

DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
PIEDMONT LAKES

ARTICLE I DEFINITIONS

- Section 1. "Association"
- Section 2. "Owner"
- Section 3. "Property" or "Properties"
- Section 4. "Common Area"
- Section 5. "Lot"
- Section 6. "Declarant"
- Section 7. "Declaration"

ARTICLE II PROPERTY RIGHTS

- Section 1. Owners' Easements of Enjoyment
- Section 2. Delegation of Use.
- Section 3. Additional Lands.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

- Section 1. Creation of the Lien and Personal Obligation of Assessments.
- Section 2. Purpose of Assessments
- Section 3. Maximum Annual Assessment
- Section 4. Special Assessments for Capital Improvements
- Section 5. Notice and Quorum for Any action Authorized Under Sections 3
- Section 6. Uniform Rate of Assessment
- Section 7. Date of Commencement of Annual Assessments: Due Dates
- Section 8. Effect of Nonpayment of Assessments: Remedies of the Association
- Section 9. Subordination of the Lien to Mortgages

ARTICLE V ARCHITECTURAL CONTROL

ARTICLE VI USE RESTRICTIONS

- Section 1. Violation
- Section 2. Residential Lots
- Section 4. Setback
- Section 5. No Offensive Activity
- Section 6. No Temporary Structures
- Section 7. No Subdivision
- Section 8. Fences
- Section 9. Easements
- Section 10. Parking
- Section 11. Pets
- Section 12. Architectural Control Committee Waiver
- Section 13. Trash
- Section 14. Signs
- Section 15. Common Area and Private Drives
- Section 16. Property Maintenance
- Section 17. Rights of Declarant
- Section 18. Signal Receiving and Transmitting Devices

ARTICLE VIII LAKE LOTS

- Section 1. Maintenance
- Section 2. Structures
- Section 3. Nuisances
- Section 4. Access
- Section 5. Boats
- Section 6. Fishing
- Section 7. Plants
- Section 8. Right to Grant Additional Easements
- Section 9. Obligation to Inform St. Johns Water Management District

ARTICLE IX GENERAL PROVISIONS

- Section 1. Enforcement

Section 2. Severability
Section 3. Duration of Covenants
Section 4. Amendment
Section 5. VA Approval
Section 6. Communication

BY-LAWS

OF

PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I NAME AND LOCATION

ARTICLE II DEFINITIONS

- Section 1. "Association"
- Section 2. "Properties"
- Section 3. "Common Area"
- Section 4. "Lot"
- Section 5. "Owner"
- Section 6. "Declarant"
- Section 7. "Declaration"
- Section 8. "Member"

ARTICLE III MEETING OF MEMBERS

- Section 1. Annual Meeting.
- Section 2. Special Meetings.
- Section 3. Notice of Meetings.
- Section 4. Quorum.
- Section 5. Proxies.

ARTICLE IV BOARD OF DIRECTORS: SELECTION, TERM OF OFFICE

- Section 1. Number.
- Section 2. Term of Office.
- Section 3. Removal.
- Section 4. Compensation.
- Section 5. Action Taken without a Meeting.

ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

- Section 1. Nomination.
- Section 2. Election.

ARTICLE VI POWERS AND DUTIES OF THE BOARD OF DIRECTORS

- Section 1. Powers.
- Section 2. Duties.

ARTICLE VIII OFFICERS AND THEIR DUTIES

- Section 1. Enumeration of Offices.
- Section 2. Election of Officers.
- Section 3. Term.
- Section 4. Special Appointments.
- Section 5. Resignation and Removal.
- Section 6. Vacancies.
- Section 7. Multiple Offices
- Section 8. Duties.

ARTICLE IX COMMITTEES

ARTICLE X BOOKS AND RECORDS

ARTICLE XI ASSESSMENTS

ARTICLE XII CORPORATE SEAL

ARTICLE XIII AMENDMENTS

ARTICLE XIV MISCELLANEOUS

ARTICLES OF INCORPORATION
OF PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.
a corporation not for profit

In compliance with the requirements of Florida Statute 617, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

- ARTICLE I - NAME OF CORPORATION
- ARTICLE II - PRINCIPAL PLACE OF BUSINESS
- ARTICLE III - INITIAL REGISTERED AGENT
- ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION
- ARTICLE V - MEMBERSHIP
- ARTICLE VI - VOTING RIGHTS
- ARTICLE VII - BOARD OF DIRECTORS
- ARTICLE VIII - SUBSCRIBERS
- ARTICLE IX - OFFICERS
- ARTICLE X - BY-LAWS
- ARTICLE XI - DISSOLUTION
- ARTICLE XII - DURATION
- ARTICLE XIII - AMENDMENTS
- ARTICLE XIV - CONFLICT
- ARTICLE XV - VA APPROVAL

Recorded Documents

DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF PIEDMONT LAKES
(Filed: 3/25/87)

BY_LAWS
OF PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.
(Filed: 3/3/87)

ARTICLES OF INCORPORATION
OF PIEDMONT LAKES HOMEOWNERS ASSOCIATION, INC.
(Filed: 3/3/87)

FIRST AMENDMENT to
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PIEDMONT LAKES
(Filed: 6/29/87)

SUPPLEMENTARY DECLARATION to
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PIEDMONT LAKES
(Filed: 11/14/88)

SECOND AMENDMENT to
DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PIEDMONT LAKES
(Filed: 11/21/89)

SUPPLEMENTARY DECLARATION of
COVENANTS, CONDITIONS AND RESTRICTIONS, PIEDMONT LAKE ESTATES
(Filed: 12/22/87)

IF you have any questions please contact the PLHOA board for clarification.