- (i) Roof overhangs, up to 36" into the setbacks are subject to the specific approval of DECLARANT in writing, in its sole discretion.
- (ii) Driveways, parking areas, sidewalks, walkways constructed at grade level, and automatic irrigation systems constructed at or below grade level.
- (iii) Fences, except that no fence shall be placed within the rear setback on LOTS abutting any portion of TRACT "B" as designated upon the PLAT or within the front setback area of any LOT.
- (iv) Landscaping.

(c) Type of Dwelling. All DWELLINGS constructed, altered, permitted to remain or to be occupied on any LOT shall conform to the following requirements in addition to all of the provisions of these COVENANTS and Restrictions:

(1) Only one (1) single-family DWELLING shall be permitted on any LOT. In addition to such single-family DWELLING, there may be added to each LOT within the confines of applicable setback provision and subject to applicable zoning regulations and Architectural Review in accordance with this DECLARATION, one (1) other free-standing STRUCTURE.

(2) All DWELLINGS shall have attached two (2) car to four (4) car enclosed garages with automatic door openers.

(3) All DWELLINGS shall be constructed of new and durable materials, including brick and other external design consistent with existing STRUCTURES and comparable locations within the SUBDIVISION. All external building walls must be of cement block, stucco or other cementitious coating, or of a wood, brick or stone construction. No asbestos shingles or asbestos siding or any other type of asphaltic, plastic, metal or similar coverings shall be used on exterior walls.

(4) In no event shall a DWELLING be moved onto a LOT. All DWELLINGS permitted within the SUBDIVISION shall be constructed upon said LOT.

(d) Lawn Landscaping. All portions of each LOT not otherwise covered by IMPROVEMENTS, shall be sodded with natural grass or other landscape materials as approved by the ARB as a part of ARCHITECTURAL REVIEW and shall be maintained in good condition and replaced as may be necessary. Weeds, rubbish, debris or other unsightly materials or objects of any kind shall be regularly removed from the LOTS and shall not be allowed to accumulate thereon. Prior to IMPROVEMENT of a LOT by construction of a DWELLING thereon, the OWNER thereof shall provide continuous maintenance for all planted and undeveloped areas upon its LOT. If any OWNER shall fail to remove such unsightly items or objects or to clear and mow his LOT, then after reasonable written notice to the OWNER, the ASSOCIATION or its agents may enter upon such LOT and cause such work to be performed, and the cost thereof shall be a SPECIAL ASSESSMENT against such OWNER and the LOT. The ASSOCIATION and those acting for it shall not be responsible for any damages on account of the disposition of any accumulated materials so removed so long as the BOARD exercises good faith. Every LOT improved with a DWELLING shall be landscaped in accordance with landscape plans as approved by the ARB in conjunction with the construction of the DWELLING and maintained thereafter in a slightly and well kept condition. In particular, all unpaved areas between street curbs and the DWELLING constructed upon the LOT shall be fully and adequately landscaped. Hose bibs, underground sprinklers and irrigation systems and other reasonable and adequate landscape maintenance facilities shall be provided in the vicinity of all landscaped areas. No required planting shall be placed in water retention areas. No trees shall be removed except where reasonably necessary to accommodate permitted STRUCTURES nor should driving or parking areas be hard surfaced to a greater extent than reasonably necessary to accommodate the driving and parking of permitted vehicles. Trees of a trunk caliper diameter greater than four inches (4") shall not be removed without approval by the DECLARANT or the ARB. It is the intent of this restriction to preclude to the greatest extent possible the removal of trees except as necessary for construction of DWELLINGS and to prohibit the hard surfacing of LOTS except as necessary for driving and parking of permitted vehicles. In no event shall gravel or stone yards be permitted; however, nothing contained herein shall prohibit the use of gravel or wood shavings for decorative landscaping purposes. All driveways, walks and parking areas shall be approved and driveways and sidewalks shall be constructed of concrete or other material approved by the ARB, drives to their intersection with the paved street to be constructed at the time of the original construction of IMPROVEMENTS and prior to issuance of the Certificate of Occupancy. Driveway and walkway design, location, materials and coloring shall be subject to ARB approval as part of ARCHITECTURAL REVIEW.

