

DECLARATION OF CONDOMINIUM  
OF  
THE ADMIRALTY CONDOMINIUM

TIBURON PROPERTIES, INC., a Florida corporation, being the owner of the fee simple title to the real property situated, lying and being in Martin County, Florida, as more particularly described in the Survey Exhibit "1," which is incorporated herein by reference, does hereby state and declare that the realty described on Sheet 1 of 13 of said Exhibit "1," together with improvements thereon, is submitted to condominium ownership pursuant to the Condominium Act of the State of Florida (Florida Statute 718 et. seq.) and does hereby file this Declaration of Condominium.

1. PURPOSE, NAME AND ADDRESS, LEGAL DESCRIPTION, EFFECT:

1.1 Purpose: The purpose of this Declaration is to submit the lands and improvements herein described to condominium ownership and use in the manner prescribed by the laws of the State of Florida.

1.2 NAME AND ADDRESS: The name of this condominium is specified in the title of this document. The address shall be the name of the condominium together with: 1150 SW Chapman Way, Palm City, FL 34990.

1.3 THE LAND: The real property described on Sheet 1 of 13 of said Exhibit "1," is the condominium property hereby submitted to condominium ownership. Such property is subject to such easements, restrictions, reservations and right-of-way record, together with those contained or provided for in this instrument and the exhibits attached hereto.

1.4 THE EFFECT: All of the provisions of this Declaration of Condominium and all exhibits attached hereto shall be binding upon all unit owners and are enforceable equitable servitudes running with the condominium property and existing in perpetuity until this Declaration is revoked and the condominium is terminated as provided herein. In consideration of receiving, and by acceptance of a grant, devise or mortgage, all grantees, devisees or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons agree to be bound by the provisions hereof. Both the burdens imposed and the benefits granted by this instrument shall run with each unit as herein defined.

2. SURVEY AND DESCRIPTION IMPROVEMENTS:

2.1 SURVEY: On Sheets 1 through 13 of Exhibit "1" are legal descriptions of the land, graphic description, and plot plans of the improvements constituting the condominium, identifying the units, common elements and limited common elements, and their respective locations and approximate dimensions. Each unit is identified on Sheet 2 of 13 of Exhibit 1 by a specific number. No unit bears the same number as any other unit. The parking and storage areas are delineated thereon. The percentage of ownership of undivided interests in the common elements appurtenant to each unit is designated on Pages 41 and 42 (Exhibit "2"). Developer shall file and amendment to the Declaration as each building is completed which amendment shall contain an "as built" survey of each building and surveyor's certificate as completed showing the boundaries of the units prior to conveying the units to purchasers. No consent shall be required of any prior unit owners or mortgagees of prior completed buildings.

2.2 RIGHT TO ALTER: Developer reserves the right to alter the interior design, boundaries and arrangements of all units, as long as developer owns the units so altered. Said alteration shall be accomplished by an amendment to this Declaration, which need only be signed by developer without the approval of any other party. Developer shall unilaterally reapportion, if necessary, the shares of ownership in the common elements appurtenant to the units concerned.

3. DEFINITION OF TERMS: The terms used in this Declaration and the exhibits attached hereto, shall have the meanings stated in the Condominium Act (Sec. 718.101, Florida Statutes) and as follows, unless the context otherwise requires.

3.1 "Condominium" means that form of ownership of real property which is created pursuant to the provisions of Florida Statute 718, and which are comprised of units that may be owned by one or more persons, and there is, appurtenant to each unit an undivided share in the common elements. The term shall also mean "The Condominium" established by this Declaration.

3.2 "Declaration" or "Declaration of Condominium" means this instrument.

3.3 "Unit" or "Condominium Unit" means a part of the condominium property which is to be subject to private ownership as specified in the Declaration.

3.4 "Common Elements" means those portions of the condominium property not included in the 49 units located with the five buildings to be constructed.

3.5 "Limited Common Elements" means those common elements which are reserved for the use of a certain unit or units to the exclusion of other units as specified in this Declaration.

3.6 "Association" means the non-profit Florida corporation whose name and seal appears at the end of this Declaration, which is the entity responsible for the operation of the condominium.

3.7 "Board" or "Board of Administration" means the Board of Directors of the association responsible for the administration of the association.

3.8 "Bylaws" means the Bylaws of the afore-described association (Exhibit 4).

3.9 "Condominium Act" means the Condominium Act of the State of Florida (Florida Statute 718, et.seq.) as it exists at the time of filing this Declaration.

3.10 "Common Expenses" means all expenses and assessments properly incurred by the association for the condominium as specified in Florida Statute 718.115, and all other expenses declared common expenses by provisions of this Declaration and its exhibits.

3.11 "Common Surplus" means the excess of all receipts of the association, including, but not limited to, assessments, rents, profits, and revenues on account of the common elements, over the amount of the common expenses.

3.12 Martin Downs Marina Village Property Owners Association (MDMVPOA) means the Board of Directors of the Association responsible for the administration of certain common lands located within Martin Downs of which The Admiralty is a member, and provides for maintenance of common roadways, landscape and signage.

3.13 "Condominium Property" means and includes the lands hereby subjected to condominium ownership, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto.

3.14 "Assessment" means a share of the funds required for the payment of common expenses and each unit owner's 1/49th pro-rata share of the MDMVPOA which is assessed against the unit owners from time to time.

3.15 "Unit Owner" means the owner of a condominium unit.

3.16 "Institutional Mortgagee" means a state or Federal bank, savings and loan association, insurance company, real estate investment trust, union pension fund, or an agency of the United States Government or like entity being a mortgagee of a unit.

3.17 "Occupant" means the person or persons other than the unit owner in actual possession of a unit.

3.18 "Condominium Documents" means this Declaration, the Survey Exhibit, Articles of Incorporation of the association, and Bylaws of the association.

3.19 "Developer" means Tiburon Properties, Inc., a Florida corporation, its successors and assigns which has created this condominium in its capacity as developer.

3.20 "Articles of Incorporation" means the Articles of Incorporation of the association (Exhibit "3").

The definitions herein contained shall prevail as the context requires whether or not the same are capitalized on their usage herein.

#### 4. THE UNIT AND COMMON ELEMENTS:

4.1 INTEREST IN COMMON ELEMENTS: Each unit owner shall own, as an appurtenance to his unit, an individual interest in the common elements as assigned thereto in Exhibit "2." The percentage of undivided interest of each unit shall not be changed without the unanimous consent of all owners of all the units (except as provided for in Paragraphs 2, 4 and 16 hereof). No owner of any unit shall bring an action for partition or division of his undivided interest in the common elements.

4.2 BOUNDARIES: A unit consists of an individual apartment lying within the following boundaries:

##### 4.2.1 HORIZONTAL BOUNDARY:

UPPER AND LOWER BOUNDARIES: The upper and lower boundaries of the apartment shall be the following boundaries extended to an intersection with the perimetrical boundaries:

- (1) UPPER BOUNDARY - The horizontal plane of the undecorated finished ceiling.
- (2) LOWER BOUNDARY - The horizontal plane of the undecorated finished floor.

4.3.1 PERIMETRICAL BOUNDARIES: The perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior walls extended to intersections with each other and with the upper and lower boundaries.

(1) Where there is an aperture in any perimetrical boundary; including, but not limited to windows and doors, the vertical boundary shall be extended at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such places shall be coincident with the exterior unfinished surface of such aperture, including the framework thereto. Exterior walls made of glass or glass fixed to metal framing, exterior windows and frames, exterior glass sliding doors, frames and casings, shall be included within the unit and shall not be deemed a common element;

(2) Where a balcony, loggia, terrace, porch, stairway, or other portion of the building or any fixture attached to the building serves only the unit, the perimetrical boundary shall vary with exterior unfinished surface of any such structure extended in a vertical plane, where necessary, to the horizontal boundary; and

(3) The interior partitions within a unit are part of said unit.

4.3.2 WEIGHT-BEARING STRUCTURES: The area beneath the unfinished surface of any weight bearing structure which is otherwise within the horizontal and perimetrical boundaries of a unit is a common element not a part of the unit.

4.3.3 MAINTENANCE EASEMENT: There shall exist as a common element, an easement through each unit for ducts, pipes, conduits, plumbing, wiring or other facilities for the furnishing of utility services to units and the common elements and for maintaining, repairing or servicing the same. Any pipes, ducts, wires, conduits, electrical panels, plumbing, drains, or any utility services serving only one unit are part of such unit and are not common elements.

4.3.4 AIR CONDITIONING: Notwithstanding any of the provisions of this Paragraph 4 to the contrary, the air-conditioning compressor serving a unit and the refrigerant and electrical lines running from such compressors to, and air handler within, the individual units are part of such unit and are not common elements.

4.3.5 AUTOMOBILE PARKING AREAS: Use of the parking spaces shall be as provided in the Bylaws. Parking spaces will be common elements.

4.3.6 GARAGES: The garages assigned to the unit owner will be limited common elements for that unit.

5. RESTRICTION AGAINST FURTHER SUBDIVIDING OF UNITS: No unit may be divided or subdivided into a small unit or units other than as shown on Exhibit "1" hereto, nor shall any unit, or portion thereof, be added to or incorporated into any other unit (except as provided in Paragraph 2 hereof).

6. EASEMENTS:

6.1 PERPETUAL NON-EXCLUSIVE EASEMENT: The common elements are hereby declared to be subject to a perpetual non-exclusive easement in favor of all of the unit owners in the condominium for their use and the use of their immediate families, guests and invitees, for all proper and normal purposes, including the providing of services for the benefit of all units.

6.2 EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS: In the event that any unit, common element or limited common element shall encroach upon any other unit, common element or limited common element for any reason, other than the purposeful or grossly negligent act of any person, than an easement appurtenant to such shall exist for so long as such encroachment shall naturally exist.

6.3 UTILITY EASEMENTS: Utility easements are reserved and/or may be granted through the condominium property as may be required for utility service (including construction and maintenance) in order to adequately serve the condominium.

6.4 INGRESS AND EGRESS: A non-exclusive easement for ingress and egress is hereby created for pedestrian traffic over, through and across sidewalks, paths, walks, driveways, passageways and lanes as the same, from time to time, may exist upon the common elements; and for vehicular traffic, through and across such portions of the common elements as, from time to time, may be paved and intended for such purposes.

6.5 USE: The use of any easement by a unit owner shall be subject to the provisions of this Declaration and of the document creating the easement.

6.6 ACCESS: Developer covenants to provide, either by way of easements or publicly dedicated rights-of-way, reasonable access for ingress and egress from this condominium to the public way. All easements, so provided, shall be for the benefit of all persons residing on the condominium property.

6.7 SURVEY EXHIBIT - EASEMENTS: The developer shall have the right to create, or reserve unto itself, such easements as are necessary to accomplish the purposes referred to in this Declaration. Further, developer shall have the unequivocal right without the joinder of any party to grant such easements, (ingress, egress and maintenance) to such parties as developer deems fit. If such easement is granted, the portion thereof that falls within the confines of the condominium property shall be governed by the language thereon or may be created by separate document. The responsibility for the maintenance of the easements designated on Exhibit "1" being granted over parking areas shall be as provided for therein, and if no such provision is made, the association shall be responsible for the maintenance and care thereof. Developer, or its designee, shall have the right to enter the condominium property for the purpose of constructing, maintaining and repairing said easements and the equipment thereon. Should the developer grant additional easements which connect with or are intended to supplement, replace or relocate the easements designated on Exhibit "1," the same shall automatically be part of the easements provided therein as is originally set forth.

6.8 WATER; GARBAGE AND SEWER SERVICE: In order to provide the unit owners with adequate water, sewage and garbage disposal service, the association or its agent shall contract for these services with the appropriate entities.

6.9 ADDITIONAL EASEMENTS: Developer reserves unto itself, or its designee, the unequivocal right to create additional easements over, upon, or through the condominium property, at any time, for any purpose without the joinder of the association or any unit owners whomsoever; provided, that said easements so created shall not cause a diminution of parking spaces or cause a taking of part or all of the actual building. However, if requested, the association and unit owners shall join in the creation thereof.

7. COMMON EXPENSE; COMMON SURPLUS:

7.1 LIABILITY AND METHOD OF SHARING: Each unit shall share in the common surplus, and be liable for the common expenses (except those assessable to less than all units) in the same percentage, as the percentage representing the undivided interest of each unit in the common elements, as it may exist at any time. The right to share in the common surplus does not include the right to withdraw, or to require payment or distribution thereof, except upon termination and dissolution of the condominium.

7.2 EXEMPTION OF DEVELOPER: The developer shall be excused from the payment of the share of common expenses in respect to those units owned by developer and offered for sale during such period of time that developer shall have guaranteed, or caused another entity to guarantee, that the assessment for common expenses of the condominium imposed upon the unit owners other than developer, shall not increase over \$25.00 per month per unit of the initial assessments set forth herein on page 63 during the guarantee period beginning October 1, 1989, and developer will pay any amount of common expenses not produced by the assessments at the guaranteed level receivable from other unit owners.

In the event developer does not make, or cause to make, such guarantee, it shall be excused from the payment of common expenses for the maximum period of time, as provided in Florida Statute 718.116(8) (a).

8. ADMINISTRATION OF THE CONDOMINIUM:

8.1 THE ASSOCIATION: The association shall administer the operation and management of the condominium property and undertake and perform all acts and duties incident thereto in accordance with this Declaration, its exhibits and the Condominium Act. A copy of the Articles of Incorporation forming the association is attached to the Declaration, as Exhibit "3."

8.2 MEMBERSHIP: Each unit owner shall automatically become a member of the association, upon his acquisition of title to any unit, and said membership shall terminate automatically upon said unit owner being divested of title to such unit, regardless of the means by which ownership may be divested. No person holding any lien, mortgage or other encumbrance upon any unit shall be entitled, by virtue thereof, to membership in the association or to any of the rights or privileges of such membership.

8.3 POWERS OF ASSOCIATION: In the administration of the condominium, the association shall have, and is hereby granted, the authority and power to enforce the provisions of this Declaration, levy and collect assessments in the manner hereinafter provided, and to adopt, promulgate and enforce such rules and regulations governing the use of the units, common elements and limited common elements as the Board of the association may deem to be in the best interest of the condominium. The association shall have all of the powers and duties set forth in the Condominium Act.

8.4 REPORTS TO MEMBERS: The association or its designees shall maintain such records as required by Florida Statute 718.111.

8.5 REPORTS TO LENDERS: So long as an institutional mortgagee of any unit is the owner or holder of a mortgage, encumbering a unit in the condominium, the association shall furnish said institutional mortgagee with one (1) copy of the Annual Financing Statement and Report of the Association, pertaining to the unit upon which the mortgage is held, provided said institutional mortgagee requests same.

