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Prepared by and return to:

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(813) 204-6492

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
WALDEN LAKE UNIT 20,
THE HAMMOCKS**

NOTICE OF RECORDING PURSUANT TO FLA. STAT. §720.407

Mark Poppell, as President, and Chuck Doepke, as Vice President, of The Homeowners Association of Unit 20 (The Hammocks), Inc. hereby attest to and execute the following documents as stated in Fla. Stat. §720.407 in accordance with Fla. Stat. §§720.403-407:

1. The Revived Declaration of Covenants, Conditions and Restrictions of Walden Lake Unit 20, the Hammocks, as approved by the Florida Department of Economic Opportunity attached hereto as **Exhibit A**;
2. The Bylaws for of The Homeowners Association of Unit 20 (The Hammocks), Inc., with amendments attached hereto as **Exhibit B**; and
3. The Articles of The Homeowners Association of Unit 20 (The Hammocks), Inc. attached hereto as **Exhibit C**.

The aforementioned documents were revitalized pursuant to Fla. Stat. §§720.403-407 as to all property described in the Walden Lake Unit 20 Plat:

WALDEN LAKE UNIT 20, according to map or plat thereof recorded in Plat Book 56, page 43 of the Public Records of Hillsborough County, Florida

and as identified in the legal descriptions in the Schedule of Parcel Owners of Walden Lake Unit 20 – The Hammocks attached hereto as **Exhibit D**.

The revitalization of the documents listed in Composite Exhibits A-C affecting the aforementioned property was approved by the State of Florida Department of Economic Opportunity, as evidenced by the letter attached hereto as **Exhibit E** from the State of Florida Department of Economic Opportunity.

[Signatures on following page]

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Notice of Recording Pursuant
To Fla. Stat. §720.07

Witness:

The Homeowners Association of Unit 20 (The Hammocks), Inc.

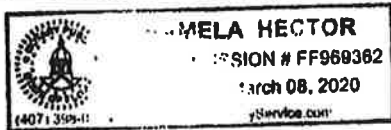
Rachael Walls
Print Name: Rachael S. Walls

Mark Poppell
Mark Poppell, Its President

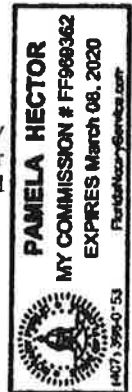
Judie R. Chapman
Print Name: Judie R. Chapman

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13 day of November 2016,
Mark Poppell, as President of The Homeowners Association of Unit 20 (The Hammocks), Inc., a Florida not for
profit corporation, who are [] personally known to me or [] produced
as identification.



Pamela Hector
NOTARY PUBLIC
Name: Pamela Hector
Serial #: FF 969362
My Commission Expires: 3/8/2020



Witness:

Attests:

John Poppell
Print Name: John Poppell

Chuck Doecke
Chuck Doecke, Its Vice President

Carol E. McDonald
Print Name: Carol E. McDonald

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14 day of December 2016 by
Chuck Doecke, as Vice President of The Homeowners Association of Unit 20 (The Hammocks), Inc., a Florida not
for profit corporation, who are [] personally known to me or [] produced
as identification.

Pamela Hector
NOTARY PUBLIC
Name: Pamela Hector
Serial #: FF 969362
My Commission Expires: 3/8/2020



INSTRUMENT#: 2010153211, BK: 19858 PG: 273 PGS: 273 - 292 05/06/2010 at
04:05:34 PM, DEPUTY CLERK:RSNIDER Pat Frank, Clerk of the Circuit Court
Hillsborough County

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**THIRD AMENDMENT AND RESTATED
DECLARATION OF CONVENATS, CONDITIONS AND RESTRICTIONS
FOR WALDEN LAKE UNIT 20, THE HAMMOCKS**

Where as, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Walden Lake Unit 20, The Hammock, on the date hereinafter set forth of the membership of the HOMEOWNERS ASSOCIATION OF THE HAMMOCK, UNIT 20, a Florida not-for-profit corporation, hereinafter referred as "Association".

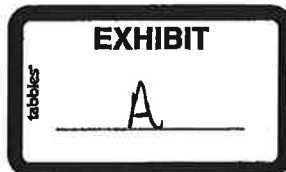
Where as, THIS FIRST AMENDMENT TO THE DECLARATION (herein "FIRST Amendment"), made on the date March 31, 1986. Article IV, Section 4.17 DOCKS AND BOATHOUSES. Recorded in Official Record Book 4776 Page 1900 of the Public Records of Hillsborough County, Florida.

Where as, THIS SECOND AMENDMENT TO THE DECLARATION (herein "SECOND Amendment"), made on the date April 25, 1998. Article IV, Section 4.10 STORAGE; CLOTHES HANGING; ANTENNAS. Recorded in Official Record Book 09095 Page 0948 of the Public Records of Hillsborough County, Florida.

Where as, All the Lots within The HAMMOCKSn have been sold and conveyed to Owners other than Declarant, Class B membership rights of Declarants have terminated in accordance with Article VIII, Section 8.3 of the Declaration, and CLASS A membership has assumed control of the Association. Recorded in Official Record Book 4733 Pages 1844 though 1882 of the Public Records of Hillsborough County, Florida.

Whereas, Homeowners reserved the right in the Declaration, pursuant to Article X Section 10.3 to amend said Declartionm with an Amended and restated Declaration of Covenants, Conditions and Resrtrictions.

Where as, Voting at the annual HHOA (Hammock's Homeowner Association) meeting April 24, 2010 with continuation of this session until 75 % (84 Votes) were obtained April 26.2010 to approve the Amended and Restated Declaration of Covenants, Conditions and Restrictions.