(e) Pools. No above-ground swimming pools shall be permitted at any time anywhere within THE LOOP OF NORTHWEST



BRADENTON. This provision shall not be deemed to prohibit hot tubs, therapy pools and hydros spas when they are incorporated into IMPROVEMENTS and approved by the ARB after ARCHITECTURAL REVIEW. Likewise, the ARB may approve pools incorporated into IMPROVEMENTS so improved, even though such a pool may be above grade. All pools shall be enclosed and otherwise constructed to comply with the applicable rules, regulations and standards of all governments having jurisdiction. The term "enclosed" shall mean the pool and the surrounding patio area perimeter shall be bounded on all sides by parts of the approved DWELLING, fences, screened cages, or combinations thereof. Such enclosure may have reasonable gates and doors which may be closed to make the enclosure continuous. All such pools, fencing, screening and caging shall be subject to ARCHITECTURAL REVIEW and approval by the ARB.

(f) Fences and Exterior Materials. No fence, wall or hedge shall be constructed or maintained that is over six feet (6') in height, except as otherwise provided. All fences, walls, hedges or other enclosures shall be constructed only of wood, masonry, landscaping or other materials as may be approved by the ARB after ARCHITECTURAL REVIEW. No such fence, hedge or wall may be located except behind the rear building line of the structure upon each LOT. This provision shall not be deemed to apply to small decorative fences, walls or other screening material located along the sides in front of the DWELLING, which fences or walls form an integral part of the architectural design of the DWELLING and are decorative in nature and which are located within the front setback lines. In exceptional circumstances and for good cause shown, the ARB may grant a variance from the provisions hereof.

(g) Mailboxes. All mailboxes and supporting poles shall be of the design that has been created and approved by the ARB. It is the intent of these restrictions to require that mailboxes be located adjacent to the private street and in front of each DWELLING or in clusters as designated by the DECLARANT or the ARB to comply with U.S. Postal Services rules and requirements. The approved design of mailbox and supporting pole shall be obtained by an OWNER from the DECLARANT.

(h) Antennas. No television, radio or other electronic antenna, mast, dish, disc or other similar device for the sending or receiving of television, radio or other similar signals shall be erected, constructed, placed or permitted to remain upon any LOT upon the exterior of or any building constructed on any LOT.

(i) Utilities. All utility services, including but not limited to electric, gas, telephone and cable television shall be located beneath ground as underground utility, and no overhead or above-ground wires or cables shall be permitted upon any LOT within THE LOOP OF NORTHWEST BRADENTON. All garbage and trash containers, tanks of any description, containers for liquified gas and similar tanks and containers, as well as air conditioning compressors and

irrigation and other pumps shall be located within an enclosed area when viewed from a point on the adjacent street, which point is perpendicular to the effected side or rear yard areas. Enclosures may consist of solid walls, decorative walls made of shadow block or similar material or design, decorative fences, landscaping or any combination thereof and shall be subject to ARCHITECTURAL REVIEW. No excavation shall be made except in connection with construction of an improvement, and upon completion thereof exposed openings shall be backfilled and disturbed ground shall be graded, leveled, and restored to its original condition. Enclosures shall be subject to ARCHITECTURAL REVIEW.

(j) Drainage. First floor levels, grading and contours of each LOT shall be such as to provide proper drainage of the LOT without adversely affecting adjacent properties. Once a proper drainage pattern is established, no filling or grading shall be done that would adversely affect such drainage pattern. All slopes and swales providing such drainage shall be maintained. Protective slopes around all buildings shall be provided on every LOT by the respective OWNER and side LOT line swales shall be planned, maintained and preserved to prevent standing water.