8.6 INSURANCE REPORTING: In any legal action in which the association may be exposed to liability in excess of insurance coverage protecting it and the unit owners, the association shall give notice of the exposure within a reasonable time to all unit owners who may be exposed to the liability and they shall have the right to intervene and defend.

A copy of each insurance policy obtained by the association shall be made available for inspection by unit owners at reasonable times.

8.7 VOTING: Each unit owner, including the developer, shall be entitled to one (1) vote for each unit owned. The vote of each unit owner shall be governed by the provisions of the Bylaws.

8.8 MANAGEMENT AGREEMENT: The association may enter into an agreement with any person, firm or corporation for the administration, maintenance and repair of the condominium property, and may delegate to such contractor or manager, such of the powers and duties of the association, as the association and such person, firm, or corporation shall agree.

9. USE AND OCCUPANCY:

9.1 RESIDENTIAL USE: Each unit is hereby restricted to residential use as a single family residence by the owner or owners thereof, their immediate families, guests, invitees and tenants.

9.2 OWNERSHIP BY ENTITY: In the event that other than a natural person is a unit owner, said entity shall, prior to the purchase of such unit, designate the person who is to be the permanent occupant of such unit. Such entity shall not thereafter have the right to designate other persons as the occupants of such unit, whether in substitution of or, in addition to, the person initially designated, except with the approval of the association given pursuant to the provisions of Paragraph 12 hereof. All provisions of this instrument shall apply to such designated occupants as though they had title to such unit, and the entity owning such unit should be bound thereby. The provisions hereof shall not be applicable to any corporation formed or controlled by developer. In the event more than one (1) family unit shall hold title to a unit, then they shall also designate occupants as aforesaid. It is understood that at no time may the unit be used by more persons than that for which it was designed.

9.3 GENERAL USE RESTRICTION: No person shall use the condominium property, or any parts thereof, in any manner contrary to the condominium documents or Condominium Act.

9.4 ALTERATIONS AND ADDITIONS: No unit owner shall make or permit to be made, any internal material alteration, addition or modification to his unit without the prior written consent of the association. No unit owner shall cause the balcony or terrace which is abutting, or part of, his unit to be enclosed, or cause any improvements or changes to be made therein without the written consent of the association. No unit owner shall cause to be made any modification or installation of electrical wiring, television antenna systems or connections, whether inside or outside the unit, or in any manner change the appearance of any portion of the condominium property. No unit owner may cause any material puncture or break in the boundaries of his unit. All units shall maintain fully carpeted floors in said units at all times (except in the kitchen, storage, and bathroom areas).

9.5 LAWFUL USE: No immoral, improper, offensive or unlawful use shall be made of any or all of the condominium property, and all laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property, shall be the same as the responsibility for maintenance and repair of the property concerned.

9.6 NUISANCES: No nuisance, or any use or practice that is the source of unreasonable annoyance to other unit owners, or which interferes with the peaceful possession and proper use of the condominium property by the unit owners is permitted. No unit owner or occupant shall permit or suffer anything to be done or kept upon the condominium property or his unit which will increase the rate of insurance on the condominium.

9.7 PETS: No apartment or portion of the condominium property or any property operated by the Association shall be occupied by any pet animal except dogs not exceeding 25 pounds, cats, tropical fish, or birds in cages. No pet animals shall be allowed outside of an apartment unless leashed or under the direct control and in the presence of the owner thereof. No pet animal shall be allowed to create or cause any



disturbance or nuisance of any kind. The owner of any pet shall be liable for any and all damage caused by such animal to any part of the condominium property or any property owned by the Association. In no event shall any pet be allowed at or upon any recreational facilities operated by the Association. Each unit may have up to two pets not to exceed 25 pounds each in weight.

9.8 APPLICABILITY TO DEVELOPER: No unit owner or the association, or their use of the condominium, shall interfere with the developer's completion and sale of the condominium units. Anything contained herein to the contrary, notwithstanding, the developer may make such use of any unsold unit and the common elements as may facilitate the sale or leasing of any unit.

9.9 RULES AND REGULATIONS: All unit owners and other persons shall use the condominium property in accordance with the rules and regulations promulgated by the association and the provisions of this Declaration and the Bylaws of the association, as applicable.

9.10 WINDOW COLORS: No change shall be made in the color of any exterior window or door glass screen. All draperies, curtains, shutters, blinds or other such window or door coverings shall be white or off-white, or shall be lined with a white or off-white material so that all window and door openings shall appear white or off-white from the outside of the building.

10. MAINTENANCE, ALTERATION AND REPAIR OF THE CONDOMINIUM PROPERTY:

10.1 MAINTENANCE BY ASSOCIATION: The association, at its expense, shall be responsible for and shall maintain, repair and replace all of the common and limited common elements. The owners of corner penthouse units shall have the exclusive use, as a limited common element, to use the roof area above their unit. Any damage caused by the unit owner on this roof area shall be repaired by the unit owner at his expense.

10.2 MAINTENANCE BY UNIT OWNERS: The unit owner shall, subject to the other provisions of this Declaration, maintain, repair and replace, at his expense, all portions of his unit; including, but not limited to, all doors, windows, glass, screens, electric panels, electric wiring, electric outlets and fixtures, heaters, hot-water heaters, refrigerators, dishwashers, and other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, floors and ceilings, and all other portions of this unit. The unit owner shall maintain and repair the air-conditioning compressor, refrigerant and electrical line appurtenant to his unit.

10.3 LIABILITY OF UNIT OWNER: Should a unit owner undertake unauthorized additions and modifications to his unit, or refuse to make repairs as required, or should a unit owner cause any damage to the common elements, the association may make such repairs or replacements and have the right to levy a special assessment fee for the cost thereof, against the said unit owner. In the event a unit owner threatens to or violates the provisions hereof, the association shall also have the right to proceed in a court of equity for an injunction to seek compliance with the provisions hereof.

10.4 INSURANCE PROCEEDS: Whenever any maintenance, repair and replacement of any items for which the unit owner is responsible is made necessary by any loss covered by insurance maintained by the association, the proceeds of the insurance received by the association, or the insurance trustee, shall be used for the purpose of accomplishing such maintenance, repair or replacement. The unit owner shall be required to pay all of the costs thereof that exceed the amount of the insurance proceeds.

10.5 RIGHT OF ENTRY BY ASSOCIATION: Whenever it is necessary to enter any unit for the purpose of inspection, including inspection to ascertain a unit owner's compliance with the provisions of this Declaration, or for performing any maintenance, alteration or repair to any portion of the common elements or unit, the unit owner shall permit an authorized agent of the association to enter such unit, or to go upon the common elements; provided, however, that such entry shall be made only at reasonable times and with reasonable advance notice. In the case of emergency such as, but not limited, to fire or hurricane, entry may be made without notice or permission. The unit owners acknowledge that the association has retained a master pass key to all the units in the condominium. Each unit owner does hereby appoint the association as his agent for the purposes herein provided, and agrees that the association shall not be liable for any alleged property damage or theft caused or occurring on account of any entry.

11. TAX OR SPECIAL ASSESSMENT ASSESSED AGAINST THE CONDOMINIUM PROPERTY: If any taxing authority levies or assesses any tax or special assessment against the condominium property, as a whole, and not the individual units, the same shall be paid as a common expense by the association and assessed to the unit owners. In such event, the amount due shall constitute a lien prior to all mortgages and encumbrances upon any parcel to the same extent as though such tax or special assessment had been separately levied by the taxing authority upon each unit.

All personal property taxes levied or assessed against personal property owned by the association shall be paid by the association and shall be a common expense.

12. MAINTENANCE OF COMMUNITY INTERESTS: In order to maintain a community of congenial residents who are financially and socially responsible, and thus protect the value of the condominium property, the transfer and mortgaging of units by other than the developer shall be subject to the following provisions:

12.1 TRANSFERS SUBJECT TO APPROVAL:

(a) Sale: No unit owner may dispose of a unit or any interest in a unit, by sale or otherwise, without approval of the grantee by the association;

(b) Lease: No unit owner may dispose of a unit or any interest in a unit by lease without approval of the lessee by the association. No lease may be made for less than a three (3) month consecutive period nor shall any unit owner lease his unit more than twice a year, nor shall any transient accommodations be provided;

(c) Gift: If any person shall acquire his title or right to occupy by gift, the continuance of his ownership or occupancy of the unit shall be subject to the approval of the association;

(d) Devise or Inheritance: If any unit owner shall acquire his title by devise or inheritance, the continuance of his ownership of the unit shall be subject to the approval of the association; and

(e) Other Transfers: If any unit owner shall acquire his title or the right to occupy by any manner not considered in the foregoing sub-sections, the continuance of his ownership or occupancy right of the unit shall be subject to the approval of the association.

12.2 APPROVAL BY ASSOCIATION: The approval by the association that is required for the transfer of all or part of ownership of units shall be obtained in the following manner:

## a. NOTICE TO ASSOCIATION:

(1) Sale: A unit owner intending to make a "bona fide" sale of his unit, shall give to the association, notice of such intention together with such information concerning the intended purchaser as the association may require. Such notice, at the unit owner's option, may include a demand by the unit owner that the association furnish a purchaser for the unit, if the proposed purchaser is not approved. The notice shall be accompanied by an executed copy of the proposed contract of sale and purchase;

(2) Lease: A unit owner intending to make a "bona fide" lease of his entire unit shall give to the association, notice of such intention together with the name, address and such other information concerning the intended lessee, as the association may require, and a copy of the proposed lease. A demand for a substitute lessee may be made as heretofore provided.

(3) Gift; Devise or Inheritance; Other Transfers: A unit owner who has obtained title by gift, devise or inheritance, or by any other manner not previously considered, shall give to the association notice thereof, together with such information concerning the unit owner as the association may require and a copy of the instrument evidencing the owner's title;

(4) Failure to Give Notice: If the required notice to the association is not given; then, at any time, after receiving knowledge of a transaction or event allegedly transferring ownership or possession of a unit, the association, at its election and without notice, may approve or disapprove the same. If the association disapproves the transaction or ownership, the association shall proceed as if it has received the required notice on the date of such disapproval; and

(5) Bona Fide Offer: A "bona fide" offer as used herein shall mean an offer in writing, binding of the offeror, disclosing the name and address of the real property in interest, and containing all of the terms and conditions of such proposed lease or sale; and accompanied by an earnest money deposit in current legal funds.

## b. CERTIFICATE OF APPROVAL:

(1) Transfer Fee: The granting of any Certificate of Approval shall be based upon the condition that the transferee pay to the entity conducting the investigation, a fee determined in accordance with the Bylaws. The recording of the approval shall be deemed proof that the fee was paid. If not paid, it shall be treated as a delinquent common expense;

(2) Sale or Lease: If the proposed transaction is a sale or lease, then within thirty (30) days after receipt of such notice and information concerning the proposed purchaser or lessee (including responses to character and financial inquiries) that the association may request, the association must either approve or disapprove the proposed transaction. If the transaction is a sale, the approval shall be stated in a certificate executed in accordance with the Bylaws of the association, the form of which is attached thereto as Exhibit "A", which may be recorded at the expense of the party recording the deed in the Public Records as an attachment to the instrument of conveyance. If the transaction is a lease, the approval shall be executed in accordance with the Bylaws of the association and delivered to the lessor. The liability of the unit owner under the terms of this Declaration shall continue notwithstanding the fact that this unit may have been leased;

(3) Gift; Devise or Inheritance; Other Transfers: If the unit owner giving notice has acquired his title or occupancy by gift, devise, inheritance or in any other manner, then within thirty (30) days after receipt of the notice and information required to be furnished concerning such owner, the association must either approve or disapprove the continuance of the unit owner's ownership or occupancy of the unit. If approved, the approval shall be stated in a certificate executed by the association in accordance with the Bylaws of the association, the form of which is attached thereto as Exhibit "A", and which shall be recorded in the Public Records of Martin County, Florida, as hereinabove provided; and

(4) Approval of Corporate Owner or Purchaser: If the proposed purchaser of a unit is a corporation or other entity, the approval of the ownership by the entity will be conditioned upon requiring all persons who shall be occupants of the unit, to be approved by the association and that the principal of the corporation or entity shall guarantee the performance by the entity of the provisions of this instrument, including the Lease Agreement (if applicable), and execute either a copy thereof or a certificate to that effect.

12.3 DISAPPROVAL BY ASSOCIATION: If the association shall disapprove of a transfer of ownership or the leasing of a unit, the matter shall be disposed of in the following manner:

a. NO REQUEST FOR SUBSTITUTE: If the proposed transaction is not approved and the unit owner has made no demand for providing a substitute purchaser or lessee, the association shall deliver a Certificate of Disapproval executed in accordance with the Bylaws of the association and the transaction shall not be consummated.

b. SALE OR LEASE - REQUEST FOR SUBSTITUTE: If the proposed transaction is not approved, and the request for substitute has been made, the association shall deliver, or mail by registered mail, to the unit owner, a bona fide agreement to purchase or rent the unit by a purchaser or lessee approved by the association, who will purchase or lease and to whom the unit owner must sell or lease the unit upon the following terms:

(1) The price to be paid and the terms of payment shall be that stated in the disapproved offer to sell or lease;

(2) The sale shall be closed within thirty (30) days after the delivery or mailing of the agreement to purchaser. The lease shall take effect as of the date of the proposed lease; and

(3) If the association shall fail to provide a purchaser or lessee upon the demand of the unit owner in the manner provided, or if a purchaser or lessee furnished by the association shall default in his agreement to purchase or lease, then, notwithstanding the disapproval, the proposed transaction shall be deemed to have been approved as elsewhere provided.

c. GIFTS; DEVISE OR INHERITANCE; OTHER TRANSFERS: If the unit owner has acquired his title by gift, devise or inheritance, or in any other manner, and the continuance is disapproved, the association shall deliver or mail by registered mail to the unit owner, an agreement to purchase the unit by a purchaser approved by the association, who will purchase and to whom the unit owner must sell the unit upon the following terms:

(1) The sale price shall be the fair market value determined by agreement between the seller and purchaser within thirty

(30) days from the delivery or mailing of such agreement. In the absence of agreement, the price shall be determined by an independent appraiser appointed by the chairman of the local Board of Realtors. Upon determination of the price, the owner and purchaser shall execute a bona fide contract of purchase and sale of the unit;

(2) The purchase price shall be paid in cash;

(3) The sale shall be closed within thirty (30) days following the determination of the sales price;

(4) The contract shall be the form of the Standard Deposit Receipt and Contract for Sale and Purchase then in use in Martin County, Florida;

(5) If the association shall fail to provide a purchaser as required herein, or if a purchaser furnished by the association shall default in his agreement to purchase, the provisions of Paragraph 12.3 (b) (3) shall apply; and

(6) If an individual has acquired a right to occupy the unit and if the continuance thereof is disapproved, the unit shall be vacated by the occupant and the association may purchase as set forth above.