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AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

WALDEN LAKE UNIT 20

THE HAMMOCKS

ARTICLE I

DEFINITIONS

- 1.1 "Articles" shall mean and refer to the Articles of Incorporation of the Association including any and all amendments or modifications thereof.
- 1.2 "Architectural Control Committee" or the "Committee" shall mean and refer to the person or persons designated from time to time to perform the duties of the Architectural Control Committee as set forth herein, and their successors and assigns.
- 1.3 "Association" shall mean and refer to THE HOMEOWNERS ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC., a Florida corporation not for profit, its successors and assigns.
- 1.4 "Board of Directors" or "Board" shall mean and refer to the Association's Board of Directors.
- 1.5 "By-Laws" shall mean and refer to the By-Laws of the Association, including any and all amendments or modifications thereof.
- 1.6 "Common Area" shall mean and refer to all property, including the improvements thereto, owned from time to time by the Master Association for the common use and enjoyment of the Owners.
- 1.7 "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Walden Lake Unit 20 The Hammocks, as modified and amended from time to time.
- 1.8 "Hammocks" shall mean and refer to the property, including all improvements thereto, described in Exhibit "A" to this Declaration.
- 1.9 "Lot" shall mean and refer to a Lot within the Plat.
- 1.10 "Master Association" shall mean the Walden Lake Community Association.

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1.11 "Home" shall mean and refer to a single-family dwelling constructed on any Lot, whether as attached housing or otherwise.

1.12 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

1.13 "Property or Properties" shall mean that certain real property described in Exhibit "A" to this Declaration.

1.14 "Plat" shall mean and refer to the plat of Walden Lake Unit 20 as recorded in the Official Records of Hillsborough County, Florida.

1.15 The terms "Structure", "Street Line" and "Front Yard" shall have the meaning ascribed by the City of Plant City Zoning Regulations in effect as of the date of recording these Restrictions; provided, however, the term "Structure" shall not include a fence. The terms "Side Yard Line" and "Rear Yard Line" are as used in Exhibit B attached hereto and incorporated herein by reference.

1.16 "Voting Member" shall mean the Owner authorized to cast the vote for a Lot as set forth in the Declaration.

ARTICLE II

EASEMENT

2.1 Easement for Maintenance. There is reserved for the Master Association a non-exclusive, perpetual easement as to all land in HAMMOCKS to the extent reasonably necessary to discharge the duties of maintenance of fences, walls and entranceways. Such right of entry shall be exercised in a peaceful and reasonable manner at reasonable times upon reasonable notice whenever the circumstances permit.

ARTICLE III

PROPERTY RIGHTS

3.1 Owners' Easements of Enjoyment. Every Owner shall have a right and non-exclusive easement of enjoyment in and to the Common Areas. All Common Areas are owned, maintained, and managed by the Master Association, and are subject to governance by the covenants of the Master Association.

3.2 Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Areas and facilities to the members of his family, his tenants, or contract purchasers provided the foregoing actually reside at the Owner's Lot.

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3.3

ARTICLE IV

GENERAL USE RESTRICTIONS

4.1 Residential Use: Rental. All of the Property shall be known and described as residential property and no more than one (1) detached, single-family Home may be constructed on any Lot, except that more than one Lot may be used for more than one dwelling, in which event, all Restrictions shall apply to such Lots as if they were a single Lot, subject to the easements indicated on the above referenced Plats, or as reserved herein. No Home may be divided into more than one (1) residential dwelling and no more than one (1) family shall reside within any Home.

4.2 Structures. No Structure shall be erected nearer than twenty-five (25) feet from a front Street Line. No Structure shall be erected nearer than ten (10) feet from a Side Yard Line or nearer than thirty (30) feet from a Rear Yard Line (provided, however, that in the case of corner Lots and Lots adjoining parks, the set back from the Side Yard Line shall be not less than twenty (20) feet). A swimming pool may not be located in the Front Yard of any Lot. No structure or any part thereof, shall be erected on any Lot nearer than ten (10) feet from the rear drainage easement line as shown on the Plat.

4.3 Homes. No Home shall have a floor area of less than two thousand (2000) square feet, exclusive of screen area, open porches, terraces, patios and garages. All Homes shall have at least one (1) inside bath. A "bath", for the purpose of this Declaration, shall be deemed to be a room containing at least one (1) shower or tub, one (1) toilet and one (1) wash basin. All Homes shall have at least a two (2) car garage attached to and made a part of the dwelling. No dwelling shall exceed two and one-half (2 ½) stories nor thirty-five (35) feet in height. All dwellings shall be constructed with driveways, the parking slab of which is at least eighteen (18) feet in width. Homes needing to be repaired or reconstructed as the result of intentional damage, negligent damage, or an Act of God, must be repaired or reconstructed to the standards of original Home.

4.4 Landscaping. All Lots shall be landscaped with sodded front and rear lawns and, if applicable, side lawns. Each Owner is required to plant and maintain no less than three (3) hardwood trees with a minimum caliper of three (3) inches and a height of no less than eight (8) feet. At least two (2) of these trees must be in the front yard. If an Owner fails to comply with this requirement within thirty (30) days after the Association mails a registered notice to the Owner that the Owner has failed to comply with the landscaping requirements, the Association may enter upon the Lot for the purpose of landscaping, not to exceed five percent (5%) of the value of the Home as determined by the Association, the cost of such landscaping shall become a lien upon the Lot and enforceable in the same manner as the charges or liens as provided in paragraph 5.4 hereof.

4.5 Easements for Utilities, Drainage, CATV. Perpetual easements for the installation and maintenance of utilities, drainage facilities and CATV are hereby reserved to Master Association over all easements as of the date hereof or on any replat of the Property or

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portions thereof which easements shall include without limitation, the right of reasonable access over Lots to and from the easement areas, and Master Association shall have the right hereafter to convey such additional easements over property owned by Homeowners as may be deemed necessary or desirable on an exclusive or non-exclusive basis to any person, corporation, or governmental entity. Within such easement areas no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with access to, or the installation and maintenance of, the easement areas or any utilities or drainage facilities, or which may change the direction, or obstruct or retard the flow of water through drainage channels in such easement areas or which may reduce the size of any water retention areas constructed in such easement areas. The easement areas of each Lot and all above-ground improvements in such easement areas shall be maintained continuously by and at the expense of the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

4.6 Fences, Walls and Hedges. Fences, walls, and hedges may be constructed or maintained to a height not to exceed six (6) feet. Fences shall only be PVC, concrete, concrete block, wood, stone or any other materials specified in the Design Guidelines promulgated by the Architectural Control Committee and must be kept in good condition and repair. No fence, wall, or hedge may be constructed or maintained between a front Street Line and the Front Dwelling Line or between a side Street Line and the Side Dwelling Line; provided, however, that a decorative wall or entrance forward of the Front Dwelling Line or forward of a Side Dwelling Line fronting a side Street Line shall be permitted if constructed at the time of the original dwelling on the Lot as part of its elevation or design. The terms "Front Dwelling Line" and "Side Dwelling Line" are used and shown by illustration on attached Exhibit B. No golf course or lake frontage may be fenced. All fences must be approved by the Architectural Control Committee prior to commencement of construction.