(k) Utility and Drainage Easements. Easements for installation and maintenance of utilities (which terms shall include cable television and similar communications and distribution facilities) and drainage facilities are reserved and established on shown on the recorded PLAT of THE LOOP OF NORTHWEST BRADENTON. Within these easements no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each LOT and all IMPROVEMENTS in it shall be maintained continuously by the owner of the LOT, except for those IMPROVEMENTS for which the ASSOCIATION or utility company is responsible. If any LOT is reconfigure in accordance herewith to provide a building site, the outside boundaries of which do not coincide with the boundary lines of the LOTS as shown on the PLAT, then the outside boundaries of such building sites shall carry such easements, provided that the establishment of such relocated easements shall not prevent the continuance of any utility installations in easements reflected upon the PLAT as originally recorded.

(l) SIGNS. All signage shall be approved by the ARB and no SIGN or billboard of any kind shall be displayed for public view from any LOT or living unit or elsewhere in THE LOOP OF NORTHWEST BRADENTON except as follows:

(:) Directional and informational SIGNS associated with the ASSOCIATION PROPERTY or THE LOOP OF NORTHWEST BRADENTON in general, as may be approved by the ARB.

(2) One (1) professionally made SIGN of not more than six square feet (6 sq. ft.) when measured on one side being not wider than four feet (4') nor higher than three feet (3'), advertising a LOT for sale or lease so long as the same shall not be larger than is reasonable and customary in the area for the purpose of advertising similar property for sale or rent, and further that such SIGN shall be removed promptly after the sale or rental of such premises.

(3) SIGNS used by DECLARANT, its successors or assigns or its sales agents in connection with the development and sale of THE LOOP OF NORTHWEST BRADENTON.

(4) Small address and family name plates as may be approved by the ARB in a uniform manner.

(5) A maximum of two (2) SIGNS identifying the builder or contractor and lender during the period of construction. Signs permitted under this Section 12.04(1)(5) may be permitted to remain on the LOT for greater periods of time at the discretion of the ARB with a preference given to spec homes constructed by builders.

(m) Recreational Vehicles. No trailer, camper, motor home, boat, boat trailer, canoe or motorcycle shall be permitted to remain on a LOT unless placed or maintained in an enclosed garage or fenced area other than for temporary parking, unless prior approval has been granted by the ARB. Temporary parking shall mean the parking of such vehicles belonging to or being used by OWNERS or their guests for loading and unloading purposes only. All temporary parking upon a LOT shall be restricted to paved driveways and shall not extend beyond twelve (12) continuous hours except during the period of construction of IMPROVEMENTS upon the LOT.

(n) Other Vehicles. No trucks, commercial vans, tractors, service vehicles or other commercial vehicles shall be permitted to remain within THE LOOP OF NORTHWEST BRADENTON other than for temporary parking unless the same are parked within an enclosed garage. Temporary parking shall mean the parking of such vehicles while being used in the furnishing of services and materials to OWNERS, or used by OWNERS for loading and unloading purposes only. The provisions of this section shall apply to trucks and utility vehicles, whether used for commercial purposes or not. OWNERS having a van or a pickup truck for personal transportation purposes only and not for commercial use may park it on the driveway of their LOT, but no LOT may have more than one (1) such vehicle regularly parked in a driveway.

(o) Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept within THE LOOP OF NORTHWEST

BRADENTON, except that dogs, cats or other household pets may be kept upon or within the LOTS and living units of their owners, provided they are not kept, bred or maintained for any commercial purpose or in numbers deemed to unreasonable. All animals permitted pursuant to this section shall be kept on a leash except when they are within a fenced or otherwise enclosed area. All pet owners shall be fully responsible for the actions of their pets. Exposed excrement on ASSOCIATION PROPERTY shall be promptly removed by the pet owner. Failure to promptly remove the exposed excrement in a reasonable time frame as may be established by the ARB may be deemed a nuisance and a reasonable annoyance hereunder.