12.4 MORTGAGE: No unit owner may mortgage his unit, or any interest therein, without the approval of the association, except to an institutional mortgagee, developer, or to a vendor to secure a portion or all of the purchase price.

12.5 EXCEPTIONS; PROVISIO: The foregoing provisions of this Section entitled "Maintenance of Community Interests" shall not apply to a transfer to, or purchase by, an institutional mortgagee, that acquired its title as the result of a deed from the mortgagor in lieu of foreclosure or through foreclosure proceedings, except this Section 12.5 shall apply.

a. Proviso: After an institutional mortgagee acquires title to a unit as hereinabove provided, such institutional mortgagee shall be subject to all of the provisions of this instrument.

b. Proviso: Should any purchaser acquire title to a unit at a duly advertised public sale with open bidding as provided by law, then such person shall immediately thereafter notify the association of such fact, and shall be governed by Paragraph 12.3(c), and all of the provisions of this instrument.

12.6 CONDOMINIUM DOCUMENTS: It shall be the responsibility of the transferor of a condominium unit to transfer to transferee all the condominium documents originally provided to said transferor. Notwithstanding this Paragraph 12.6, the transferee shall be bound by the terms of those instruments even though the transferor has failed to comply herewith.

12.7 UNAUTHORIZED TRANSACTIONS: Any sale, mortgage or lease not authorized, pursuant to the provisions of this Declaration, shall be void unless subsequently approved by the association.

12.8 PROVISIO: No Certificate of Approval shall be issued by the association, as provided in Paragraph 12 and the Bylaws, until all sums due by the unit owner pursuant to this Declaration are current and paid.

12.9 INTER-FAMILY TRANSFERS: None of the provisions of this Paragraph 12 shall apply to a transfer between joint or co-tenants, or among spouses, or immediate families where the grantee is not to take immediate possession (i.e., life-estate deed, joint tenancy with children, etc.). However, they shall govern at the time that any previously unapproved party takes possession of the unit.

12.10 IMMUNITY FROM LIABILITY FOR DISAPPROVAL: The association, its agents or employees, shall not be liable to any person whomsoever for the approving or disapproving of any person, pursuant to this Paragraph 12, or for the method or manner of conducting the investigation. The association, its agents or employees shall never be required to specify any reason for disapproval.

13. INSURANCE PROVISIONS: The insurance which shall be purchased and maintained for the benefit of the condominium, shall be governed by the following provisions:

13.1 PURCHASE OF INSURANCE: All insurance purchased pursuant to this Paragraph 13, shall be purchased by the association for the benefit of the association, the unit owners and their respective mortgagees, as their interest may appear, and shall provide for the issuance of certificates of insurance and mortgagee endorsements to any or all of the holders of institutional first mortgages. If possible, the policies shall provide that the insurer waives its right of subrogation as to any claims against unit owners and the association, their respective servants, agents and guests. Each unit owner and the association hereby agrees to waive any claim against each other and against other unit owners for any loss or damage for which insurance hereunder is carried where the insurer has waived its right of subrogation as aforesaid. Said policies and endorsements may be deposited with the insurance trustee (as hereinafter defined), who must first acknowledge that the policies and any proceeds thereof will be held in accordance with the terms and conditions hereof.

13.2 COST AND PAYMENT OF PREMIUMS: The cost of obtaining all insurance hereunder, excluding only the insurance as may be purchased by individual unit owners, is declared to be a common expense, as are any other fees or expenses incurred which may be necessary or incidental to carry out the provisions hereof.

13.3 UNIT OWNERS' RESPONSIBILITY: Each unit owner may obtain insurance, at his own expense, affording coverage upon his own property and for his own liability and living expenses as he deems advisable. All such insurance shall contain the same waiver of subrogation that is referred to herein and shall waive any right to contribution, where possible.

13.4 COVERAGE: The following coverage shall be obtained by the association:

a. The building(s) and all other insurable improvements upon the land, including all of the units, common elements, limited common elements, and all personal property owned by the association, shall be insured in an amount equal to the maximum insurable replacement value thereof (exclusive of excavations and foundations) as determined annually by the association, in consultation with the insurance company providing the coverage. Said coverage shall afford protection against loss or damage by fire and other hazards covered by the standard extended coverage endorsement and all other such risks as, from time to time, may be covered with respect to buildings similar in construction, location and use, including, but not limited to vandalism, malicious mischief, windstorm, war damage and war risk insurance, if available;

b. Comprehensive general public liability and property damage insurance in such an amount and in such form as shall be required by the association in limits of not less than \$100,000 for bodily injury or death to any person; not less than \$300,000 for bodily injury or death resulting from any one accident or occurrence, and not less than \$50,000 for property damage. Said coverage shall include, but not be limited to, water damage, legal liability, hired automobile, non-owned automobile, and off-premises employee coverage. All liability insurance shall contain cross liability endorsements to cover liabilities of the unit owners as a group to an individual unit owner and one unit owner to another;

c. Workmen's compensation policies shall be obtained to meet the requirements of law; and

d. Such other insurance as the Board of the association may determine to be necessary from time to time.

13.5 INSURANCE TRUSTEE: All insurance policies purchased in accordance with Paragraph 13.4 (a), shall provide that all proceeds payable to the association, as a result of any insured loss, except those specifically herein excluded, shall be paid to any institution doing business in Martin County, Florida, and having trust powers. Such bank shall be designated as trustee, from time to time, by the association (said trustee, acting as such, is herein referred to as the "insurance trustee"), and which appointment is subject only to the approval of the institutional mortgagee holding the greatest dollar amount of mortgages against units in the condominium. The insurance trustee shall not be liable for payment of premiums, the renewal of the policies, the sufficiency or content of the policies, or for failure to collect any insurance proceeds. The sole duty of the insurance trustee shall be to receive said proceeds, as paid, and to hold the same in trust for the benefit of the association, the unit owners and their respective mortgagees, as follows:

a. Proceeds received on account of damage to common elements shall be held in the same proportion as the share in the common elements, which is appurtenant to each of the units; and

b. Proceeds received on account of damage to the units shall be held in the following manner in undivided shares:

(1) Partial Destruction When the Building is to be Restored: For the benefit of the unit owners of the damaged units in proportion to the cost of restoring the same suffered by each damaged unit. Upon the request of the insurance trustee, the association shall certify to the insurance trustee, the appropriate proportion and each unit owner shall be bound thereby and the insurance trustee may rely upon said certification; and

(2) Total Destruction When the Building is Destroyed or When the Building is Not to be Destroyed: For all unit owners of a destroyed building; the share of each being in the same proportion as the unit owner's undivided share in the common elements which is appurtenant to his unit. In the event a mortgagee endorsement has been issued hereunder, the share of the unit owner shall be held in trust for the mortgagee and the unit owner as their interest may appear. In the event that there is more than one (1) building in the condominium, then the proceeds shall be held for the benefit of the unit owners in the destroyed building, as if it were the only building in the condominium.

13.6 DISTRIBUTION OF PROCEEDS: Proceeds of insurance policies received by the insurance trustee shall be distributed to or for the benefit of the unit owners (after first paying or making provision for payment of the expenses, including a reasonable fee for services rendered, of the insurance trustee) in the following manner:

a. If the damage for which the proceeds were paid is to be reconstructed, the proceeds shall be paid to defray the costs thereof. Any proceeds remaining after defraying said costs, shall be distributed to the association;

b. If it is determined that the damage for which the proceeds are paid shall not be reconstructed, the proceeds shall be distributed to the unit owners and their mortgagees as their interest may appear; and

c. In making distribution to unit owners and their mortgagees, the insurance trustee may rely upon a certificate provided by the association as to the names of the unit owners and mortgagees and their respective shares of the distribution. Upon request of the insurance trustee, the association shall forthwith deliver said certificate.

13.7 ASSOCIATION AS AGENT: The association is irrevocably appointed agent for each unit owner, for each owner of a mortgage upon a unit, and for each owner of any other interest in the condominium property, to adjust all claims arising under insurance policies purchased by the association and to execute and deliver releases upon the payment of claims.

13.8 DETERMINATION TO RECONSTRUCT: If any part of the condominium property shall be damaged by casualty, the determination as to whether or not it shall be reconstructed shall be made in the following manner:

a. Common Element: If the damage is to only common elements, the damaged property shall be reconstructed unless it is determined in the manner elsewhere provided, that the condominium shall be terminated;

b. Damage to Units: If the damage is to units and if units to which more than seventy (70%) percent of the common elements are appurtenant are found by the Board of Directors to be untenable, then the damaged property will not be reconstructed and the condominium will be terminated without agreement as elsewhere provided, if, within sixty (60) days after the casualty, unit owners owning seventy (70%) percent or more of the common elements agree in writing to such termination; and

c. Certificate: The insurance trustee may rely upon a certificate of the association executed by its president or vice-president and secretary or assistant secretary, to determine whether or not the damage property is to be reconstructed or repaired.

13.9 RESPONSIBILITY: If the damage is only to those parts of a unit for which the responsibility of maintenance and repair is that of the unit owner, then the unit owner shall be responsible for reconstruction after casualty. In all other instances, the responsibility of reconstruction after casualty shall be that of the association.

13.10 NATURE OF RECONSTRUCTION: Any reconstruction included hereunder shall be substantially in accordance with the plans and specifications of the original buildings(s), or as the building was last constructed, subject to modification to conform with the then current governmental restrictions and codes, if necessary.

13.11 ESTIMATES: In all instances hereunder, immediately after a casualty causing damage to the property for which the association has the responsibility of maintenance and repair, the association shall obtain a reliable, detailed estimate of the cost to replace the damaged property in a condition as good as that before the casualty. Such cost may include professional fees and premiums for such bonds as the Board may desire, or those required by any institutional mortgagee involved.



13.12 ASSESSMENTS: If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction by the association, or if, at any time during reconstruction or upon completion of reconstruction, the funds for the payment of the costs of reconstruction are insufficient, assessments shall be made against all unit owners in sufficient amounts to provide funds for the payment of such costs. Such assessments against unit owners for damage to units, shall be in proportion to the cost of reconstruction of their respective units. Such assessments on account of damage to common elements shall be in proportion to the unit owner's shares in the common elements.

13.13 DISPOSITION OF PROCEEDS: The proceeds of insurance and any special assessments, if any, collected on account of a casualty and deposited with the insurance trustee by the association, shall constitute a construction fund, which shall be disbursed in payment of the costs of reconstruction in the following manner:

a. That portion of insurance proceeds representing damage for which the responsibility of reconstruction lies with the unit owner: to such contractors, suppliers, and personnel for work done, materials supplied or services rendered for such reconstruction. Payments shall be in such amounts and at such times as the unit owners may direct, or if there is a mortgagee endorsement, to such payee as the unit owner and the mortgagee direct. Nothing contained herein shall be construed to limit or modify the responsibility of the unit owner to make such reconstruction;

b. If the amount of the estimated cost of reconstruction is less than \$25,000 and is the responsibility of the association; the construction fund shall be disbursed directly to the association in payment of such costs and upon the association's order; provided, however, that upon the request of a mortgagee, which is a beneficiary of the insurance policy, the construction fund shall be disbursed as the association and such mortgagee may properly direct; and

c. If the amount of the estimated cost of reconstruction is more than \$25,000 and is the responsibility of the association, then the reconstruction funds shall be paid from the account of the association, from time to time, as the work progresses. Said trustee shall make payments upon the written request of the association, accompanied by an appropriate certificate signed by both an officer of the association and by the architect or engineer in charge of the work, setting forth:

(1) That the sum then requested either has been paid by the association or is justly due, and certifying that the sum requested does not exceed the value of the services and materials described in the certificate;

(2) That except for the amounts stated in said certificate to be due as aforesaid, there is no outstanding indebtedness known which may become the basis of vendor's, mechanic's or materialman's liens; and

(3) That the cost, as estimated, of work remaining to be done subsequent to the date of said certificate, does not exceed the amount of funds remaining in the hands of the insurance trustee after the payment of the sum so requested.

d. It shall be presumed that the first monies disbursed in payment of such costs of reconstruction shall be from insurance proceeds and shall first be applied to reconstruction of the common elements and then to the units. If there is a balance in a construction fund after the payment of all costs of reconstruction, said balance shall be distributed to the association; and

e. Payment for any reconstruction made under Paragraphs (b) and (c) of this paragraph shall be made by the insurance trustee and the association, only upon presentation of proof of payment of bills for materials in place, labor, services and materials for work covered and included in such payments for which failure to pay might result in a lien on the common elements.

13.14 EFFECT OF MORTGAGEE ENDORSEMENTS CONCERNING INSURANCE

PROCEEDS: In the event a mortgagee endorsement has been issued relative to any unit, the share of the unit owner shall be held in trust for the mortgagee as heretofore provided; provided, however, that no mortgagee shall have the right to determine or participate in the determination as to whether or not the damaged property shall be reconstructed, and no mortgagee shall have the right to apply, or have applied to, the reduction of its mortgage debt any insurance proceeds, except distributions of such proceeds made to the unit owner and mortgagee where the responsibility for reconstruction is that of the unit owner. All mortgagees are to waive the rights to said proceeds if the same are used pursuant to the provisions of the Declaration to pay for the restoration of such damage. The provisions hereof shall not affect the rights of the mortgagee, if any, to require any surplus proceeds to be distributed to it, over and above the amounts actually used for such restoration. All covenants contained herein for the benefit of any mortgagee may be enforced by such mortgagee. Nothing contained herein, however, shall be construed as relieving the unit owner from his duty to reconstruct damage to his unit as heretofore provided.

13.15 AUTHORITY OF ASSOCIATION: In all instances herein, except when a vote of the membership of the association, or of a particular building, is specifically required, all decisions, duties and obligations of the association under this Paragraph 13 may be made by the Board. The association and its members shall jointly and severally be bound thereby.

13.6 REPAIR OF LAND: In the event, pursuant to the provisions of Paragraph 13.8(b), the condominium is not terminated, but a building is not to be restored, the remains of said building shall be razed and the land thereunder restored to a landscaped green area at the pro rata expense of the unit owners who own units in said building. The expense thereof may be deducted from any insurance proceeds payable on account of casualty to said building.

13.17 CONVEYANCE TO ASSOCIATION: In the event, pursuant to the provisions of Paragraph 13.8(b), hereof, the condominium is not terminated, but a building is not to be restored, the payment of any insurance funds to the unit owners and/or their mortgagees of said building on account of casualty to said building, shall be contingent upon such unit owner's conveying by quit-claim deed, executed in recordable form, all units in said building to the association, and further contingent upon the mortgagees thereof executing satisfactions of mortgages, in recordable form for all mortgages encumbering units in said building. The share of common expenses of said units conveyed to the association shall be a common expense to be shared by the remaining unit owners of the condominium. Since said remaining unit owners will not own one hundred (100%) percent of the common elements, due to the fact that the association will own the units of said building which were not restored, and in order to collect said common expenses attributable to the units owned by the association, there shall be added to the Budget, an amount entitled "Common Expenses of Association's Units", which shall be mathematically determined to equal an amount such that when added to the actual expenses and assessments of the association, the amount to be collected from the remaining unit owners according to their percentage of common expenses equals expenses and assessments.