4.7 Use of Accessory Structures. No tent, shack, barn, utility shed or other buildings other than a Home shall, at any time, be erected on a Lot and used temporarily or permanently as a residence or for any other purpose, without the consent of the Association. No above ground pool shall be placed or maintained upon the Property. No recreational vehicle may be used as a residence or for any other purpose on any portion of the Property.

4.8 Commercial Uses and Nuisances. No trade, business, profession or other type of commercial activity which can be detected by sight, sound, or odor from outside of the Lot or which requires customers, employees or contractors employed by the resident shall be carried on upon any portion of the Property; nor shall anything be done thereon which may become a nuisance or unreasonable annoyance to the other residents of the Property. The foregoing shall not preclude any trade, business, profession or other commercial activity which requires delivery of materials, supplies or communications via a commercial carrier, such as Fed Ex, UPS or United States Postal Service shall not be a violation of this section.

4.9 Animals. No animal, livestock, or poultry of any kind shall be raised, bred, or kept within the Property, except that cats, dogs, and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes and do not become a nuisance to the neighborhood. No person owning or in custody of an animal shall allow it to stray or go upon another Lot without the consent of the Owner of such Lot, and all animals shall

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be on a leash when outside of the Lot upon which the owner of such animal resides. The Board of Directors may promulgate additional rules and regulations from time to time governing the keeping, maintenance and activities of animals within the Property.

4.10 Vehicles and Parking. No vehicle shall be parked within the Property except on a paved street, a paved driveway, or a paved parking area, in accordance with the rules and regulations promulgated by the Board of Directors from time to time. No truck or vehicle which is primarily used for commercial purposes, other than those present on business, nor any trailers, may be parked within the Property. For purposes of this section, a vehicle is used primarily for commercial purposes when it has coloring, a logo, writing, signage, tools, or inventory visible from the outside of the vehicle indicating the trade or occupation of the owner or operator of the vehicle or any vehicle which is titled in the name of a commercial venture or enterprises. A police car is not a commercial vehicle for purposes of this section. No boat, boat trailer, camper, van, motor home, motorcycle or other recreational vehicle, or any vehicle not in operable condition or which may not be lawfully operated upon the highways of the State of Florida, shall be permitted to be parked within the Property. Provided, however, that if a van or a commercial vehicle is rated at ½ ton capacity or less and is used as the primary vehicle for daily use of the residents of a Lot, then such vehicle may be parked upon such resident's Lot provided it does not otherwise cause or create a nuisance.

4.11 Storage. No Lot shall be used for the storage of rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers properly concealed from public view, and in accordance with any rules promulgated by the Board of Directors from time to time.

4.12 Signs. Permitted signs shall not exceed 36" x 24", and be limited to a maximum of one (1) in each of the following categories:

- a. For Sale or Rent.
- b. Political/Campaign signs, may be posted thirty (30) days prior to an election and must be removed no later than three (3) days after the election.
- c. Security system signs may be posted when installed in compliance with Florida law.
- d. Notices and signs required by law shall be permitted when installed and subsequently removed in compliance with that law.

4.13 Ponds. Any pond or other water retention area ("Ponds") constructed within the Property shall be part of the Property's drainage facilities. In no event may Owner or resident of any Lot or member of the public use such Ponds for swimming, bathing, or related recreational purposes. Boating is permitted only as to any boat not exceeding sixteen (16) feet in length; all such boats shall be non-motored except that electric motors may be used to propel such boats.

4.14 Wells; Oil and Mining Operations. No water well may be drilled or maintained on any portion of the Property without the prior written approval of the Architectural Control Committee. Any approved well shall be constructed, maintained, operated and utilized in strict accordance with any and all applicable statutes and governmental rules and regulations

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pertaining thereto. No oil drilling, oil development, operations, oil refining, quarrying or mining operations of any kind shall be permitted within the Property, nor shall any oil well, tank, tunnel, derrick, boring apparatus, mineral excavation or shaft be permitted upon or in the Property.

4.15 Electrical Interference. No electrical machinery, device or apparatus of any sort shall be used or maintained on any portion of the Property which causes interference with the television or radio reception of any other resident of the Property.

4.16 Air Conditioners and Water Softeners. Provided the design, construction and installation location have not been changed from the original site, exterior air conditioning units and related apparatus and water softeners may be replaced in the same location with similar equipment without prior approval of the Architectural Control Committee. Any change in the location of air conditioning or water softener equipment shall require the prior written approval of the Architectural Control Committee.

4.17 Docks and Boathouses. No boathouse or similar structure shall be constructed on any Lot or part thereof where a Lot abuts a canal, pond, or lake; however, a dock will be permitted if prior to construction, the plans and specifications for such dock is approved, and in accordance with Article V, Section 5.1. Each dock shall be maintained in a safe and sound condition with all necessary maintenance performed and kept in a neat, and attractive manner by and at the expense of the Owner of the Lot on which the dock is located. Upon failure of Owner to do so the Architectural Control Committee may, at its option, after giving the Owner thirty (30) days written notice sent to his last address, make necessary repairs and improve the structural integrity and appearance of the dock in a reasonable and workmanlike manner, with funds approved by the Association, and with the approval of two-third (2/3) vote of the Board of Directors. The Association shall have all the lien rights and foreclosure rights provided for under Article V Section 5.4, if the Owner fails to reimburse the Association for the work performed hereunder.

4.18 Clothes Hanging. Clothes hanging devices exterior to a Home shall be permitted only if installed so as not to be visible from a road or street in the Property or bordering it so as not to be visible from any road, street, lake or golf course.

4.19 Antennas and Satellite Dishes. A satellite dish or antenna designed and used for the reception of over the air broadcast television signals may be installed in compliance with federal law.

4.20 Solar Collector. Solar collectors and solar panels may be installed in compliance with guidelines promulgated by the Architectural Control Committee.