(p) Miscellaneous Visual Restrictions. No clothes lines or other exterior clothes drying apparatus shall be permitted, nor shall any clothes, sheets, blankets, towels or other articles be hung over fences or otherwise exposed, except in such manner as may be approved by regulations of the ASSOCIATION. Garage doors shall be kept in a closed position when not in use for ingress and egress. No outdoor burning of trash or refuse shall be permitted. Solar heating or other alternative energy sources shall be installed and maintained so as not to be visible from the street fronting the LOT. Window air conditioners shall not be permitted to be installed in any DWELLING.

12.05. Board May Promulgate Additional Rules and Regulations. The BOARD shall have the right from time to time to promulgate such additional rules and regulations as shall be necessary to provide for the health, welfare and safety of the OWNERS residing in the SUBDIVISION and to prevent such nuisances as shall arise from time to time as relates to the use of the LOTS and the ASSOCIATION property, as set forth in the BYLAWS of the ASSOCIATION, so long as such rules and regulations are not contrary to the provisions contained herein.

12.06. This Article shall not be amended, notwithstanding any provision of this DECLARATION to the contrary, without the consent in writing of not less than eighty-five percent (85%) of each class of members of the ASSOCIATION, provided, however, the provisions of this Section 12.06 shall not be construed to limit any rights of the DECLARANT to amend this DECLARATION.

#### ARTICLE 13

#### GENERAL PROVISIONS

13.01. Enforcement. The ASSOCIATION or any OWNER shall have the right to enforce by proceedings at law or in equity all covenants and standards now or hereafter imposed by the provisions of this DECLARATION, or any amendment hereto, including the right to prevent the violation of any such provisions and the right to recover damages for such violations. The ARB and/or the ASSOCIATION shall have the exclusive right to enforce the Architectural

Standards and the ASSOCIATION shall have the exclusive right to enforcement of ASSESSMENT liens. Failure by the ASSOCIATION or any OWNER to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

13.02. Default and Remedies. In the event of any breach, violation or failure to perform or satisfy any of the restrictions which has not been cured within thirty (30) days after written notice from DECLARANT to do so, DECLARANT at its sole discretion may enforce any one or more of the following remedies or any other rights or remedies to which DECLARANT may be entitled by law or equity, whether or not set forth herein. All remedies provided herein or by law or equity shall be cumulative and not mutually exclusive.

(a) Damages. DECLARANT may bring a suit for damages for any compensable breach of or noncompliance with any of the restrictions.

(b) Equity. It is recognized that a violation by an OWNER of one or more of the foregoing restrictions may cause DECLARANT to suffer material injury or damage not compensable in money and that DECLARANT shall be entitled to bring an action in equity or otherwise for specific performance to enforce compliance with these restrictions or an injunction to enjoin the continuance of any such breach or violation thereof.

(c) Abatement and Lien Rights. Any such breach or violation of these restrictions or any provision hereof is hereby declared to be a nuisance, and DECLARANT shall be entitled to enter the LOT or portion of the property as to which the breach or violation exists and summarily abate and remove, without further legal process to the maximum extent permitted by law, any structure, thing or condition that may exist in violation of any of these restrictions, or to pursue any remedy allowed by law or equity for the abatement of such nuisance or the collection of any monies due DECLARANT for maintenance charges or any other sums due under these restrictions against any person or entity acting or failing to act in violation of these restrictions, all at the sole cost and expense of OWNER or any person having possession under OWNER. Any costs or expenses paid or incurred by DECLARANT in abating such nuisance or pursuing any such remedy (including all reasonable attorney's fees and cost of collection), together with interest thereon at the rate of fifteen (15%) percent per annum, plus ten (10%) percent thereof as an administrative fee for DECLARANT's services with respect thereto shall be deemed a SPECIAL ASSESSMENT against the LOT or portion of the Property as to which the breach or violation exists.

