

# **CAMP-A-WYLE**

## **LAKE RESORT**

## **CONDOMINIUM**

2996 U.S. 19 NORTH  
BROOKSVILLE, FLORIDA 33512  
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**PROSPECTUS**  
**OFFERING CIRCULAR**

**CAMP-A-WYLE R V RESORT CONDOMINIUM**  
**a Condominium**

**THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN ACQUIRING A CONDOMINIUM UNIT.**

**THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS AND SALES MATERIALS.**

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.**

### CAVEATS

**ALL UNITS WITHIN THIS CONDOMINIUM ARE SOLD ON A FEE SIMPLE BASIS WITH NO RECREATIONAL OR OTHER LEASES.**

**THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD. (Reference is made to the Articles of Incorporation of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC. more particularly Article VII thereof.**

**THE SALE, LEASE OR TRANSFER OF YOUR UNIT IS RESTRICTED OR CONTROLLED (These restrictions or controls are set forth in detail in Article 11. of the Declaration of Condominium entitled "CONVEYANCES". In addition, Article 22. of the Declaration of Condominium excludes the Developer from these restrictions and controls as to units owned by it.)**

The costs of maintaining the sewer and water facilities and trash pickup will be a maintenance expense. Electricity is furnished to the project on a master meter and in turn metered to each individual unit. Each unit owner will pay for his individual usage. This payment must, by law, be no more than the actual cost to the Association. Electricity for the common areas will be included in the regular maintenance budget. Drainage will be over the normal contour of the project and will flow into natural on-site lakes.

13. Common Expenses: Common expenses and ownership of the common elements has been apportioned on a prorata basis, without reference to the size or location of the individual units.

14. Phase Project: It is contemplated that the condominium will be developed in three phases. The locations of the phases are set forth on the property plat.

Phase One has been completed and contains 204 units.

Phase Two will be completed on or before October 1, 1983, and will contain 65 units.

Phase Three will be completed on or before October 1, 1984, and will contain 35 units.

The percentage of ownership of the common elements and the apportionment of common expenses by each unit in the condominium as each phase is completed shall be as follows:

Phase I only	1/204
Phases I and II	1/269
Phases I, II and III	1/304

The units in Phases II and III will be comparable in size and configuration to those in Phase I. No additional recreational facilities will be built as provided with the development of Phases II and III.

**PROSPECTUS**  
**OFFERING CIRCULAR**

**CAMP-A-WYLE R V RESORT CONDOMINIUM**

The information contained in this Offering Circular is provided by SEACOAST LEASING COMPANY, a Florida corporation, Developer of CAMP-A-WYLE R V RESORT CONDOMINIUM, a Condominium in accordance with the requirements of Chapter 718, Florida Condominium Law. The term Developer when used in this Offering Circular shall refer to SEACOAST LEASING COMPANY.

1. The Name and Location of Condominium: The name of the condominium CAMP-A-WYLE R V RESORT CONDOMINIUM. The address of the condominium is 2990 U.S. Highway No. 19 North, Brooksville, Florida 33512.

2. Description of Condominium: CAMP-A-WYLE R V RESORT CONDOMINIUM will be developed as a 304 unit project. Phase II and Phase III may be submitted to condominium form of ownership.

This is a land condominium with the units constituting individual parcels of real property in the shape of a parallelogram approximately as shown in Exhibit "A" of Declaration of Condominium as "Description Phase I". Phase I consists of 204 condominium units.

3. Recreational Facilities: The recreation areas and facilities to be common areas include:

(a) Lakefront promenade approximately 200 feet in width for access to the lake for fishing and boating together with pier approximately 70 feet in length.

(b) A 5,300 square foot clubhouse located in the central recreational area containing fully equipped kitchen and snack bar; a fully equipped game room, card room with tables and chairs; central room with tables and chairs to accommodate 265 persons; hobby room with movie projector.

(c) Large Lshaped pool with surrounding patio area with twenty (20) chaise lounges, ten (10) tables and forty (40) chairs.

(d) 30 x 40 foot covered pavilion with barbeque pits.

(e) Fully lighted puttputt golf course.

(f) One (1) volley ball court and one (1) tennis court.

(g) Six (6) lighted shuffleboard courts and three (3) horseshoe pits.

(h) Two (2) complete bath, shower and laundry facilities. Each facility contains six (6) coin operated washers and six (6) coin operated dryers.

4. Swimming Pool: The swimming pool is located near the center of the recreation area, adjacent to the clubhouse. The pool is "L" shaped and contains approximately 2,500 square feet and ranges in depth from three (3) feet to nine (9) feet. The pool is not heated.