ARTICLE V

ARCHITECTURAL CONTROL AND MAINTENANCE

5.1 Architectural Control. Except as to construction repair or alteration by the Owner, no Home, building, wall, pavement or other structure or improvement of any nature shall be commenced, erected, placed or altered on any portion of the Property until the construction

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plans and specifications and a plot plan showing the location of the structure or improvement shall have been approved in writing by the Architectural Control Committee. Each structure or improvement of any nature shall be erected, placed or altered only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans, specifications and plot plans, including landscaping plans, or any of them shall be based upon this Declaration and guidelines promulgated by the Architectural Control Committee from time to time. Any alteration or improvement which is not governed by a guideline promulgated by the Architectural Control Committee shall be refused approval unless and until there is a guideline governing same. Any change in the exterior appearance of any Home, building, wall, pavement, other structure or improvement, any change in the finished ground elevation, and any change in the appearance of the Home or its landscaping shall be deemed an alteration requiring approval. In the event the Committee shall fail to approve any plans or specifications within thirty (30) days of their receipt by the Committee, disapproval of such or specifications shall be deemed given. The Architectural Control Committee shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph. The Architectural control Committee shall be composed of such persons, but not less than three (3), as may be appointed from time to time by the majority vote of the Board of Directors, which shall have the absolute power to remove any member from the Committee. A majority of the Committee may take any action the Committee is empowered to take, and may designate a representative or agent to act for the Committee. In the event of death, removal or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor until such time as the Board shall appoint an alternative successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant.

5.2 Liability of Architectural Control Committee. The Architectural Control Committee and each of its members from time to time shall not be liable in damages to anyone submitting plans for approval or to any Owner by reason of mistake in judgment, negligence or non-feasance of said Committee, its members, agents or employees, arising out of or in connection with the approval or disapproval, by the submitting of such plans, and any Owner by acquiring title to any Lot, agrees that such person shall not bring any action or claim for any such damages against the Architectural Control Committee, its members, agents or employees.

5.3 Exterior Appearances and Landscaping. The paint, coating, stain and other exterior finishing colors of surface finishes on all Homes may be maintained as that originally installed without prior approval of the Architectural Control Committee, but prior written approval of the Architectural Control Committee shall be necessary before any such exterior finishing color or finish is changed. The landscaping of each portion of the Property, including without limitations, the trees, shrubs, lawns, flower beds, walkways and ground elevations, shall be maintained as originally installed, unless the prior approval for any change proposed by any person or entity is obtained from the Architectural Control Committee and the landscaping shall meet the minimum requirements as set forth herein. The landscape plan for each Lot shall be submitted to the Architectural Control Committee prior to the commencement of construction of any structure associated with the landscaping changes.

5.4 Care and Appearance of Homes; Lien Rights. Each Home shall be maintained in a structurally sound and neat and attractive manner, including exterior building surfaces, paint,

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roofs, gutters, downspouts, glass and screened areas, mailbox, the house number shall be displayed on the mailbox or mailbox column and on the Home and shall be visible from the street, by and at the expense of the Owner of the Lot upon which the Home is situated. Upon the Owner's failure to do so, the Architectural Control Committee may, at its option, after giving Owner thirty (30) days' written notice sent to his last known address, make repairs and improve the appearance in a reasonable and workmanlike manner, with funds provided by the Association, and with the approval by two-thirds (2/3) vote of the Board of Directors. The Owner of such Home shall reimburse the Association for any work above required, and to secure such reimbursement the Association shall have a lien upon the Lot enforceable as herein provided. Upon performing the work herein provided, the Association shall be entitled to file in the Public Records of Hillsborough County, Florida, a notice of its claim of lien by virtue of this contract with the Owner, said notice shall state the cost of said work and shall contain a description of the Lot against which the enforcement of the lien is sought. The lien herein provided shall date from the time that the work is completed, but shall not be binding against creditors until said notice is recorded. Each Lot shall stand as security for any expense incurred by the Association pursuant to this paragraph and in connection with such Lot, and this provision shall also be binding on the Owner of such Lot at the time the expense is incurred, who shall be personally liable. The lien herein provided shall be due and payable forthwith upon the completion of the work and if not paid, said lien may be enforced by foreclosure in the same manner as a mortgage. The amount due and secured by said lien shall bear interest at the rate of eighteen (18%) percent per annum, from the date of recording of said notice of lien, and in any action to enforce payment the Association shall be entitled to recover costs and attorney's fees. The lien herein provided shall be subordinate to the lien of any first mortgage encumbering any Lot in favor of any institutional lender or mortgage company only to the extent required by Florida law provided, however, that any such mortgagee when in possession, any purchaser at any foreclosure sale, any mortgagee accepting a deed in lieu of foreclosure, and all persons claiming by, through or under any of the same, shall hold title subject to the obligations and lien herein provided.

5.5 Utilities, Equipment and Fixtures. All fixtures and equipment installed within a Lot, and all fixtures and equipment serving only one (1) Home, including without limitation, utility lines, pipes, wires, conduits and the like, shall be maintained and kept in good repair by the Owner of the Lot or the Home served by such equipment and fixtures. In the event any such equipment and fixtures are installed on a Lot to serve more than one (1) Home, the expense of maintaining and repairing same shall be shared equally by the Owners of the Homes served by same. Notwithstanding the foregoing, in the event any such equipment or fixture are damaged as a result of the actions of any person or entity other than the Owner or Owners responsible for repairing same, the person causing the damage shall be liable for expenses incurred by the Owner or Owners in repairing same and all costs and fees incurred in the enforcement of this paragraph, including reasonable attorneys' fees. No Owner shall do or allow any act, or allow any condition to exist, that will impair any easement established or referenced herein, or do any act or allow any condition to exist which will or may adversely affect any Home or any Owner or resident of the Property or create a hazard to persons or property.

5.6 Window Coverings. Aluminum foil or reflective film may not be placed on any window or glass door. Materials not designed exclusively as a window covering should not be used for a window covering which is visible from the exterior of the Home.

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5.7 Mailboxes. No mailbox or paper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar materials shall be erected or located on any portion of the Property by any person or entity other than the homeowner, unless and until the size, location, design and type of material for said box or receptacle shall have been approved by the Architectural Control Committee.

ARTICLE VI

COVENANT FOR MAINTENANCE ASSESSMENTS

6.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

a. special assessments for capital improvements, such assessment to be established and collected as hereinafter provided. The annual and special assessments, together with interest, late fees, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, late fees, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall pass to an Owner's successors in title and they shall be jointly and severally liable for same.