#### 14. ASSESSMENTS:

14.1 **GENERAL AUTHORITY:** The association, through its Board, shall have the power to make, levy and collect regular and special assessments for common expenses and such other assessments as are provided for by the Condominium Act and the provisions of this Declaration and all other expenses declared by the directors of the association to be common expenses from time to time together with the Martin Downs Marina Village Property Owners Association pro-rata share for The Admiralty.

14.2 **UNIT OWNER'S GENERAL LIABILITY:** All common expenses levied against unit owners and units shall be on a uniform basis in the same proportion as the percentages of the undivided shares in the ownership of the common elements, unless specifically otherwise provided for herein, without increase or diminution for the existence, or lack of existence, of any exclusive right to use a part of the limited common elements. Should the association be the owner of any unit(s), the assessment, which would otherwise be due and payable to the association or others by the owner of such unit(s), shall be a common expense as the same relates to the collection of such sums from the unit owners to pay the association's obligations. Developer's liability shall be as specified in Paragraph 7 of this Declaration.

14.3 **PAYMENT:** The assessments of the association levied against the unit owner and his unit, shall be payable in such installments, and at such times, as may be determined by the Board of Directors of the association.

14.4 **EMERGENCIES:** If assessments levied are, or may prove to be insufficient to pay the costs of operation and management of the condominium, or in the event of emergencies, the Board of Directors shall have the authority to levy such additional assessment or assessments as it shall deem necessary.

a. **Reserve Fund:** The Board of Directors of the association in assessing for common expenses, shall include therein, a sum to be collected and maintained as a reserve fund for capital expenditures and deferred maintenance as required by Florida Statutes; and

b. **Operating Reserve Fund:** The Board of Directors of the association in assessing for common expenses may include therein, a sum to be collected and maintained as a general operating reserve, which shall be used to provide a measure of financial security during periods of special stress. Such sums may be used to meet deficiencies from time to time, existing as a result of delinquent payment of assessments by unit owners, or as a result of emergencies.

14.5 **SEPARATE PROPERTY:** All monies collected by the association shall, unless the same is collected for the benefit of others, be the separate property of the association. Such monies may be applied by the association to the payment of any expense of operating and managing the condominium property, or to the proper undertaking of all acts and duties imposed upon it by virtue of the provisions of this Declaration. All monies received from assessments may be co-mingled with other monies held by the association. All assessments received by the association shall be held for the benefit of the unit owners. No unit owner shall have the right to assign, hypothecate, pledge, or in any manner transfer his interests therein, except as an appurtenance to his unit. Such funds shall not be subject to attachment or levy by a creditor or judgment creditor of a unit owner. When the owner of a unit shall cease to be a member of the association by the divestment of his ownership of such unit, the association shall not be required to account to such owner for any share of the funds or assets of the association.

14.6 DEFAULT: The payment of any assessment or installment thereof due to the association, shall be in default if such payment is not paid to the association when due. If in default in excess of ten (10) days, the delinquent assessment, or delinquent installments thereof and all advances permitted by Paragraph 14.8 hereof, shall bear interest at the rate equal to the maximum rate then allowed to be charged to individuals in the State of Florida. In addition, a late charge of \$25.00, which is acknowledged not to be a penalty, shall be then due and payable. In the event that any unit owner is in default in payment of any assessments or installations thereof owed to the association, said unit owner shall be liable for all costs of collecting the same, including reasonable attorneys' fees and court costs.

14.7 NO WAIVER: No unit owner may exempt himself from liability for any assessment levied by waiver of the use or enjoyment of any of the common elements or by abandonment of the unit for which the assessments are made or in any other manner.

14.8 LIEN: The association is hereby granted a lien upon each condominium unit, which lien shall secure the payment of all monies from each unit owner for which he is liable to the association, including all assessments, interest and expenses provided for in this Declaration and reasonable attorneys' fees incurred as an incident to the enforcement of said lien. The lien granted to the association may be foreclosed as provided in the Condominium Act (Florida Statute 718, et. seq.). The lien granted to the association shall further secure such advances for taxes and payments on account of institutional mortgages, liens or encumbrances which may be advanced by the association, in order to preserve and protect its lien. The lien shall be effective, have priority, and be collected as provided by the Condominium Act, unless, by the provisions of this Declaration, such liens would have a greater priority or dignity, in which event, the lien rights in favor of the association having the highest priority and dignity shall be the lien of the association.

14.9 PROVISIO: In the event that any institutional mortgagee shall acquire title to any unit by virtue of either foreclosure of a first mortgage, or a deed in lieu thereof, such acquirer of title, his successors and assigns, shall not be liable for the share of common expenses or assessments by the association, pertaining to the condominium unit or chargeable to the former unit owner of the unit, which became due prior to acquisition of title, as a result of the foreclosure, unless the share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage. The unpaid share of common expenses or assessments are common expenses collectible from all of the unit owners, including such acquirer his successors and assigns. Nothing herein contained shall be construed as releasing the party liable for such delinquent assessments from the payment thereof or the enforcement of collection of such payment by means other than foreclosure. Thereafter, all unit owners of any nature, including, without limitation, a purchaser at a judicial sale or institutional mortgagee, shall be liable for all assessments, both for common expenses or otherwise, coming due while he is the unit owner.

14.10 CERTIFICATE OF STATUS OF ASSESSMENTS: Any unit owner, mortgagee or lienor may require the appropriate certificate as set forth in Florida Statute 718.116(7).

14.11 GRANTEE LIABLE UNTIL ASSESSMENTS PAID: In any voluntary conveyance of a unit, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments of any nature incurred prior to the time of such voluntary conveyance.

14.12 NO ELECTION OF REMEDIES: The institution of a suit at law for collection of any delinquent assessment, may be maintained without waiving the lien securing the same. Proceeding by foreclosure to attempt to effect such collection, shall not be deemed an election precluding the institution of suit at law for collection of the same. All unit owners do hereby waive pleading the theory of "elections of remedies" in any such proceedings.

14.13 LIENS - MECHANICS: The creation and enforcement of mechanic's and other liens against the units and condominium property, except those created by this Declaration, shall be governed by the provisions of (Florida Statute 718.121 - Liens), the Condominium Act.

15. TERMINATION: The condominium may be terminated in the following manner:

15.1 DESTRUCTION: If it is determined in the manner provided in Paragraph 13, that the condominium property, as a whole, shall not be reconstructed, the condominium will be terminated.

15.2 AGREEMENT: As provided in Florida Statute 718.117 of the Condominium Act, the condominium may be terminated at any time by the approval in writing of all unit owners and all record owners of mortgages on units.

If the proposed termination is submitted to a meeting of the association, and if the approval of the unit owners owning not less than seventy-five (75%) percent of the common elements and their institutional mortgagees is obtained, in writing, not later than sixty (60) days from the date of such meeting, then the approving unit owners (through the association), shall have an option to buy all of the units of the disapproving unit owners for the period of one hundred twenty (120) days from the date of such meeting. The vote of those unit owners approving the termination shall be irrevocable until the expiration of the option. Any unit owner voting against termination, or not voting may, within fifteen (15) days from the date the vote was taken, change or cast his vote in favor of termination by delivering written notification thereof to the secretary of the association. The option shall be upon the following terms:

a. Exercise of Option: The option shall be exercised by delivery, or the mailing by registered mail, of an agreement to purchase, signed by the association, to each of the owners of the units voting against termination. The agreement shall be subject to the purchase of all units owned by owners not approving the termination;

b. Price: The sale price for each unit shall be the fair market value as determined between the seller and the association within thirty (30) days from the delivery of said agreement. In the absence of agreement on the price of any unit, the price shall be determined by an appraiser appointed by the chairman of the local Board of Realtors. A judgment of specific performance of the sale, at the price determined by the appraiser, may be entered in any court of competent jurisdiction;

c. Payment: The purchase price shall be paid in cash;

d. Form: The contract shall be in the form of the Standard Deposit Receipt and Contract for Sale and Purchase then in use in Martin County, Florida; and

e. Closing: The sale of all units shall be closed simultaneously and within thirty (30) days following the determination of the sale price of the last unit to be purchased.

15.3 CERTIFICATE: The termination of the condominium shall be evidenced by a certificate of the association, executed by its president and secretary, certifying the fact of the termination, which shall become effective upon the certificate being recorded in the Public Records.

15.4 SHARES OF OWNERS AFTER TERMINATION: After termination of the condominium, the unit owners shall own the condominium property and all assets of the association, as tenants in common, in undivided shares, that shall be equal to the sum of the undivided shares in the common elements appurtenant to the units, prior to termination, so that the sum total of the ownership shall equal one hundred (100%) percent.

15.5 OCCUPANCY RIGHTS AFTER TERMINATION: In the event of termination of the condominium by agreement, pursuant to Paragraph 15.2 hereof, each approving unit owner shall have the perpetual exclusive right to occupy the air space which formerly constituted said unit owner's condominium unit prior to termination, unless otherwise agreed upon in writing evidenced by a certificate executed by said unit owner and recorded in the Public Records.

15.6 EXCLUSIVE RIGHTS EXTINGUISHED BY TERMINATION: All exclusive rights of use of common elements shall be extinguished by virtue of the termination of the condominium.

15.7 AMENDMENT: This Paragraph 15 concerning termination cannot be amended without written consent of all unit owners, all record owners of mortgages upon the units and if any units are subject to the Lease Agreement, then the consent of the association shall be required.

15.8 EQUITABLE RIGHTS: Unit owners shall have such rights as provided in Florida Statute 718.118.

16. AMENDMENTS: Except as herein or elsewhere provided, this Declaration may be amended in the following manner:

16.1 NOTICE: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

16.2 PROPOSAL OF AMENDMENT: An amendment may be proposed by either the unanimous vote of the Board of Directors of the association, or by fifteen (15%) percent of the members of the association. Directors and members not present in person or by proxy at the meeting considering the amendment, may express their approval in writing, provided such approval is delivered to the secretary within ten (10) days after the meeting. Except as elsewhere provided, a proposed amendment must be approved by either:

a. Not less than sixty-six (66%) percent of the entire membership of the Board of Directors, and by not less than seventy (70%) percent of the votes of the entire membership of the association; and

b. Until the first election of a majority of the directors by the membership, as provided for in ARTICLE VII of the Articles of Incorporation, only by all of the directors.

c. Developer reserves the right to amend the Declaration without consent of prior owners to add "as built" survey and surveyor's certificate on newly completed buildings.

16.3 PROVISIO: Except as otherwise provided in this document:

a. No amendment shall alter a unit owner's percentage in the common elements, alter his proportionate share in the common expense or common surplus, change a unit owner's voting rights, or alter the basis for apportionment of assessment which may be levied by the association against a unit owner without the written consent of the unit owner;

b. No amendment shall be passed which shall impair or prejudice the right and priorities of any institutional mortgagee without the written consent of the institutional mortgagee affected;

c. Until the last unit in the condominium is sold by the developer, no amendment to this Declaration shall be made or shall be effective without the written approval of the developer; and

d. Prior to the recording in the Public Records of a deed from the developer, the developer without the joinder of any other person, may amend any of the provisions of this Declaration by filing an amendment in the Public Records.

16.4 EXECUTION AND RECORDING: Except as otherwise provided in this Declaration, a copy of each amendment shall be attached to a certificate, executed by the officers of the association, certifying that the amendment was duly adopted. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records.

#### 17. REMEDIES:

17.1 RELIEF: Each unit owner and the association shall be governed by and shall comply with the provisions of this Declaration. A violation thereof shall entitle the appropriate party to the following relief: An action to recover sums due for damages, injunctive relief, foreclosure of liens or any combination thereof, for any other action available pursuant to the Condominium Act or law. Suit may be sought by the association, developer, or, if appropriate, by one or more unit owners and the prevailing party shall be entitled to recover reasonable attorneys' fees, including attorneys' fees on appeal. Each unit owner acknowledges that the failure to comply with any of the provisions of this Declaration, shall or may constitute an injury to the association, developer, or other unit owners, and that such injury may be irreparable. Upon request, an institutional mortgagee is entitled to written notification from the association of any default by its mortgagor of any obligation under this Declaration or the Bylaws.

17.2 COSTS AND ATTORNEYS' FEES: In any proceeding arising because of an alleged default, act, failure to act, or violation by the unit owner or association, including the enforcement of any lien granted pursuant to this Declaration or its exhibits, the developer shall be entitled to recover the costs of the proceeding, including reasonable attorneys' fees. Further, in the event proceedings are instituted by or against the developer for any reason whatsoever; including, but not limited to, (1) actions for declaratory judgment; (2) any claim that any of the above have not complied with their obligations under the Offering Circular, this Declaration and its exhibits; and (3) that any provision of the same is unconscionable, unfair (or the like) or violates any state or Federal law or regulation, and if the developer is the prevailing party, then, in that event, the developer is entitled to recover all costs of the proceedings. Said recoverable costs shall include, but are not limited to, reasonable attorneys' fees at all levels of the proceeding, including appeals, together with all costs, including those not normally allowable in actions at law, such as, but not limited to copies of depositions, whether or not used at trial, travel expenses for witnesses traveling from without Martin County for the purpose of testifying at trial or deposition, expert witnesses, fees for testifying at trial or deposition, together with such additional fees as the expert witness may charge the said party in connection with his preparation for giving such testimony, witness subpoenas issued to insure the presence of witnesses at deposition or at trial whether or not the witness shall actually appear or be called upon to testify.

17.3. NO WAIVER: The failure of the developer to enforce any right, provision, covenant or condition created or granted by this Declaration, shall not constitute a waiver of the rights of said party to enforce such right, provision, covenant or condition in the future.

17.4 RIGHTS CUMULATIVE: All rights, remedies and privileges granted to the association, the developer or unit owner pursuant to any of the provisions of this Declaration, shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party, thus exercising the same from exercising such other and additional rights, remedies, or privileges as may be available to such party at law or in equity. Each unit owner agrees in any proceeding brought pursuant to the provisions hereof, not to plead or defend the same on the theory of "election of remedies".

17.5 VENUE; WAIVER OF TRIAL BY JURY: Every unit owner or occupant and all persons claiming any interest in a unit, agrees that in any suit or proceeding brought pursuant to this Declaration, such suit shall be brought in the Circuit Court of the Nineteenth Judicial Circuit, in and for Martin County, Florida, or the United States District Court, Southern District of Florida, as the same is not constituted or any court in the future that may be the successor to the courts contemplated herein. All such parties do further waive the right to trial by jury and consent to a trial by the court without a jury.