13.03. Severability. Invalidation of any one of these COVENANTS, conditions or restrictions by a court of competent

jurisdiction shall not affect any other provisions, which shall remain in full force and effect.

13.04. Duration. The covenants and restrictions of this DECLARATION shall run with and bind the land described in Article 2 for an initial term of twenty-five (25) years from the date that the DECLARATION is recorded in the Public Records of Manatee County, Florida and shall be automatically renewed for successive twenty-five (25) year terms at the expiration of said initial term unless terminated by a document duly recorded in the Public Records of Manatee County, Florida and consented to by all OWNERS, including the DECLARANT if it owns any LOTS and all Institutional First Mortgagees holding mortgages on property subject to this DECLARATION. All easements shall survive the expiration or termination of this DECLARATION, the ASSOCIATION'S ownership of the Common Areas, and all rights, duties and obligations of the ASSOCIATION, specifically including but not limited to its power to make assessments and its duties to maintain the Common Areas, shall survive such termination unless the ASSOCIATION is voluntarily dissolved concurrently with the termination or the instrument recorded in the Public Records of Manatee County, Florida, evidencing such termination expressly provides otherwise. In the event that there are any Common Areas at the termination of this DECLARATION and the ASSOCIATION, or upon voluntary dissolution of the ASSOCIATION in accordance with the ARTICLES and BYLAWS, then such Common Areas shall be owned by the OWNERS as tenants in common in undivided shares. Each OWNER'S undivided share shall be determined by dividing the number of LOTS owned by such OWNER on the date of termination by the total number of LOTS subject to this DECLARATION, as amended from time to time, on such date.

13.05. Waiver. No waiver by DECLARANT of a breach of any of these restrictions and no delay or failure to enforce any of these restrictions shall be construed or held to be a waiver of any succeeding or preceding breach of the same or any other of these DECLARATIONS. No waiver by DECLARANT of any breach or default hereunder shall be implied from any omission by DECLARANT to take any action on account of such breach or default if such breach or default persists or is repeated, and no express waiver shall affect a breach or default other than as specified in said waiver. The consent or approval by DECLARANT to or of any act by an OWNER requiring DECLARANT'S consent or approval shall not be deemed to waive or render unnecessary DECLARANT'S consent or approval to or of any subsequent similar act by OWNER.

13.06. Construction. The provisions of this DECLARATION shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a high quality residential community and for the maintenance of the ASSOCIATION PROPERTY and the portions of the LOTS herein required to be maintained by the ASSOCIATION. The Article and Section headings have been inserted for convenience only, and shall not be considered or referred to

in resolving questions of interpretation or construction. This DECLARATION shall be construed under the law of Florida. Whenever the context of this DECLARATION, the ARTICLES or BY-LAWS require, the singular shall include the plural and the plural the singular, and any one gender may refer to any other gender.

**13.07. Amendments.**

(a) The power to modify or amend this DECLARATION may be exercised by the MEMBERS of the ASSOCIATION at a duly called special or annual meeting, provided, however, the notice of such meeting shall contain a statement that such amendment will be considered and shall set forth a detailed summary of the amendment. An amendment may be proposed either by the Board of Directors or by at least ten percent (10%) of either the REGULAR or DECLARANT MEMBERS. Unless otherwise provided herein, the resolution adopting a proposed amendment must be approved by an affirmative vote of not less than sixty-six percent (66%) of each Class of MEMBERS. Alternatively, the DECLARATION may be modified or amended without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the modification or amendment, shall be signed by the OWNERS of not less than seventy-five percent (75%) of the LOTS subject to this DECLARATION, as amended from time to time, on the date such amendment is executed.