6.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and authorized residents of the Property.

6.3 Maximum Annual Assessment. The Board of Directors may fix the annual assessment in an amount not in excess of the maximum stated herein.

a. The maximum annual assessment may be increased each year by not more than five (5) percent above the maximum assessment for the previous year without a vote of the members of the Association.

b. The maximum annual assessment may be increased above five (5) percent by a two-thirds (2/3) vote of members of the Association who are voting in person or by proxy at a meeting duly called for this purpose.

6.4 Notice and Quorum for any Action Authorized Under Section 6.3. Written notice of any meeting called for the purpose of taking any action authorized under Section 6.3 shall be sent to all members of the Association not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At any such meeting called, the presence in person or by proxy of members entitled to cast fifty (50%) percent of all the votes of membership shall constitute a quorum.

6.5 Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

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6.6 Date of Commencement of Annual Assessments: Due Dates. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid

6.7 Effect of Non-Payment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest at the rate of eighteen (18%) per annum from the due date and an administrative late fee in the amount of \$25 for each installment which is delinquent. The Association may bring an action at law against the Owner personally obligated to pay the same, or may foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use or abandonment of his Lot.

6.8 Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage only to the extent required by Florida law. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to all payments which became due prior to such sale or transfer only to the extent required by Florida law. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE VII

THE ASSOCIATION

7.1 Powers and Duties. The Association shall have the powers and duties set forth in the Articles and By-Laws, including the right to enforce the provisions of this Declaration, the right to collect assessments due the Association.

7.2 Membership. Every Owner of a Lot shall be a member of the Association subject and bound by the Association's Articles of Incorporation, By-Laws, Rules and Regulations and this Declaration. The foregoing does not include persons or entities who hold a leasehold interest. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

ARTICLE VIII

GENERAL PROVISIONS

8.1 Enforcement. The Association, or any Owner, shall have the right to enforce, by an action at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no

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event be deemed a waiver of the right to do so thereafter. Master Association shall have the right, but not the obligation to enforce, by an action at law or a proceeding in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by Master Association to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Issuance of a building permit or license, which may be in conflict with the restrictions set forth herein, shall not prevent the Master Association or any of the Owners from enforcing the restrictions set forth in this Declaration. If a person or party is found in the proceedings to be in violation of or attempting to violate the provisions of this Declaration, they shall bear all expenses of the litigation, including court costs, and reasonable attorneys fees, including those incurred on appeal, incurred by the party enforcing them.

8.2 Severability. Invalidation of any one (1) of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

8.3 Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated by the vote of eighty (80%) percent of the Voting Members at a meeting called for that purpose. This Declaration may be amended either by:

a. A vote a two-thirds (2/3) of the Voting Members at a meeting called for such purpose; or

b. By an instrument signed by the Owners of not less than two-thirds (2/3) percent of the Lots within the properties. Any amendment to this Declaration must be recorded in the Public Records of Hillsborough County to become effective.

8.4 Notice. Any notice required to be sent to any Owner under the provisions of this instrument shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the last known address of said Owner as reflected in the official records of the Association.

8.5 Interpretation. Unless the context otherwise requires, the use herein of the singular shall include the plural and vice versa, the use of one gender shall include both genders; and the use of the term "including" shall mean "including without limitation." The headings used herein are for indexing purposes only and shall not be used as a means of interpreting or construing the substantive provisions hereof.

8.6 Master Association. In addition to the terms of this Declaration, and the Articles and By-Laws of the Association, all Lots are also subject to the terms and provisions of the Master Declaration of Covenants, Conditions and Restrictions for WALDEN LAKE attached hereto as Exhibit C and by reference incorporated herein, together with all amendments thereof now or hereafter made, called the "Master Declaration." All Owners automatically become members of the Master Association and are subject to the Articles of Incorporation, By-Laws and rules and regulations thereof in effect from time to time. Pursuant to the Master Declaration,

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assessments are due and charges are levied by the Master Association, payment of which is secured by a lien on the Owner's Lot. Each Lot Owner, by the acceptance of a deed or otherwise acquiring title to a Lot thereby does agree to responsibilities and obligations as a member of the Master Association, including the payment of such assessments, dues and charges as shall be levied thereby.

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EXHIBIT A

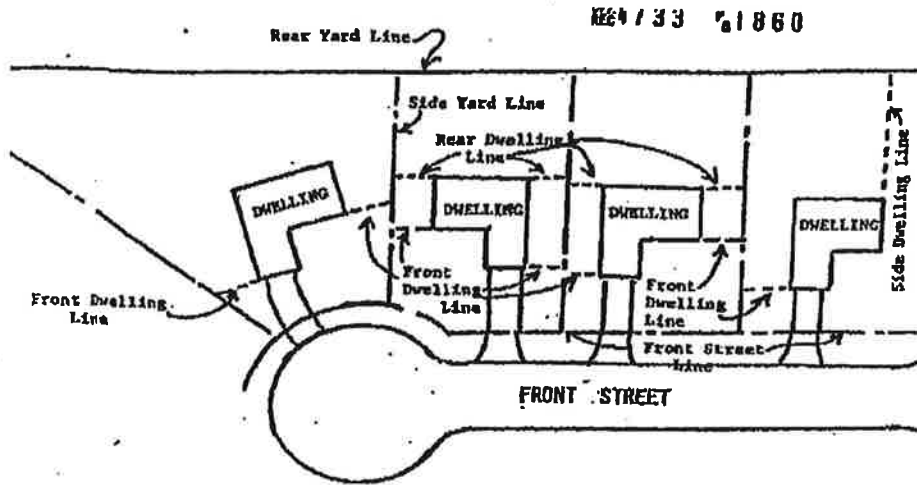
WALDEN LAKE UNIT 20, according to the map or plat thereof
recorded in Plat Book 56, page 43 of the Public Records of
Hillsborough County, Florida

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EXHIBIT B



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Exhibit C

Walden Lake Community Associations' Covenants, recorded by the Clerk of Circuit Court, Hillsborough County, Florida: Book 17836 Page 1931 - 1973.

Bk 19858 Pg 292

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IN WITNESSES WHEREOF, the undersigned, being the Homeowners herein, has caused this Amendment to be executed by its duly authorized officers and affixed its corporate seal.