17.6 APPOINTMENT OF AGENT; PROVISIO: Should suit be instituted, the unit owners or occupants do hereby irrevocably appoint the Secretary of State of the State of Florida, as their agent for the acceptance of service of process should, at the time of such service of process, any such person not be residing in Martin County, Florida. The provisions hereof shall not be applicable to the developer.

18. MISCELLANEOUS RIGHTS OF DEVELOPER:

18.1 CONFLICT OF INTEREST: No representative of the Developer serving on the Board of Directors of the association shall be required to disqualify himself from any vote upon any management contract, lease, or other matter between the Developer and the association where the Developer may have a pecuniary or other interest. Developer, as a member of the association, shall not be required to disqualify itself in any vote which may come before the membership of the association upon any management contract, lease, or other matter where developer may have a pecuniary or other interest, nor shall any conflict of interests be a cause of partial or total invalidity of the matter voted upon, whether or not such vote was necessary for the adoption, ratification or execution of same.

18.2 RIGHT TO USE FACILITIES: Notwithstanding any provisions of this Declaration to the contrary, the Developer shall have the right to use and occupy any unsold unit, the common elements and any of the limited common elements, the exclusive use of which have not been assigned, for the purpose of a Sales Office or for any other purpose. Until the Developer has conveyed the last unit in the condominium, the Developer shall not be subject to the use of other restrictions contained in any of the provisions of this Declaration or exhibits attached hereto.

19. NOTICES: Whenever notices are required to be sent hereunder, the same may be delivered to unit owners, either personally or by mail, at their place of residence in the condominium. Notices to the association shall be delivered or mailed to the secretary of the association, or in case of the secretary's absence, then to the president of the association.



Notices to the developer shall be made to developer at:  
Tiburon Properties, Inc., 1172 SW 30th St., Palm City, FL 34990.

20. CONSTRUCTION: All of the provisions of this Declaration shall be construed in accordance with the laws of the State of Florida. This construction shall govern in all matters, including matters of substantive and procedural law.

21. GENDER: Unless the contrary appears to have been intended, words in the plural number shall include the singular and words in the singular shall include the plural, and words of the male gender shall include the female gender and the neutral gender.

22. CAPTIONS: The captions to the paragraphs of this Declaration are intended for convenience only and are not deemed to be all inclusive as to the matters contained in such paragraphs, or considered in connection with the construction of any of the provisions of this Declaration.

23. SEVERABILITY: If any term or provision of this Declaration, or the application thereof to any person or circumstances, shall, to any extent, be determined to be invalid or unenforceable, the remainder of this Declaration, or the application of such term or provision to persons or circumstances other than those to which such term may be held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Declaration shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the Developer has executed this Declaration on the 12 day of October, 1989.

Developer: TIBURON PROPERTIES, INC.

(CORPORATE SEAL)

By Raymond D. Glancy  
Raymond D. Glancy, President

STATE OF FLORIDA )  
COUNTY OF MARTIN )

BEFORE ME, the undersigned authority, personally appeared Raymond L. Glancy, to me well known to be the person described in and who executed the foregoing instrument as president of Tiburon Properties, Inc., a Florida corporation, and he severally acknowledged before me that he executed such instrument as such officer of said corporation, and that the seal affixed thereto is the Corporate Seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 12 day of October, 1989.

Karol Broderton  
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 3, 1991  
BONDED THRU GENERAL INS. 0000.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, THE ADMIRALTY ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all of the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of this Declaration of condominium and exhibits attached hereto.

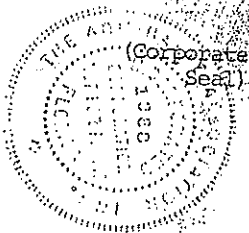
IN WITNESS WHEREOF, the above named Condominium Association, a Florida corporation not for profit, has caused these presents to be signed in its name, by its president, attested to by its secretary, this 12 day of October, 1989.

THE ADMIRALTY ASSOCIATION, INC.

By Raymond L. Glancy  
Raymond L. Glancy, President

ATTEST:

Dennis V. Harrell  
Dennis V. Harrell, Secretary



STATE OF FLORIDA )  
COUNTY OF MARTIN )

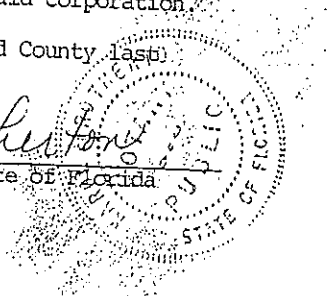
BEFORE ME, the undersigned authority, personally appeared Raymond L. Glancy and Dennis V. Harrell, to me well known to be the persons described in and who executed the foregoing instruments president and secretary, respectively, of THE ADMIRALTY ASSOCIATION, INC., a Florida corporation not for profit, and they severally acknowledged before me that they executed such instrument as such officers of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid, this 12 day of October, 1989.

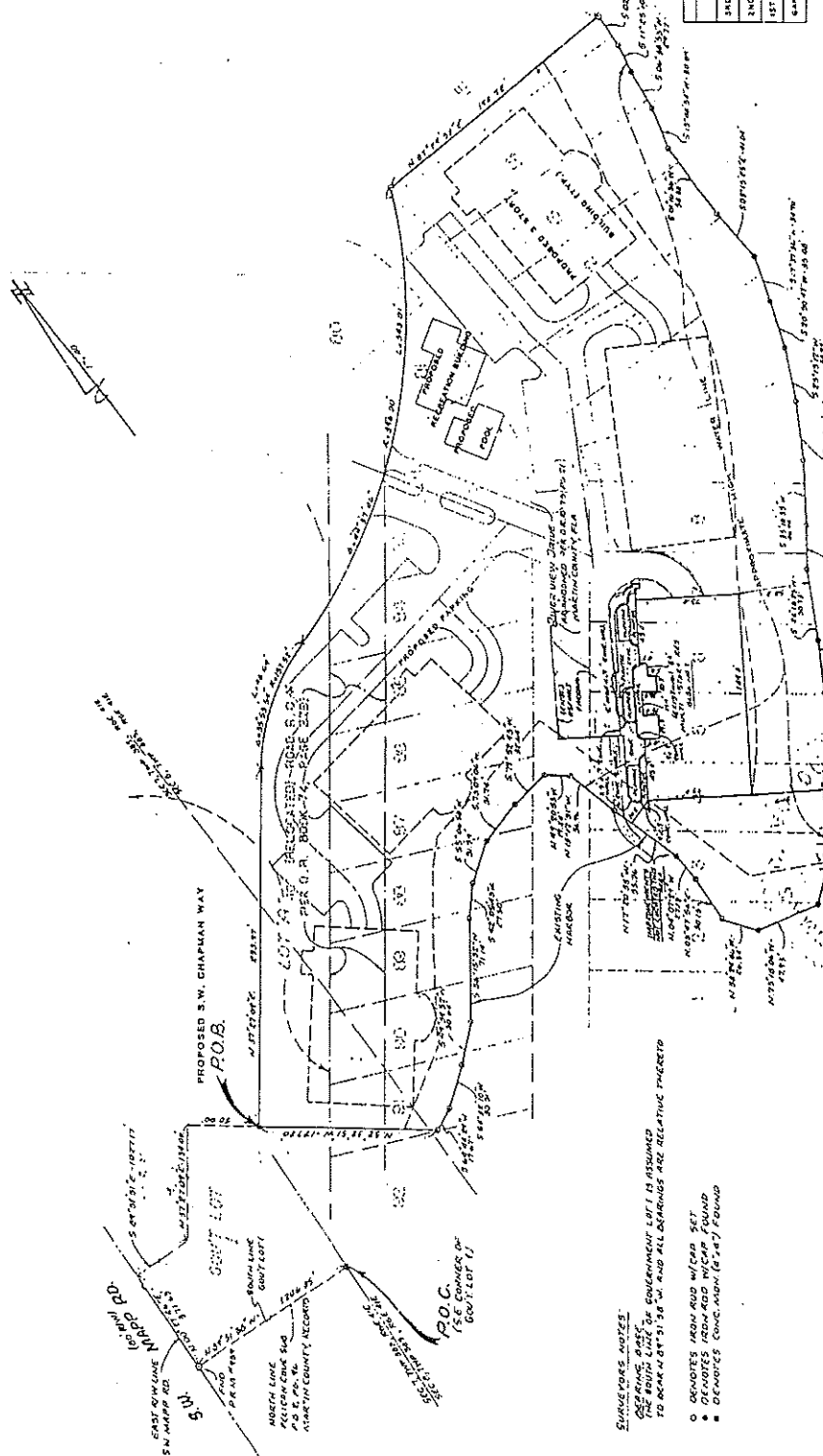
Karel Broshenko  
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. DEC. 3, 1991  
BONDED THRU GENERAL INS. UND.



FINISH ELEVATIONS	
BUILDING NO 3	
3RD FLOOR -	CEILING 4745
	FLOOR 2733
	CEILING 3693
2ND FLOOR -	FLOOR 2815
	CEILING 2753
1ST FLOOR -	FLOOR 1875
	CEILING 1725
GARAGE -	CEILING 1725
	FLOOR 875



TURN OF PAGE NOTES:  
OSCARING BASE  
 THE BOUND LINE OF GOVERNMENT LOT 1 IS ASSUMED  
 TO BEAR N. 40° 51' 38" W. AND ALL BEARINGS ARE RELATIVE THERETO

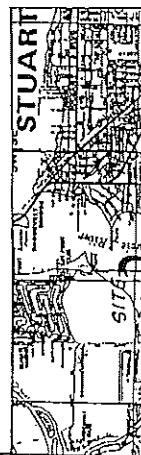
- DENOTES IRON AND WICAP SET
- DENOTES IRON AND WICAP FOUND
- DENOTES CONC. MON. (8" x 8") FOUND

ST. LUCIE RIVER

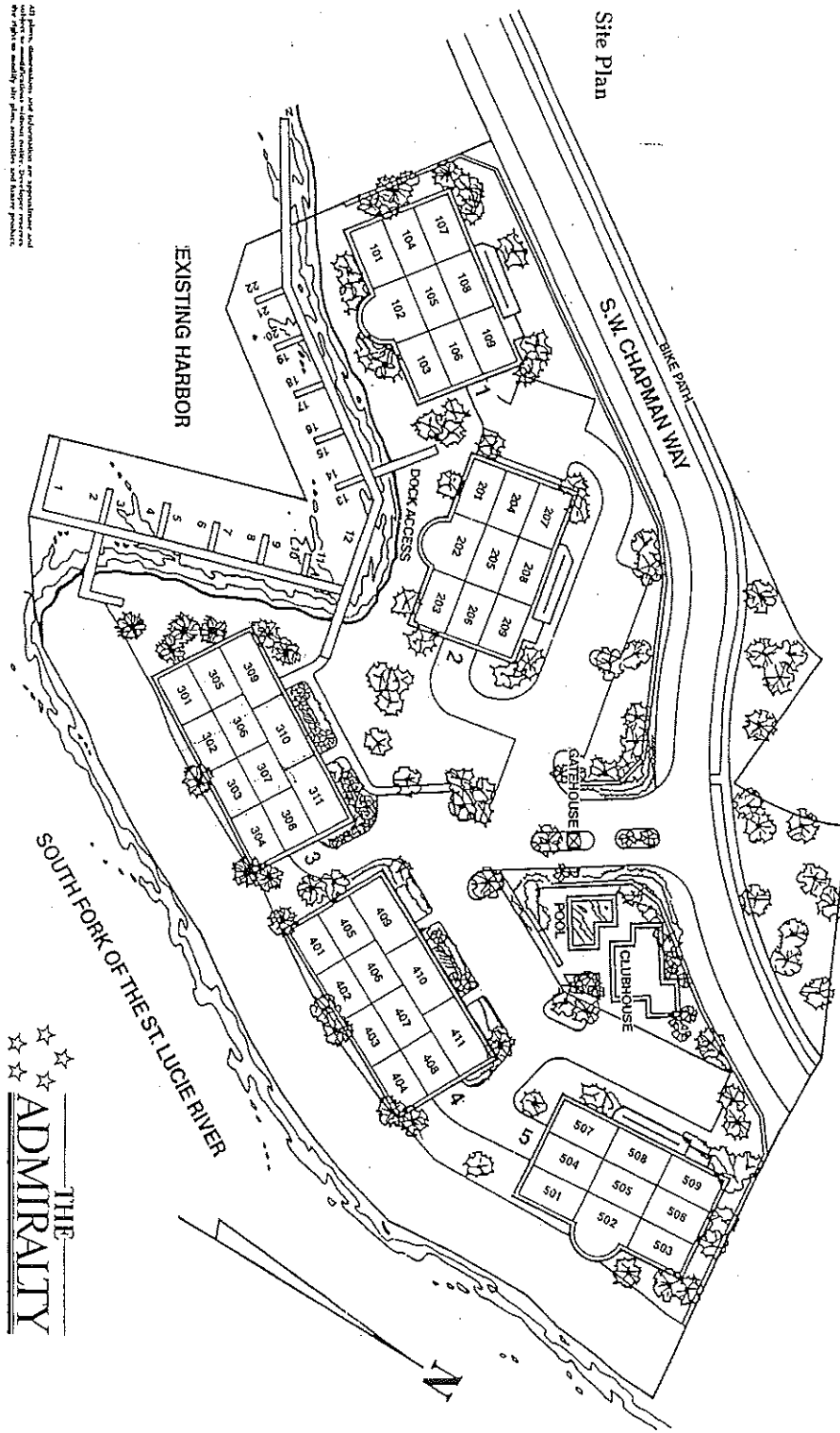
# THE ADMIRALTY, A CONDOMINIUM

ELEVATIONS FROM HEREON ARE REFERENCED TO MVD-29.