(b) An amendment other than amendments made by the DECLARANT pursuant to the provisions of this DECLARATION, shall be evidenced by a certificate of the ASSOCIATION which shall specifically set forth the entire amendment and shall include the recording data identifying the DECLARATION and shall be executed by the President and Secretary of the ASSOCIATION in the form required for the execution of a deed, which certificate shall be recorded in the Public Records of Manatee County, Florida. Amendments by the DECLARANT must be evidenced in writing, but a certificate of the ASSOCIATION shall not be required. Amendments shall be effective when properly recorded in the Public Records of Manatee County, Florida.

(c) If it appears that through scrivener's error any word has been misspelled, or any reference to any document or the Florida Statutes or any portion thereof is incorrect, or some error or omission which does not materially adversely affect the OWNERS has been made, the error may be corrected by an amendment to this DECLARATION made by the DECLARANT alone until the date on which the DECLARANT MEMBERSHIP is converted to REGULAR MEMBERSHIP, and by the BOARD OF DIRECTORS thereafter, and in any event, without the need for consent or joinder by any Owner or Mortgagee.

**(d) Rights of DECLARANT:**

(1) Notwithstanding the foregoing provisions regarding amendment of this DECLARATION, no amendment may be

made without the prior written consent and joinder of the DECLARANT during any period of time in which the DECLARANT owns any portion of the SUBDIVISION.

(2) For so long as the DECLARANT owns any portion of the SUBDIVISION, it shall have the right and irrevocable power to amend this DECLARATION, in whole or in part, as it, in its sole discretion, deems necessary or desirable, including, without limitation, amendments made in order to (a) identify, locate, and describe any portion of the SUBDIVISION for a specific use or classification; or (b) to resolve or clarify any ambiguities or conflicts herein or to correct any inadvertent misstatements, errors or omissions herein; or (c) make this DECLARATION or the Exhibits hereto comply with the requirements of any statutory provisions or any local, state or federal rules or regulations; or (d) gain acceptance or approval of any institutional lender or title insurer, including without limitation the Federal Home Loan Mortgage Corporation, Federal National Mortgage Association or Veterans Administration; or (e) accommodate an alternate plan of development of the SUBDIVISION as a planned residential development. Any such amendment shall be executed by the DECLARANT, and the joinder or further consent of any other person or entity of any nature whatsoever shall not be required.

(3) Any amendment to this DECLARATION made by the DECLARANT shall take effect immediately upon recordation in the Public Records of Manatee County, Florida. No such amendment shall be deemed material or adverse to any prospective purchaser of a LOT, nor to any OWNER, nor shall any amendment extend or renew any right of rescission which may be granted to any prospective purchaser.

(e) Notwithstanding the foregoing, or any provisions to the contrary herein or any provisions to the contrary in the ARTICLES or BYLAWS, no amendment shall be made to this DECLARATION, or the ARTICLES or BYLAWS which would adversely affect the lien rights of any Institutional First Mortgagee, any rights of the DECLARANT, change the voting rights of any MEMBER, or change any provision benefiting Manatee County or included to comply with the Manatee County Land Development Code or a development order effecting the Subdivision, without the written joinder and consent of such Mortgagee, DECLARANT, MEMBER, or Manatee County, as appropriate.

(f) Notwithstanding anything to the contrary contained herein, no amendment to this DECLARATION or to the ARTICLES or BYLAWS shall affect the DECLARANT'S rights, liabilities, and/or obligations without the express written joinder and consent of the DECLARANT. A true copy of any amendment to this DECLARATION shall be sent certified mail by the ASSOCIATION to DECLARANT and to all Institutional First Mortgagees requesting notice thereof.



13.08. Attorneys Fees. In the event any action is instituted to enforce or construe the provisions contained in this DECLARATION, the party prevailing in such action shall be entitled to recover from the other party thereto as part of the judgment a reasonable attorney's fees and the costs of such suit. In the event the ASSOCIATION is a prevailing party in such action, the amount of such attorneys fees and costs shall be a special ASSESSMENT with respect to the LOT or LOTS involved in the action. As used herein the term "attorneys fees" shall be deemed to include the cost of legal services provided by attorneys, legal assistants and paralegal.