Hammock Homeowners Association

Of Unit 20 (The Hammocks) Inc.

Signed, sealed and delivered
In the presence of:

Witness:

Thomas N. Daramus
THOMAS N. DARAMUS
Print Name

Bette L. Guarino
Bette L. Guarino
Print Name

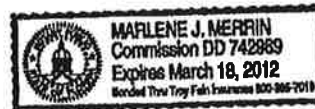
By William F. Hoeft
William F. Hoeft, President

Attest Sandra Bartreau
Secretary, Sandra Bartreau

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 6 Day of May 2010 by William F Hoeft, President, and Sandra Bartreau, Secretary of The Hammock Homeowners Association, Inc. on behalf of the Corporation. They are known personally and did not take an oath.

Marlene J. Merrin
Notary Public State of Florida



STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE
AND CORRECT COPY OF THE DOCUMENT ON FILE IN
MY OFFICE. WITNESS MY HAND AND OFFICIAL SEAL
THIS 13 DAY OF April 2010



PAT FRANK
CLERK OF CIRCUIT COURT
BY Patricia Wood D.C.

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BY-LAWS
OF
THE HOMEOWNER'S ASSOCIATION OF UNIT 20
(THE HAMMOCKS), INC.

ARTICLE I
NAME AND LOCATION

Section 1. Name. The name of the corporation is THE HOMEOWNERS' ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC., hereafter referred to as the "The Association".

Section 2. Location of Meetings of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Articles" shall mean and refer to the Articles of Incorporation of the Association (as hereinafter defined) including any and all amendments or modifications thereof.

Section 2. "Association" shall mean and refer to THE HOMEOWNERS' ASSOCIATION UNIT 20 (THE HAMMOCKS) INC., its successors and assignees.

Section 3. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions there to as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Lot" shall mean and refer to any plot of land shown on any recorded amended plat of the properties.

Section 5. "Owner" shall mean and refer to the recorded owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenant, Conditions, and Restrictions applicable to the Properties recorded in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 8. "Voting Member" shall mean the owner authorized to cast the vote for a Lot as set forth in the Declaration.

Section 9. "Good Standing" Shall mean no non-compliance issues outstanding, unpaid dues, unpaid assessments, or liens against the property.

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meeting. The regular meeting of the members shall be held the same month of each year.

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Section 2. Special Meetings. Special meetings of the members may be called at any time by the President, by the Board of Directors, or upon written request of one fourth (1/4) the members who are entitled to vote.

Section 3. Notice of meeting. Written notice of each meeting of the members shall be given by, or at the direction of the secretary or notice, postage prepaid, at least fifteen (15) days before each meeting to each member who is entitled to vote thereat, addressed to the member's address as appearing on the books of the association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of votes and shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each voting member may vote in person, by proxy, or secured Internet. All proxies shall be in writing and filed with the Secretary. Every proxy and secured Internet vote shall be revocable and shall automatically cease upon conveyance by the member owner of the Lot.

Section 6. Place. All members meetings shall be held within Hillsborough County, Florida.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE

Section 1. Number. The affairs of the association shall be managed by a Board of three (3) directors who need to be members of the Association.

Section 2. Term of Office. The members shall elect three (3) directors for a term three (3) years and every three years at the annual meeting.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the voting member of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action taken without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nomination may also be made for the floor at the annual meeting. The

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- 3 -

Nominating committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more members in good standing of the Association. The Nominating Committee shall be appointed prior to election every three years. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Nominees must be in good standing in the Association.

Section 2 Election. Election to the Board of Directors shall be by secret written ballot unless unanimously waived by the voting members present at the meeting. At such election the members or their proxy may cast, in respect to each vacancy as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI MEETING OF DIRECTORS

Section 1. Regular meetings. Regular meetings of the Board of Directors shall be held as the Board may from time to time establish at such place and hour as may be fixed from time to time by resolution of the Board.

Section 2. Special Meeting. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two (2) directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board of Directors.

Section 4. Waiver of Notice. Notwithstanding any provision of these By-Laws as to notice, a director may waive notice of any meeting before, at or after such meeting. Attendance at a meeting by a director shall also act as waiver of notice thereof.

Section 5. Adjourned Meetings. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 6. Joinder of Meeting by Approval of Minutes. The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum and the action taken, and shall also constitute a waiver of notice as to such meeting.

ARTICLE VII POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;
- (b) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

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- (c) employ a manager, an independent contractor, or such employees as they may deem necessary and to prescribe their duties; and
- (d) authorize the execution of any easement as provided in Article IV of the Articles of Incorporation, or other assignment, conveyance or transfer of property of the Association, real, personal or mixed, except where member consent or approval is expressly required by the terms of the Declaration, the Articles of Incorporation or these By-laws.

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

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth of the members who are entitled to vote;
- (b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
 - (1) fix the amount of the annual assessment against each Lot or Unit subject to assessment in advance of each annual assessment period;
 - (2) send written notice of each assessment to every Owner subject thereto in advance of each annual assessment period; and
 - (3) foreclose the lien against any Lot or Unit for which assessments are not paid within thirty (30) days after due date or bring an action at law against the Owner personally obligated to pay the same.
 - (4) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not the assessment had been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

**ARTICLE VIII
OFFICERS AND THEIR DUTIES**

Section 1. Enumeration of Officers. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place every 3 years in the month of April.

Section 3. Term. The officers of this Association shall be elected every three (3) years by the Board and each shall hold office for three (3) years unless he/she shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies.

A vacancy in any office may be filled by appointment by the Board. The officer appointed to

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such vacancy shall serve for the remainder of the term of the officer he/she replaced.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) **President:** The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; and shall co-sign checks and may affix the corporate seal as may be required on any document.

(b) **Vice-President:** The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act; and shall exercise and discharge such other duties as may be required of him by the Board.

(c) **Secretary:** The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it, if the president does not, on all papers requiring said seal; serve notice of meetings of the Board and of the members, keep appropriate current record showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) **Treasurer:** The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disperse such funds as directed by resolution on the Board of Directors; shall sign all checks of the Association; keep proper books of accounts, cause an audit of the Association books to be made by a public accountant as determined necessary by the Board of Directors, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and make a copy of each available for the members.