5. Developer's Marketing Perogatives: The Developer's plans for the marketing of condominium units contemplates the sale of all units in the condominium. During the sales period and so long as any units within the condominium remain unsold, the Developer has reserved the right to sell, lease or rent condominium units to purchasers or tenants approved by the Developer without the approval of the Condominium Association.

6. Management: Maintenance of the common areas of the condominium will be initially by Developer. Thereafter, It will be responsibility of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit incorporated under laws of State of Florida. Membership in this association is automatically conferred upon the owner of a condominium unit in CAMP-A-WYLE R V RESORT CONDOMINIUM upon the acquisition of a fee simple title (or in the case of the Developer, upon the filing of a Declaration subjecting a portion or portions of the property to condominium, of any unit within the condominium by the filing of record therefor a deed in the office of the Clerk of the Circuit Court in and for Hernando County, Florida evidencing such ownership.

The owner of each individual unit within the condominium shall pay to CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC. a quarterly maintenance charge for each such unit as set forth in Article 7. (e) of Condominium Purchase Agreement and noted in Estimated Operating Budget as attributable to a particular condominium unit. Excluded from said maintenance are the following:

(a) Real estate taxes with respect to condominium property or any portion of it, whether or not assessed against the individual unit owners or the entire condominium property or the Developer such real estate taxes shall be prorated and distributed among the condominium units owned or retained by them in the manner provided for in the Declaration of Condominium; and/or

(b) Any prepaid insurance premiums for fire, casualty, public liability insurance for the benefit of the Condominium Association or its unit owners.

7 (a). There are presently no restrictions on the occupancy of the units by children and no restrictions on the keeping of household pets on the units.

REC 805 (A)

DECLARATION OF CONDOMINIUM

OF

CAMP-A-WYLE RV RESORT CONDOMINIUM

THIS INSTRUMENT PREPARED BY,  
L. M. TAYLOR  
P.O. BOX 14577  
NORTH PALM BEACH, FLA. 83408

SEACOAST LEASING COMPANY, a Florida corporation herein called "Developer" on behalf of itself, its successors, grantees and assigns and their heirs, successors and assigns hereby make this Declaration of Condominium:

1. SUBMISSION TO CONDOMINIUM - The lands located in Hernando County, Florida, owned by Developer and in attached Exhibit "A" as "Description - Phase I" are by this Declaration submitted to the condominium form of ownership.

2. NAME - PLAN OF DEVELOPMENT - Developer proposes to construct a maximum of 304 single-family residential units and associated improvements designated CAMP-A-WYLE RV RESORT CONDOMINIUM. This will be a three (3) phase Condominium per F.S. 718.403 and the parcel of land described in Exhibit "B" as "Description-Phase II" and the parcel described in Exhibit "C" as Description-Phase III" will (or may) be submitted by Amendments to this Declaration to the condominium form of ownership and will become part of this Condominium.

3. NAME - ASSOCIATION - The name of the Condominium Association is CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC. This Association is incorporated as a nonprofit Florida corporation.

4. DEFINITIONS - The terms used herein shall have the meanings stated in the Condominium Act (Florida Statutes, Chapter 718) and as follows unless the context otherwise requires:

4.1 UNIT - A part of the Condominium property which is subject to exclusive ownership.

4.2 UNIT OWNER - The owner of a Condominium parcel.

4.3 UNIT NUMBER - The letter, number of combination thereof which is designated upon the surveyor plans, and which is used as the identification of a unit.

4.4 ASSESSMENT - Means a share of the funds required for the payment of common expenses which from time to time is assessed against the unit owner.

PLEASE RETURN TO:

L. M. TAYLOR, LAWYER

P.O. BOX 14577

NORTH PALM BEACH, FLA. 33408

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L. M. TAYLOR, LAWYERS

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**8. Schedule of estimated closing expenses to be paid by Purchaser at closing for unit.** The cost of recording deed is \$9.00.

An Owner's Title Insurance Policy will be provided each Purchaser at the expense of Developer.

The above schedule does not include expense which may be incurred by the Purchaser in securing financing for the purchase of the unit. In the event the Purchaser anticipates obtaining a mortgage, he should request a statement of expenses from any proposed lender at the time application for financing is made. Mortgagee Title Insurance policy will be provided by the Developer at Purchaser's expense in the amount of the mortgage.

**9. THE SALE, LEASE OR TRANSFER OF YOUR UNIT IS RESTRICTED OR CONTROLLED** (These restrictions or controls are set forth in detail in Article 11. of the Declaration of Condominium entitled "CONVEYANCES". In addition, Article 22. of the Declaration of Condominium excludes the Developer from these restrictions and controls as to units owned by it.)