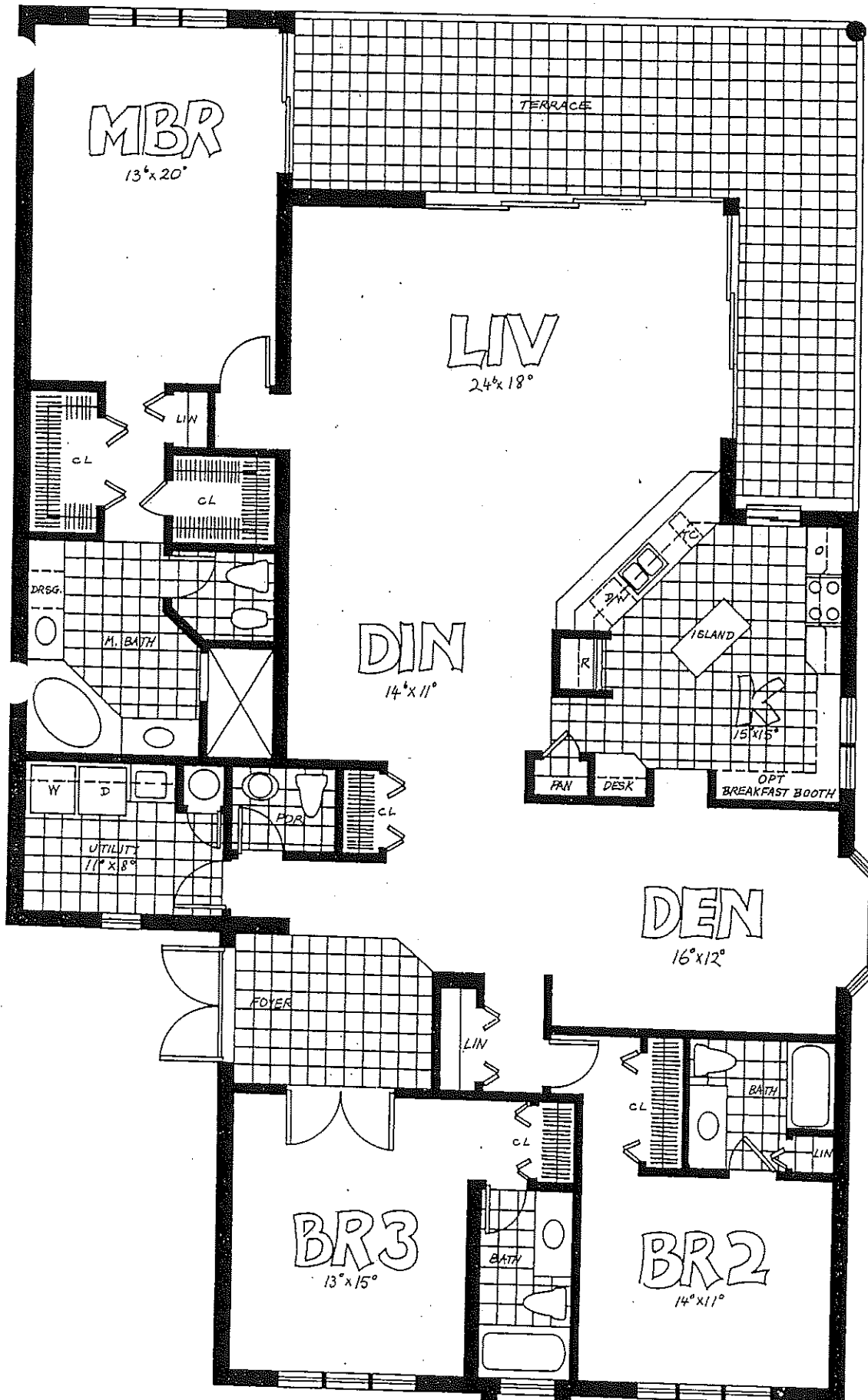
NO. 2503  
STATE OF  
FLORIDA  
REGISTERED

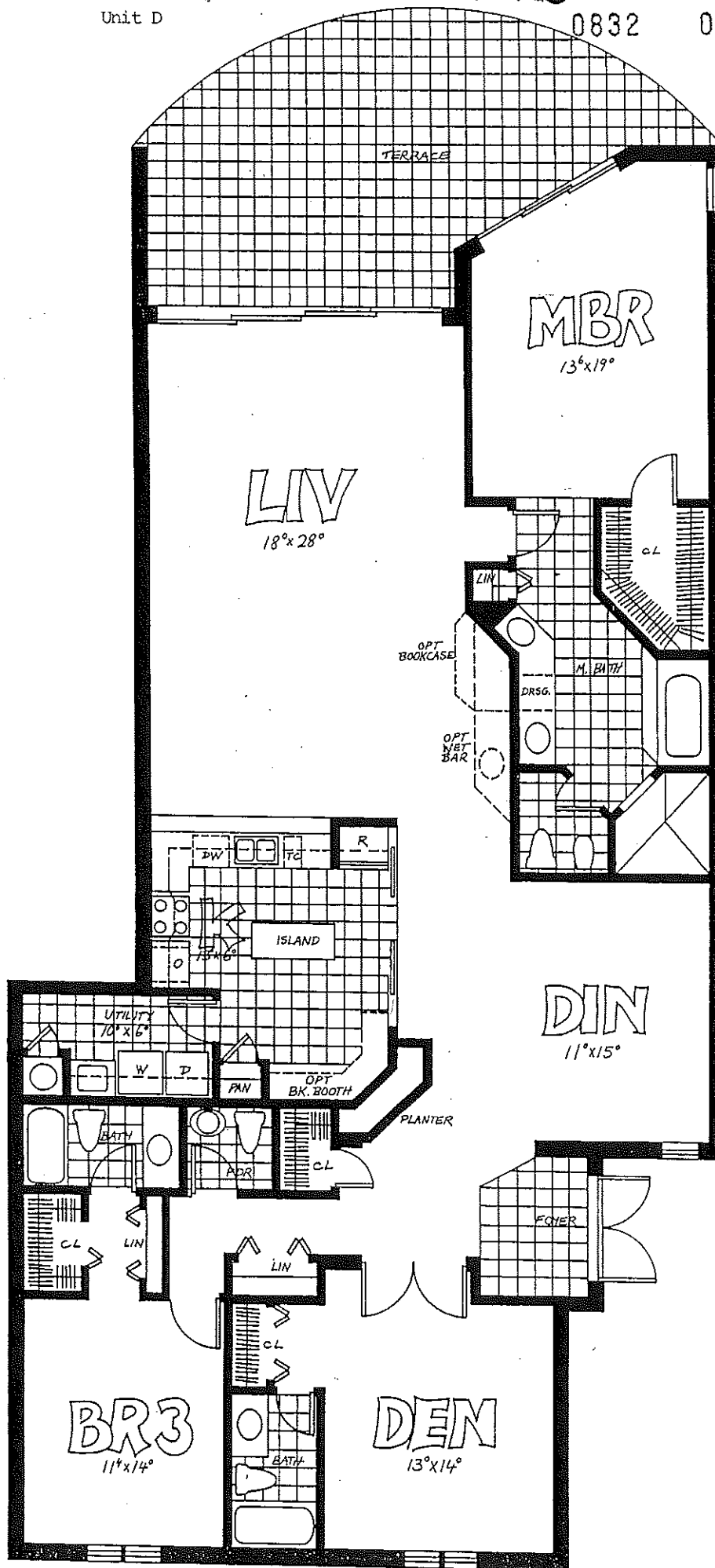


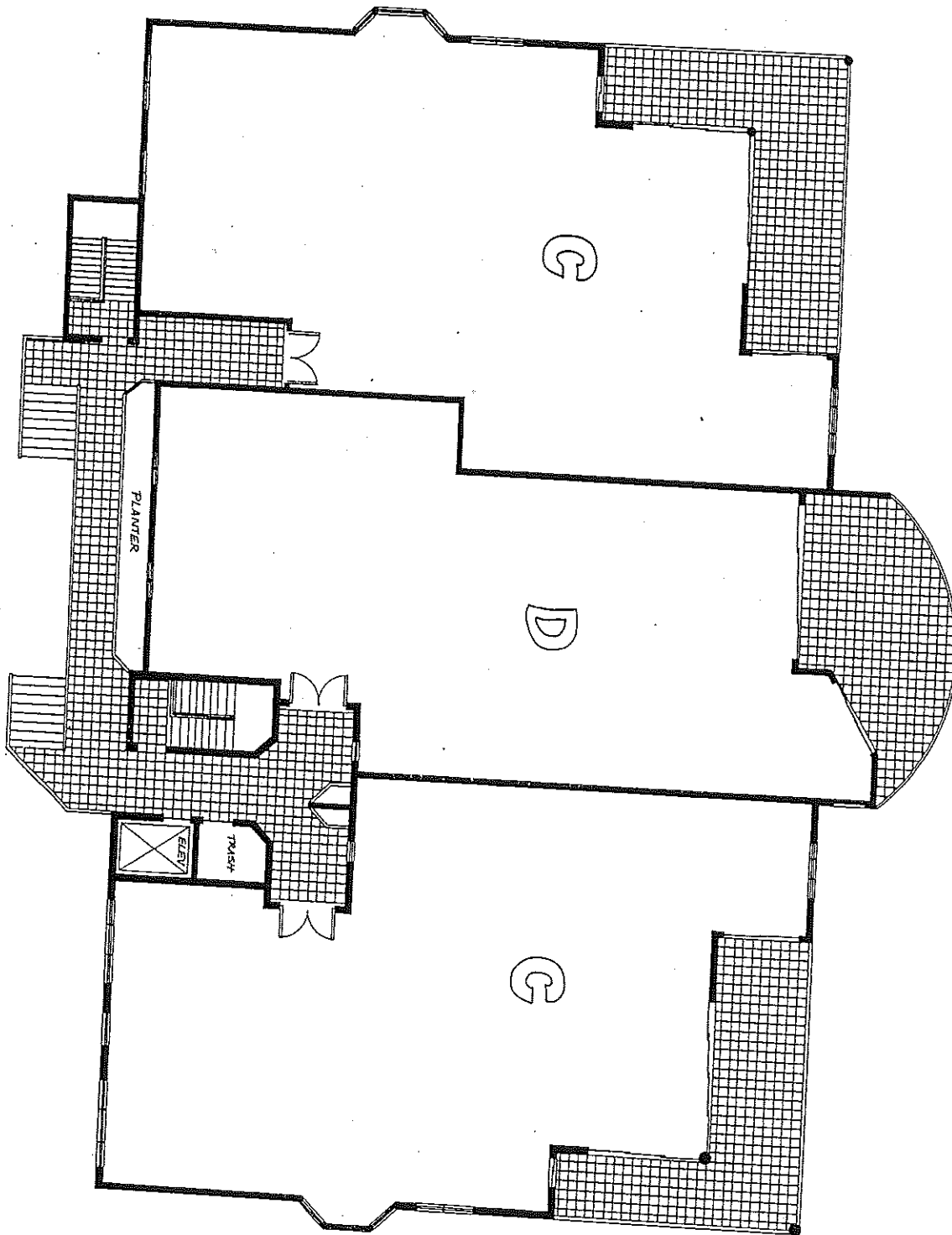
All plans, specifications and information are approximate and subject to change without notice. Developer reserves the right to modify the plan, location and layout of the project.