13.09. DECLARANT. Anything herein to the contrary notwithstanding, during the time that DECLARANT is a DECLARANT MEMBER of the ASSOCIATION and is developing THE LOOP OF NORTHWEST BRADENTON, DECLARANT reserves the right to amend this DECLARATION, the ARTICLES and the BY-LAWS in any manner whatsoever; provided, however, that DECLARANT may not alter the character of the development as planned residential development, nor may DECLARANT delete the ASSOCIATION PROPERTY. DECLARANT further reserves the right to use LOTS owned by it and the ASSOCIATION PROPERTY, for administrative and marketing offices or activities for use by itself and its agents, and to erect temporary STRUCTURES for use in its development business. So long as DECLARANT owns any LOT of record, it may establish licenses, reservations, easements and rights of way in favor of itself, the ASSOCIATION, suppliers of utility and similar services and public authorities as may from time to time be reasonably necessary to the proper development and disposition of THE LOOP OF NORTHWEST BRADENTON. In an instance where a structure has been erected, or the construction thereof is substantially advanced, in a manner that violates the restrictions of Article 12, or in such a manner that same encroaches on any LOT line, easement area or setback line, DECLARANT reserves the right, to the extent that such reservation does not violate any applicable Ordinances, statutes, laws or regulations, to release the LOT from the restriction and to grant an exception to permit the encroachment by the structure, so long as DECLARANT, in the exercise of its reasonable discretion, determines that the release, waiver or exception will not materially and adversely affect the health, safety and welfare of the MEMBERS, the value of adjacent LOTS, and the appearance of THE LOOP OF NORTHWEST BRADENTON. DECLARANT's rights hereunder may be assigned to any successor to all or part of DECLARANT's interest in THE LOOP OF NORTHWEST BRADENTON by express assignment incorporated in a deed or a separate instrument, and such DECLARANT rights shall inure to any mortgagee of DECLARANT who acquires title to any LOTS owned by DECLARANT by foreclosure or deed in lieu of foreclosure.

13.10. Assignment By Declarant. DECLARANT reserves the right to assign all or any part of its rights and responsibilities hereunder as DECLARANT, whether personal in nature or not, to any successor in interest, including any mortgagee, which may own or

any part of the property subject to these COVENANTS or proposed to be added to these COVENANTS pursuant to Article 2. The rights of DECLARANT may be assigned in whole or in part, and DECLARANT may designate in writing one or more successor DECLARANTS as to portions of the property covered hereby, which instrument shall detail the extent and nature of the rights of DECLARANT assigned thereby. After any such assignment is recorded in the Public Records of Manatee County, Florida, the assignee shall stand in the place of DECLARANT as fully as if it had originally been the DECLARANT hereunder to the extent of the assignment described therein. Any mortgagee of all or substantially all of the undeveloped portions of the property covered hereby executed by DECLARANT or any successor DECLARANT shall be deemed to carry with it a conditional assignment of such DECLARANT rights, unless otherwise specified therein. Such assignment shall not be deemed made in conjunction with any mortgage covering only a single LOT.

13.11. Constructive Notice and Acceptance. Every OWNER who now or hereafter owns or acquires any right, title or interest in or to any portion of said property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this DECLARATION is contained in the instrument by which such person acquired an interest in the property.

13.12. Notices. All notices, consents, requests, demands and other communications provided for herein shall be in writing and shall be deemed to have been duly given if and when personally served or twenty-four (24) hours after being sent by United States registered mail, return receipt requested, postage prepaid, to the intended party at its last known address.

IN WITNESS WHEREOF, DECLARANT has caused these presents to be executed in its name by an officer thereunto duly authorized this 11th day of June, 1991.