ARTICLE IX COMMITTEES

Section 1. Generally. The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, their Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X BOOKS AND RECORDS

Section 1. Generally. The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the secretary's home and copies may be purchased at reasonable cost.

ARTICLE XI ASSESSMENTS

Section 1. Generally. As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessment which is secured by a continuing

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lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowed under Florida law, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use or abandonment of his/her Lot.

ARTICLE XII **CORPORATE SEAL**

Section 1. Generally. The Association shall have a seal in circular form having its circumference the name of the Association, the year and state of incorporation and the words "corporation not for profit".

ARTICLE XIII **AMENDMENTS**

Section 1. Generally. These By-Laws may be amended, from time to time, at a regular or special meeting of the members, by the assent of a majority of members in good standing of the Association and duly qualified to vote at the time such amendment is made. Amendments to these By-Laws may be proposed, in writing, by the Board of Directors or by a written resolution signed by not less than ten (10) members.

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CERTIFICATION

I, the undersigned do hereby certify:

That I am the duly elected and/or acting secretary of THE HOMEOWNERS' ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC., a Florida corporation not for profit, and, That the foregoing By-Laws constitute the original By-Laws of said Association. As duly adopted at a meeting of the Board of Directors, thereof, held on the 11 day of January, 2009.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 11 day of January, 2009.

Sandra Bortolan
Secretary

(Corporate Seal)

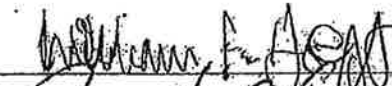
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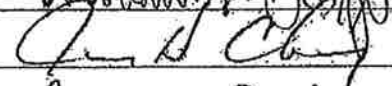
ARTICLE XIV

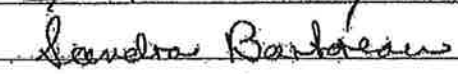
CONFLICTS

Section 1. Generally. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

IN WITNESS WHEREOF, we being all of the directors of The HOMEOWNERS' ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC., have set our hands this 11 day of January, 2009.







INSTRUMENT#: 2012144788, BK: 21087 PG: 307 PGS: 307 - 308 04/25/2012 at 04:25:38 PM, DEPUTY CLERK: AHOLTZMAN Pat Frank, Clerk of the Circuit Court Hillsborough County

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Prepared by and return to:
Steven H. Mezer, Esq.
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913
(813) 204-6492

**CERTIFICATE OF AMENDMENT TO THE TO
THE BY-LAWS
OF
THE HOMEOWNER'S ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC.**

We, Mark Poppell, as President, and Sandy Whitmill, as Secretary, of the Homeowner's Association of Unit 20 (the Hammocks), Inc. do hereby certify pursuant to the requirements of the By-laws of the Homeowner's Association of Unit 20 (the Hammocks), Inc. (the "By-Laws") and Florida law that the following amendments to By-Laws, were approved by the assent of a majority of the members in good standing of the Association and duly qualified to vote as the time such amendment was made at a meeting called for such purposes held on February 29, 2012, in accordance with the Bylaws:

I. Article IV, Section 1 of the By-laws of the Homeowner's Association of Unit 20 (the Hammocks), Inc. is amended to read as follows:

Section 1. Number. The affairs of the association shall be managed by a board of ~~three (3)~~ five (5) directors who need to be members of the association.

II. Article IV, Section 2 of the By-laws of the Homeowner's Association of Unit 20 (the Hammocks), Inc. is amended to read as follows:

Section 2. Term of Office. The members shall elect ~~three (3)~~ five (5) directors for a term of ~~three (3)~~ two (2) years, and ~~every three years at the annual meeting.~~ Director's terms shall be staggered so all terms do not end in the same year, with three (3) directors elected in even years and two (2) directors elected in odd years. At the first election following the recording of this amendment in the public records, the three (3) directors receiving the highest number of votes shall be assigned two (2) year terms and the two (2) other elected directors shall receive one (1) years terms.

III. Article VIII, Section 2 of the By-laws of the Homeowner's Association of Unit 20 (the Hammocks), Inc. is amended to read as follows:

Section 2. Election of Officers. The election by the Board of officers shall take place every ~~3 year~~ year, in the month of April.

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IV. Article VIII, Section 3 of the By-laws of the Homeowner's Association of Unit 20 (the Hammocks), Inc. is amended to read as follows:

Section 3. Term. The officers of this Association shall be elected every ~~three (3)~~ years by the Board and each shall hold office his or her officer position for three (3) year one (1) year unless he or she shall sooner resign, or shall be removed or otherwise disqualified to serve.

CODING: Added language is marked with a double-underline. Deleted language is marked with a ~~strike through~~.

WITNESSES:

Cynthia Kelly
Witness Number 1
Cynthia Kelly
Print Name

Wendy Blake
Witness Number 2
Wendy Blake
Print Name

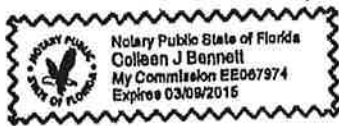
HOMEOWNER'S ASSOCIATION OF UNIT 20
(THE HAMMOCKS), INC.,

By: Mark Poppell
Mark Poppell, President

ATTEST:
By: Sandy Whitmill
Sandy Whitmill, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Certificate of Amendment was acknowledged before me this 10th day of April, 2012, Mark Poppell, President, and Sandy Whitmill, Secretary, of Homeowner's Association of Unit 20 (the Hammocks), Inc. who are personally know to me or who have produced _____ as identification, who executed the foregoing Certificate of Amendment and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.



Colleen J. Bennett
Notary Public, State of Florida at Large

Print Name: Colleen J. Bennett

My Commission Expires: MARCH 9, 2015

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State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE HOMEOWNERS ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC., a corporation organized under the laws of the State of Florida, filed on January 29, 1986, as shown by the records of this office.

The document number of this corporation is N13226.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirteenth day of April, 2016



CR2EO22 (1-11)

Ken Retzner

Ken Retzner
Secretary of State

EXHIBIT

C

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OF
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THE HOMEOWNERS ASSOCIATION OF UNIT 20 (THE HAMMOCKS), INC.

A Florida Corporation Not For Profit

ARTICLE I

NAME

The name of the Corporation is THE HOMEOWNERS ASSOCIATION OF UNIT 20 (THE HAMMOCKS) INC., a Florida corporation not for profit, and is hereinafter called the "Association".