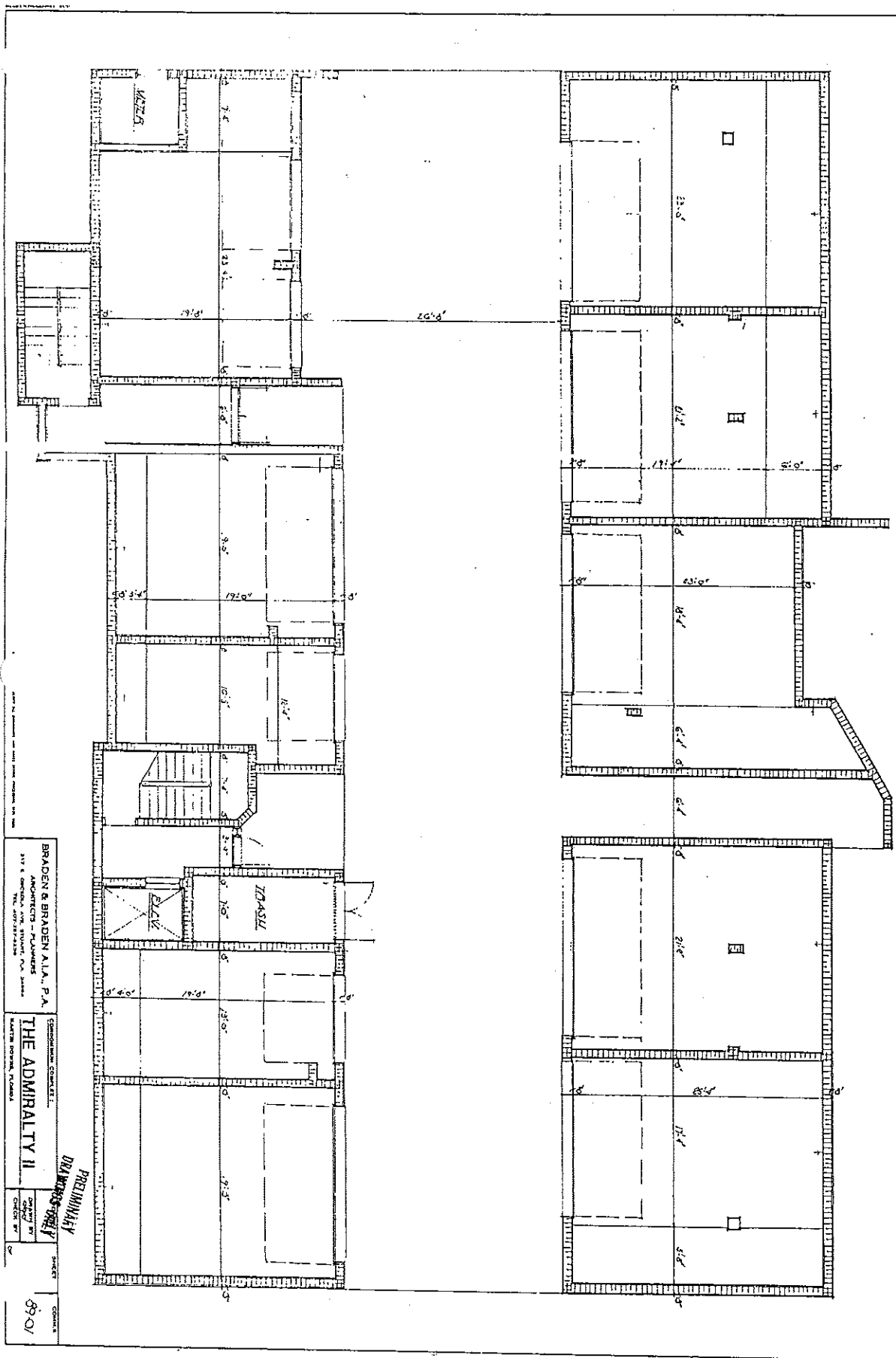


THE  
ADMIRALTY





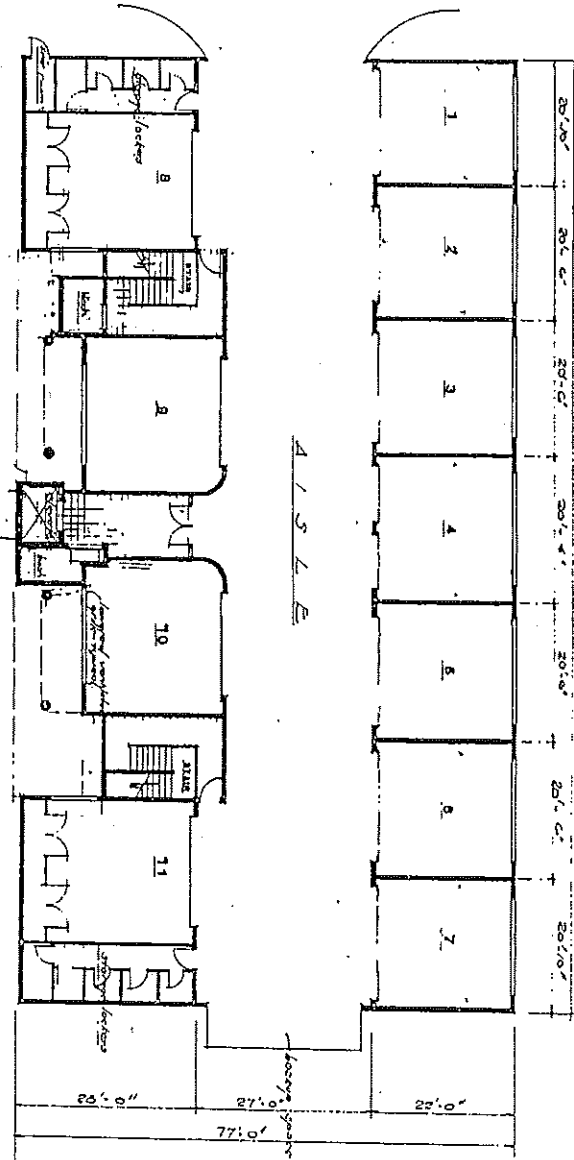




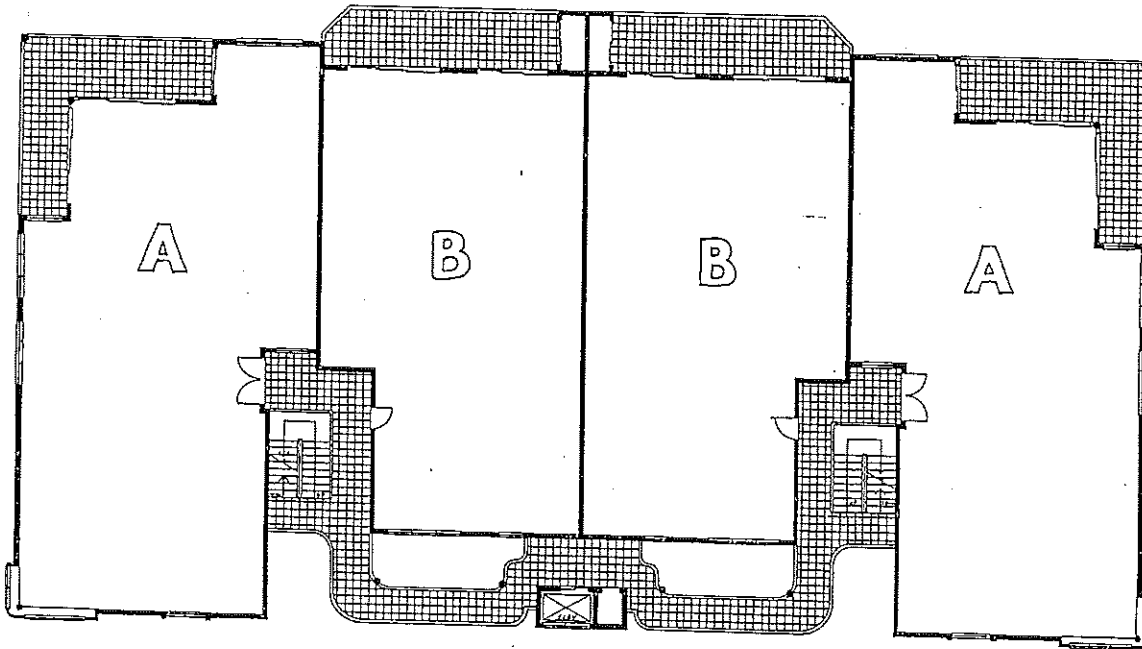


FIRST LEVEL / GARAGE PLAN

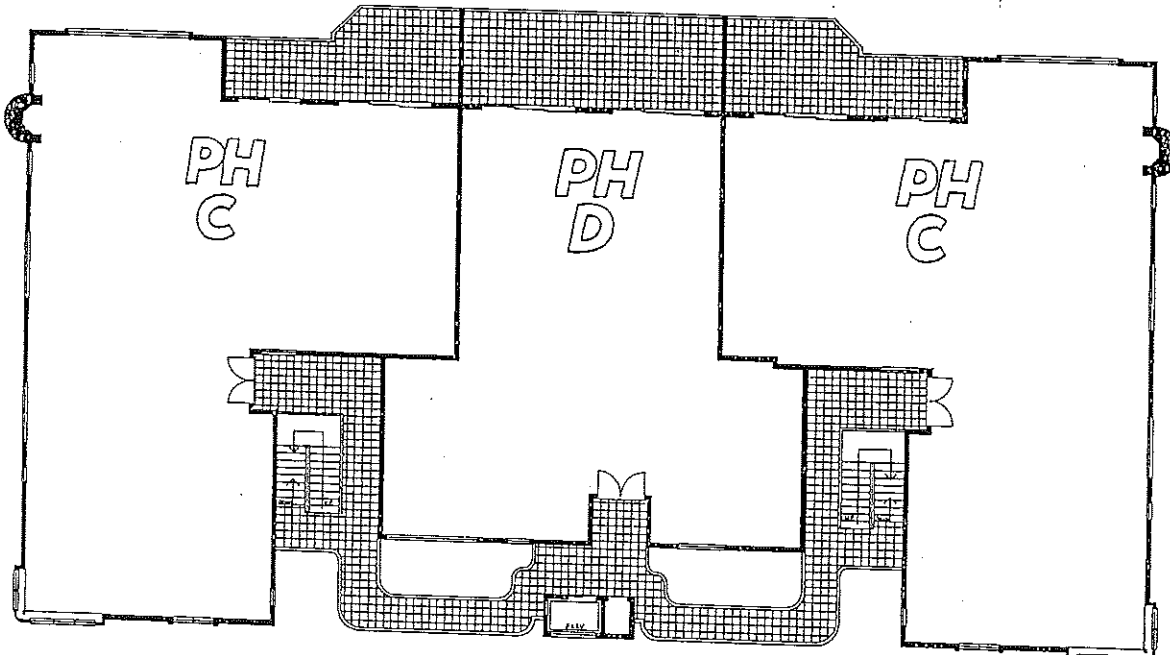
1/8"



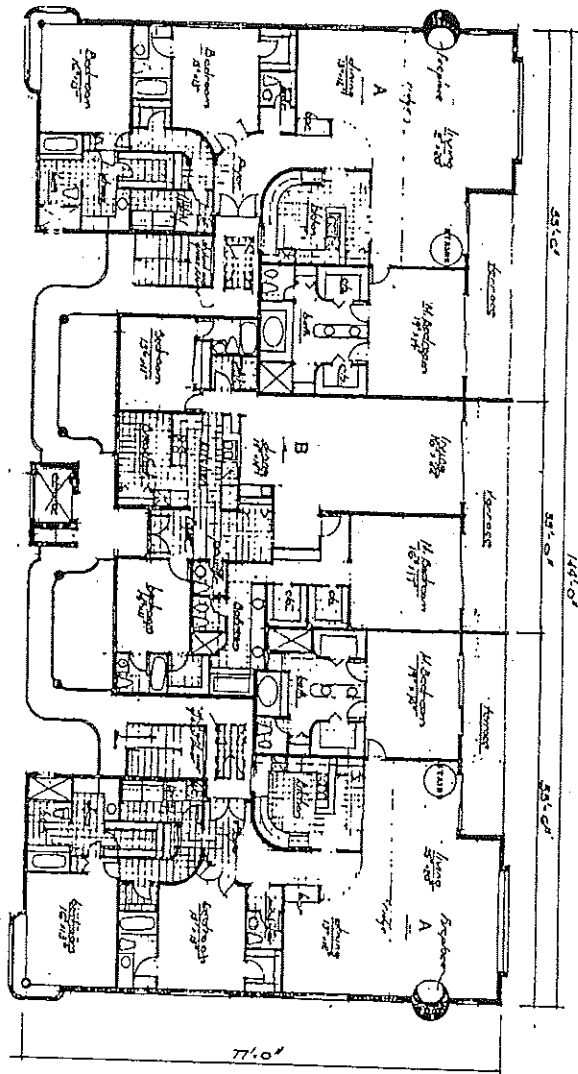
Floors Two & Three



Penthouse Floor



All Dimensions And Specifications Are Approximate  
And Are Subject To Change Without Prior Notice.



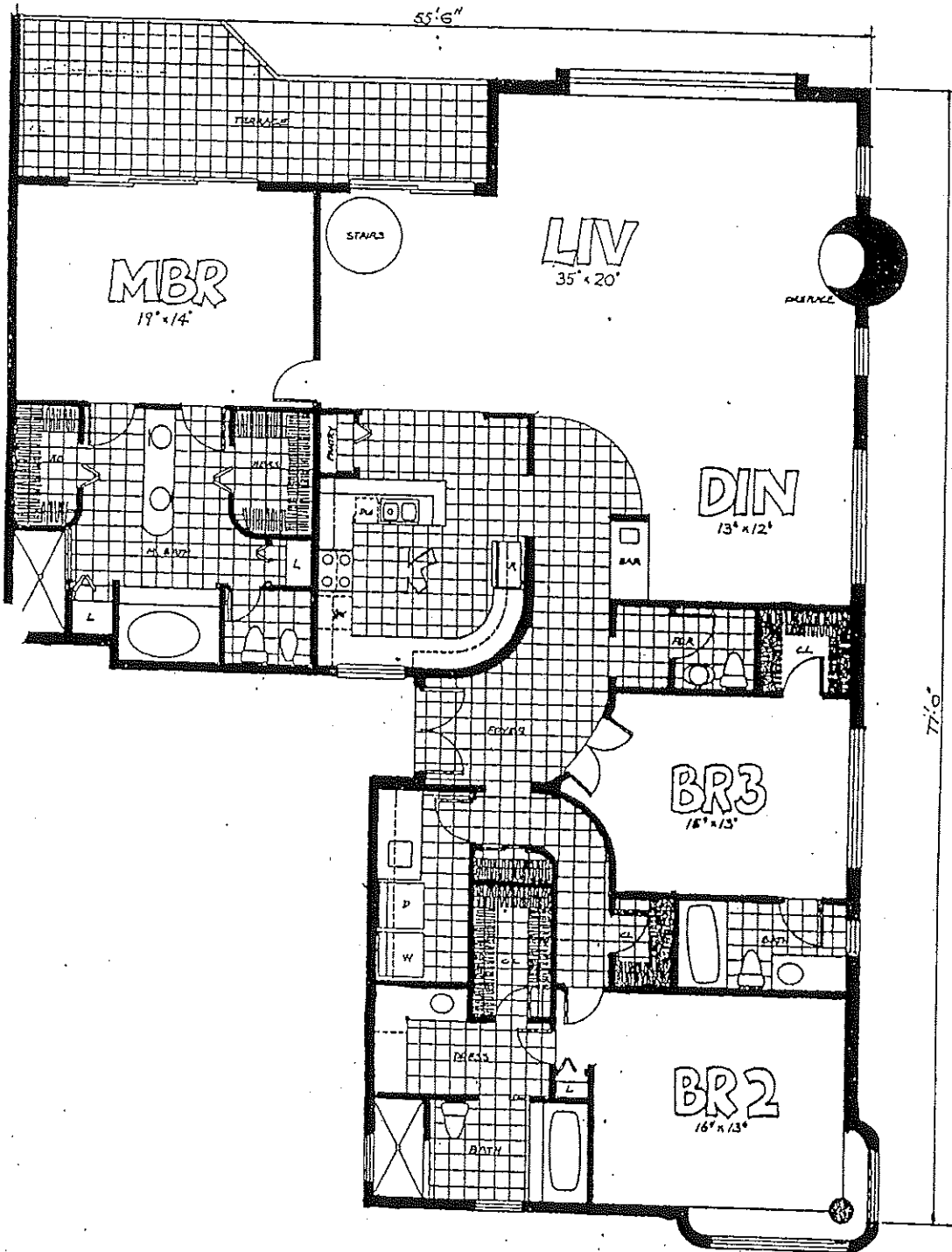
PENTHOUSE PLAN

1/8" = 1'-0"