Signed, sealed and delivered in the presence of:

*Carte D. Smith*

*Linda A. Jones*  
Witnesses

DECLARANT:  
ROBINSON LOOP, INC., a Florida corporation

By: *William C. Robinson*  
William C. Robinson, as its President

Attest: *Sharon Stein*  
Sharon Stein, as its Secretary

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of June, 1991, by William C. Robinson and Sharon

Stein, as President and Secretary, respectively, of Robinson Loop, Inc., a Florida corporation, on behalf of the corporation.



**OFFICIAL SEAL**  
CURTIS D. HAMLIN  
MY COMMISSION EXPIRES  
APRIL 29, 1995

Curtis D. Hamlin  
Notary Public

My Commission Expires:

For good and valuable and consideration, the receipt whereof is hereby acknowledged, The Loop Homeowners' Association, Inc., a Florida corporation not-for-profit, hereby joins in and agrees to accept all the benefits and all the duties, responsibilities, obligations and burdens imposed on it by the provisions of this Declaration of Protective Covenants, Conditions and Restrictions and all exhibits here.

IN WITNESS WHEREOF, The Loop Homeowners' Association, Inc. has caused these presents to be executed in its name by an officer thereunto duly authorized this 11th day of June, 1991.

Signed, sealed and delivered in the presence of:

Curtis D. Hamlin  
Linda S. Jones  
Witnesses

ASSOCIATION:  
THE LOOP HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit

By: William C. Robinson  
William C. Robinson, as its President

Attest: Sharon Stein  
Sharon Stein, as its Secretary

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of June, 1991, by William C. Robinson and Sharon Stein, as President and Secretary, respectively, of The Loop Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

Curtis D. Hamlin  
Notary Public

My Commission Expires:

This Instrument Prepared By:  
Curtis D. Hamlin, Esq.  
Hartlee, Porges, Hamlin & Hamrick, P.A.  
1205 Manatee Avenue West  
Bradenton, Florida 34205



**OFFICIAL SEAL**  
CURTIS D. HAMLIN  
MY COMMISSION EXPIRES  
APRIL 29, 1995

**EXHIBIT "A"**

**SUBDIVISION NAME: THE LOOP OF NORTHWEST BRADENTON**

**LEGAL DESCRIPTION:** Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , less West 15 feet for road, Section 24, Township 34 South, Range 16 East; also begin at Northwest corner of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , South 660 feet, East 396 feet, North 660 feet, West 396 feet, also beginning at Southwest corner of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , East 411 feet, North 660 feet, West 411 feet, South 660 feet, (less the North 70.00 feet to the East 9.77 feet), all being in Section 24, Township 34 South, Range 16 East.

Also being described as follows:

From the Northwest corner of Section 24, Township 34 South, Range 16 East; thence S 00°02'45" W, along the West line of said Section 24, 1322.56 feet to the Northwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 24; thence N 89°32'56" E, along the North line of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , 15.00 feet for a point of beginning; thence continue N 89°32'56" E, along said North line, 1307.86 feet to the Northeast corner of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence N 89°32'56" E, along the North line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 24, 398.85 feet; thence S 00°12'48" W, 657.69 feet to the intersection of said line and the South line of the North  $\frac{1}{4}$  of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence N 89°25'44" E, along said South line, 5.23 feet; thence S 00°12'48" W, 70.00 feet; thence N 89°25'44" E, 9.77 feet; thence S 00°12'48" W, 557.66 feet to the intersection with the North right-of-way line of 17th Avenue NW; thence S 89°18'30" W, along said North right-of-way line, parallel to the South line of the NW  $\frac{1}{4}$  of said Section 24, and 30.00 feet North therefrom, 1718.02 feet; thence N 00°02'45" E, parallel to the West line of said Section 24, and 15.00 feet East therefrom, 1292.49 feet to the Point of Beginning. Lying and being in South  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 24, Township 34 South, Range 16 East, Manatee county, Florida.

Subject to pertinent easements, rights-of-way, and restrictions of record.

Being also:

THE LOOP OF NORTHWEST BRADENTON, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 25 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.