ARTICLE II

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots within the certain tract of property described as:

WALDEN LAKE UNIT 20, according to the map or plat thereof recorded in Plat Book 56, page 43 of the Public Records of Hillsborough County, Florida

hereinafter referred to as the "Properties", and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

1. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the Properties and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, and as the same may be amended from time to time as provided, said Declaration being incorporated herein as if set forth at length;

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2. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

3. acquire by gift, (purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

4. borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

7. have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes (1985), as it may now or hereafter have or exercise.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

A. Every Owner of a Lot which is within the Properties and which is therefore subject to assessment shall be a member of the Association subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations and the Declaration of Covenants, Conditions and Restrictions. The foregoing does not include persons or entities who hold a leasehold interest. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

B. The Association shall have two (2) classes of membership, as follows:

1. Class A membership shall consist of all Owners of Lots

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within the Properties with the exception of the Declarant in any Declaration of Restrictions placed upon the Properties. When the fee simple interest in a Lot is held by more than one (1) person or entity other than such Declarant, all such persons and/or entities shall be Class A members. An Owner of more than one (1) Lot shall be entitled to one (1) membership for each Lot owned by him. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment, and it shall be automatically transferred by conveyance of that Lot.

2. The Class B membership shall consist of the Declarant in any Declaration of Restrictions placed upon the Properties. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) on December 31, 1991; or
- (c) an instrument executed by the Declarant is recorded in the Public Records of Hillsborough County, Florida, waiving the Declarant's right to Class B membership.

C. There shall be one (1) vote for each Lot owned by one (1) or more Class A members, subject to the following requirements. As to each Lot owned by one (1) or more Class A members, there shall be filed with the Secretary of the Association a "Voting Member Designation Certificate" which shall name one (1) and only one (1) of the Owners of such Lot as the "Voting Member" for that Lot. Such Certificate shall be signed by all of the Owners of such Lot and shall, upon filing with the Secretary of the Association, be effective until a new certificate is subsequently duly executed by all Owners and filed with the Secretary of the Association. Only the person named in such Certificate, or their duly appointed proxy, shall be allowed to cast the vote for the subject Lot. A Lot which does not have on record with the Secretary of the Association a valid Voting Member Designation Certificate shall not be entitled to a vote nor shall such Lot be counted as existing for the purposes of determining

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any percentages or fractions for voting purposes under these Articles of Incorporation or the By-Laws for the Association or any Declaration of Restrictions placed upon the Properties.

D. There shall be three (3) votes for each Lot owned by the Class B member and the votes of the Class B member may be cast by any person designated in a Voting Member Designation Certificate in the same manner as for Class A members except that one (1) person may be designated by the Declarant in a single Certificate to cast the votes for more than one (1) Lot owned by the Declarant.

ARTICLE IV

DURATION

A. The Corporation shall exist perpetually, unless terminated as otherwise provided in these Articles of Incorporation.

ARTICLE V

SUBSCRIBERS

The name and residence of the subscriber of these Articles of Incorporation is:

Julius J. Zschau

2515 Countryside Blvd., Suite A
Clearwater, FL 33575

ARTICLE VI

OFFICERS

The affairs of the Corporation are to be administered under the direction by the Board of Directors by a President, a Vice President, a Secretary, a Treasurer and such other officers as the Board of Directors may, from time to time, deem necessary. Such officers shall be elected annually at the annual meeting of the members of the Corporation as provided in the By-Laws. The names of the persons who are to serve as the initial officers until their succession at the first annual meeting of the members are as follows:

KIM PROSELL

as President

FRANK KURCHINSKI

as Vice President

MARIANNE FUCILLO

as Secretary/Treasurer

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ARTICLE VII

DIRECTORS

The affairs of the corporation shall be managed by a Board of Directors. The initial Board of Directors of the Corporation shall consist of three (3) members. The names and addresses of the persons who are to serve as the initial Directors of the Corporation until the first election of their successors as provided for in the By-Laws are as follows:

Q KIM PROSELL 1602 West Timberlane Drive
Plant City, Florida 33566

J FRANK KURCHINSKI 1602 West Timberlane Drive
Plant City, Florida 33566

S MARIANNE FUCILLO 1602 West Timberlane Drive
Plant City, Florida 33566

ARTICLE VIII

BY-LAWS

The initial By-Laws of the Corporation shall be adopted by the original Board of Directors and thereafter the By-Laws of the Corporation shall be made, altered or rescinded by the members of the Corporation in the manner set forth in the By-Laws.

ARTICLE IX

AMENDMENT OF ARTICLES

These Articles of Incorporation may be amended, from time to time, by the assent of seventy-five (75) percent of the aggregate of Class A votes and Class B votes outstanding and duly qualified to vote at the time such amendment is made. Such amendment shall be proposed by a majority of the Board of Directors or by a written resolution executed by not less than a majority of Class A Voting members and Class B voting members.

ARTICLE X

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those

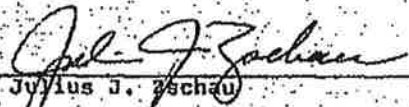
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for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI
INDEMNIFICATION

The Association shall indemnify every officer and director and every former officer and director to the full extent permitted by law.


IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the entire Board of Directors of this Association, have executed these Articles of Incorporation this 24th day of January, 1986.


Julius J. Zschau

STATE OF FLORIDA)
)SS
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized to take acknowledgements in the State and County aforesaid personally appeared Julius J. Zschau, to me known to be the person described as Incorporator in and who acknowledged before me that he has executed these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above, this 24th day of January, 1986.


NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES DEC 23 1986
BOND THRU GENERAL INSURANCE LTD

THIS IS NOT A
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED
CERTIFIED COPY

In compliance with Section 48.091, Florida Statutes, it is submit that _____, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business in the City of Plant City, State of Florida, has named SOROTA AND ZSCHAU, P.A, located at 2515 Countryside Blvd., Suit A, City of Clearwater, State of Florida, 33575, as its Agent to accep service of process within the State of Florida.

Having been named to accept service of process for the above stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

SOROTA AND ZSCHAU, P.A.

By: John J. Zschau
(RESIDENT AGENT)

DATE: January 24, 1986