A:2700

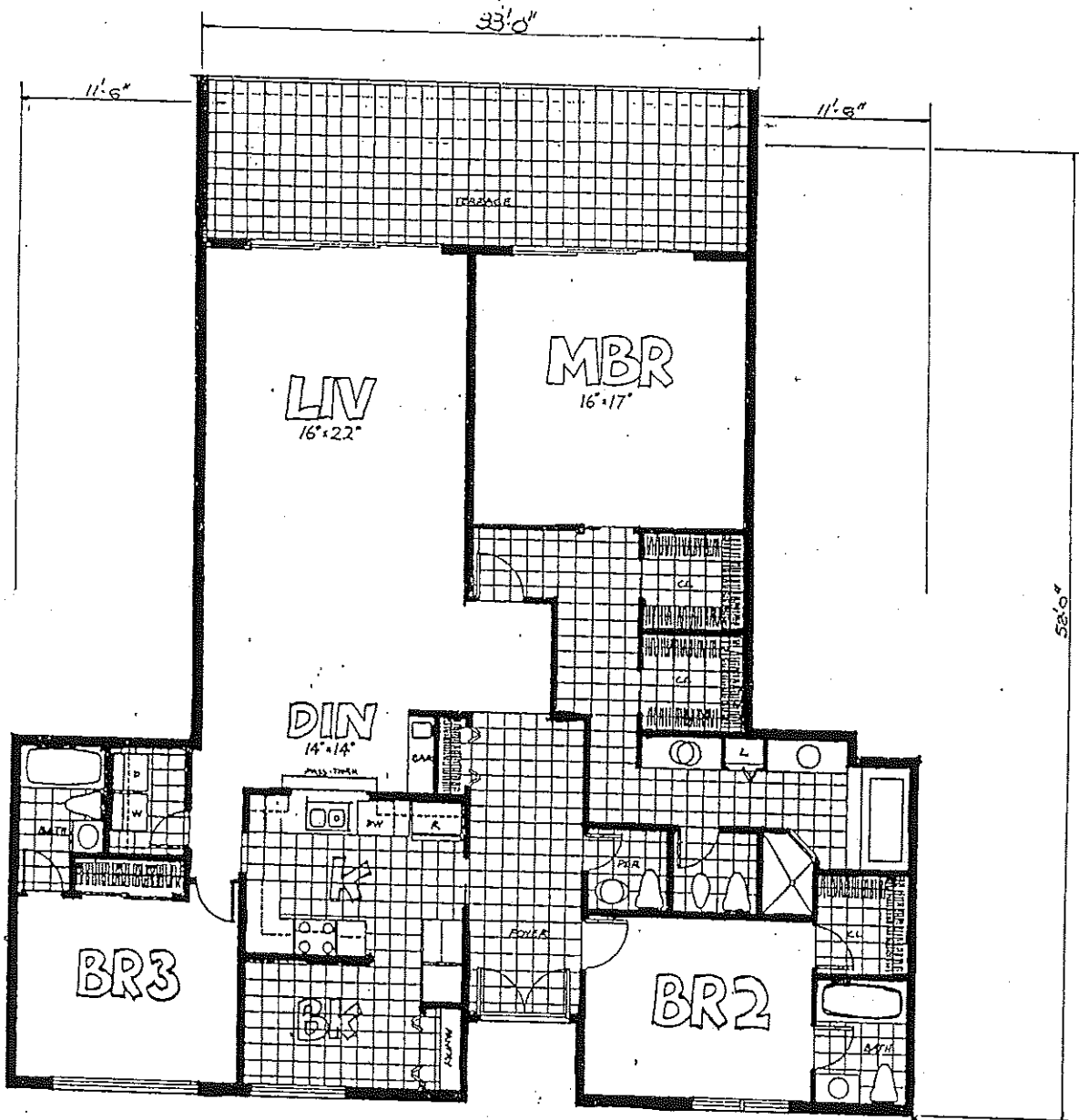
B:2450

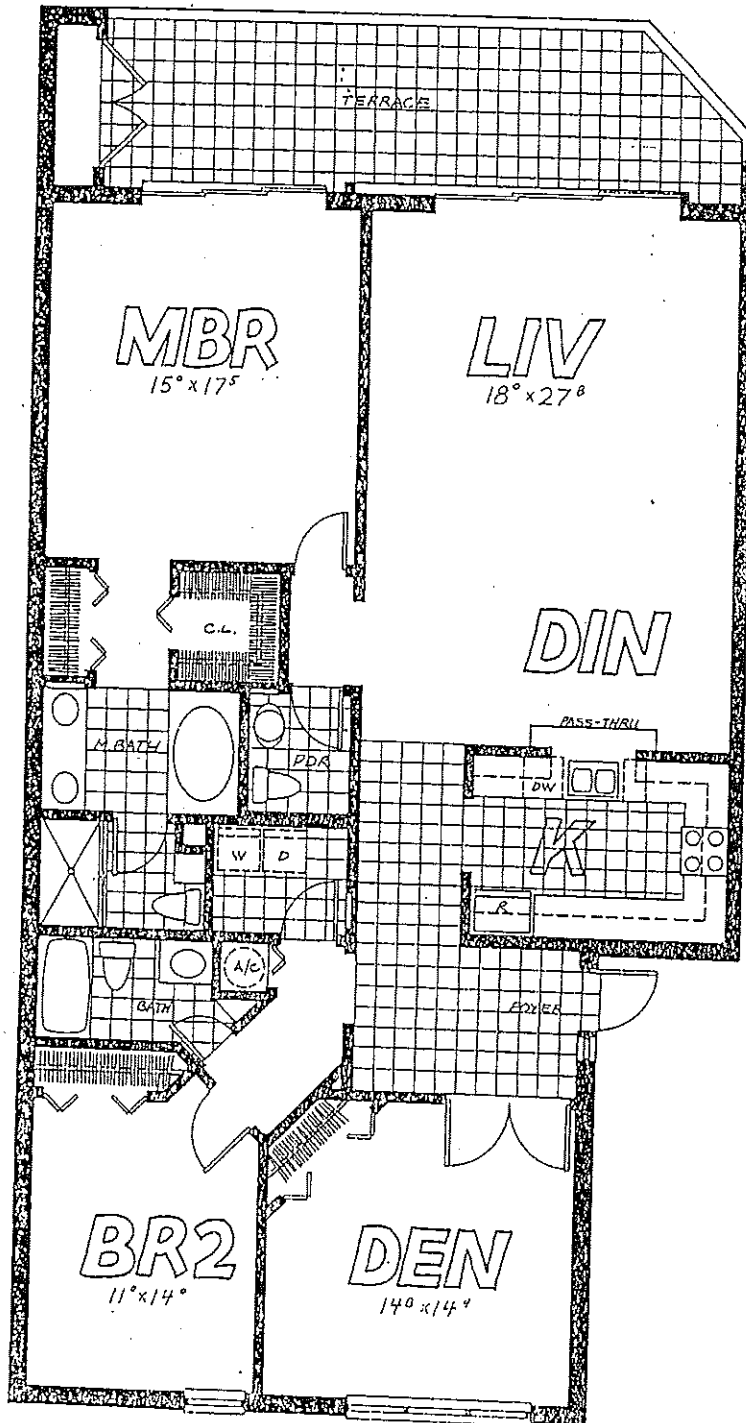
Sheet 10 of 13, Exhibit "1" Buildings 3 and 4  
Penthouse A Unit

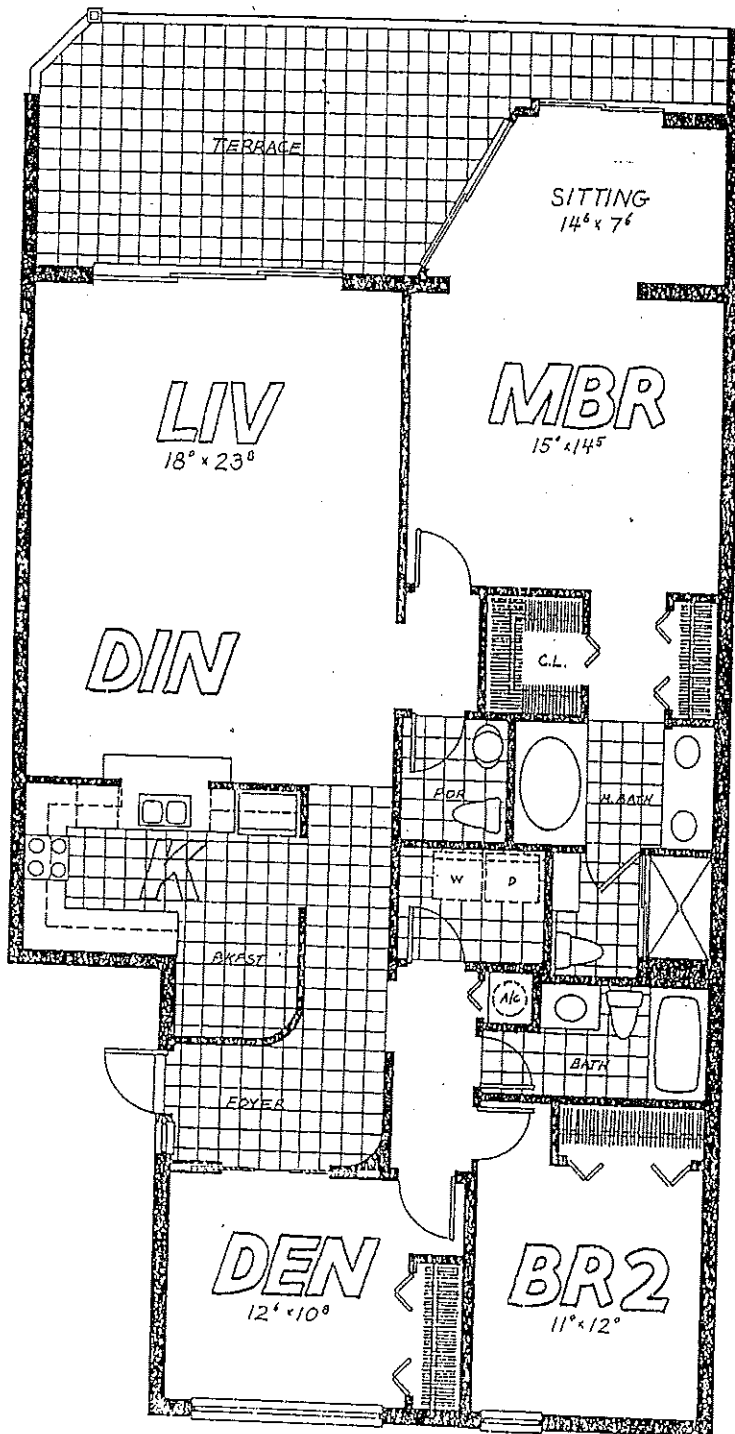


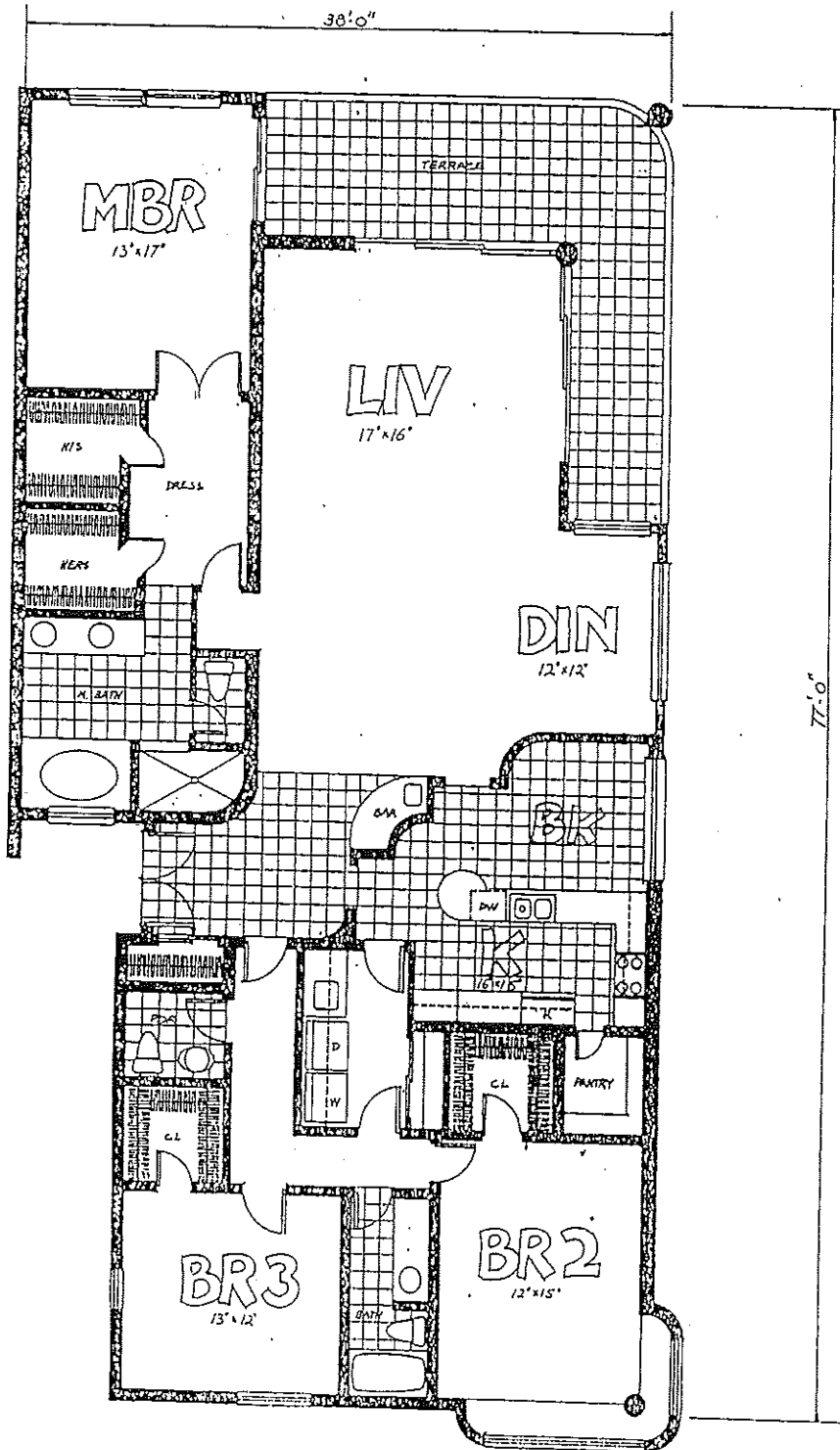
Sheet 11 of 13, Exhibit "1" Buildings 3 and 4

Penthouse B Unit











# CERTIFICATE OF SURVEYOR

Certificate of Surveyor made this 18th day of October, 1989.

I, THOMAS C. VOKOUN, of Stuart, Martin County, Florida, certify as follows:

1. I am a registered land surveyor authorized to practice in the State of Florida.

2. This Certificate is made as to THE ADMIRALTY, A CONDOMINIUM located in Palm City, Martin County, Florida, and in compliance with Section 718,104 (4)(e).

3. The construction of the improvements described in the following exhibits to the Declaration of Condominium, to wit:

Exhibit No. Title

1 Legal Description of Real Property Submitted to Condominium Ownership and Survey of Lands (1 page)

2 Site Plan

7 Building 3, First Floor Garage Plan

8 Building 3, Second Floor, Third Floor, and Penthouse

9 Building 3, Penthouse Plan Floor Plans

10 Building 3, Penthouse A

11 Building 3, Penthouse B

13 Building 3, Unit B

13A Building 3, Unit A

is substantially complete so that such material, together with the provisions of the Declaration of Condominium describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements, limited common elements and of each unit can be determined from these materials.

*Thomas C. Vokoun*  
 Thomas C. Vokoun  
 Registered Land Surveyor  
 Certificate No. 4382  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYORS

## EXHIBIT "2"

## TO THE DECLARATION OF CONDOMINIUM

OF

## THE ADMIRALTY CONDOMINIUM

(Percentage for Each Unit)

The percentage of ownership of the common elements and the share of common expenses for each unit are as follows:

<u>UNIT</u>	<u>Percentage</u>
101	2.2595
102	2.0121
103	2.2348
104	2.2595
105	2.0121
106	2.2348
107	2.2595
108	2.0121
109	2.2348
201	2.2595
202	2.0121
203	2.2348
204	2.2595
205	2.0121
206	2.2348
207	2.2595
208	2.0121
209	2.2348
301	1.9132
302	1.5183
303	1.5183
304	1.9132
305	1.9132
306	1.5183
307	1.5183
308	1.9132
309	2.4162
310	1.9989
311	2.4533
401	1.9132
402	1.5817
403	1.5817
404	1.9132
405	1.9132
406	1.5817
407	1.5817
408	1.9132
409	2.4162
410	1.9989
411	2.4533

501	2.2595
502	2.0121
503	2.2348
504	2.2595
505	2.0121
506	2.2348
507	2.2595
508	2.0121
509	2.2348

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TOTAL	100.00%
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