**10. THE DEVELOPER HAS THE RIGHT TO RETAIN CONTROL OF THE ASSOCIATION AFTER A MAJORITY OF THE UNITS HAVE BEEN SOLD.** (Reference is made to the Articles of Incorporation of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC. more particularly Article VIII thereof.

**11. The Developer is a Florida corporation with the principal office at 630 North Federal Highway, North Palm Beach, Florida 33408. The sole activity of the corporation at the present time is the development of CAMP-A-WYLE R. V. RESORT CONDOMINIUM. Directors of the corporation are: Woodrow S. Safrit and James Tuning, P.O.Box 14577, North Palm Beach, Florida 33408. Mr. Safrit serves as President of the corporation and Mr. Tuning is Vice President and Secretary Treasurer. Mr. Tuning is the chief operating officer and has charge of the on-site operation of the project.**

Mr. Safrit has been a resident of Florida for twenty (20) years and a licensed Real Estate Broker since 1974. Mr. Safrit has considerable experience in real estate development including Bay Colony of Stuart and Gregor Woods, also in Stuart, Florida. These projects are exclusive residential subdivisions. Mr. Safrit recently developed Coppola Villas in Jupiter, Florida. This project consists of the construction and sale of townhouse units.

Mr. Tuning is the chief operating officer for the project. Mr. Tuning has been in the construction business in Palm Beach-Martin County area for the past ten (10) years. Mr. Tuning was project manager for The Pines of Jupiter Condominium project in 1978-1979. From August, 1980, to August, 1981, Mr. Tuning was project manager for Bella Vista Condominium, a 136 unit project in Jupiter, Florida.

**12. Utilities:** Water is furnished through on-site facilities which will be common elements. Sewerage is handled by an on-site facility which will also be operated as a common element. Trash and garbage removal will be handled by Developer's personnel and equipment. This will become a function of the Association and the necessary equipment will be turned over to the Association.

4.5 ASSOCIATION - The corporation responsible for the operation of the Condominium.

4.6 BOARD OF ADMINISTRATION - Means the Board of Directors responsible for administration of the Association.

4.7 COMMON ELEMENTS - The portions of the Condominium property not included in the units as defined in Florida Statute 718.108, including:

4.8 The land.

4.9 All parts of the improvements which are not included within the units.

4.10 Easements.

4.11 Installations for the furnishing of services to more than one unit or to the common elements, such as electricity, gas, water and sewer.

4.12 LIMITED COMMON ELEMENTS - Means and includes those portions of the common elements which are reserved for the use of a certain unit or units to the exclusion of other units.

4.13 COMMON EXPENSES - All expenses and assessments properly incurred by the Association for the Condominium.

4.14 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.

4.15 PERSON - Means an individual, corporation, trustee, or other legal entity capable of holding title to real property.

4.16 SINGULAR, PLURAL, GENDER - Whenever the context so permits, the use of the plural shall include the singular, the singular the plural, and use of any gender shall be deemed to include all genders.

4.17 CONDOMINIUM DOCUMENTS - Means the Declaration and its attached exhibits, which set forth the nature of the property rights in the Condominium and the covenants running with the land which govern these rights. All the Condominium documents shall be subject to the provisions of the Declaration.

4.18 CONDOMINIUM PARCEL - Means a unit together with the undivided share in the common elements which is appurtenant to the unit.

4.19 CONDOMINIUM PROPERTY - Means the lands and personal property subject to Condominium ownership, whether or not contiguous and all improvements thereon and all easements and rights appurtenant thereto.

4.20 OPERATION - Means and includes the administration and management of the Condominium property.

5. UNITS SHALL BE CONSTITUTED AS FOLLOWS:

5.1 REAL PROPERTY - Each unit, which is a parcel of land in the shape of a parallelogram shall for all purposes, constitute a separate parcel of real property, which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other parcel of real property, independently of all other parts of the property, subject only to the provisions of this Declaration and applicable laws.

5.2 BOUNDARIES - Since the unit has been defined as land, the only boundary each unit shall be is its perimeter boundary as shown on Exhibit "D" the Plot Plan.

5.3 EXCLUSIVE USE - Each unit owner shall have the exclusive use of his unit.

5.4 APPURTENANCES - The ownership of each unit shall include, and there shall pass as appurtenances thereto whether or not separately described, all of the right, title and interest of a unit owner in the Conominium property which shall include but not be limited to:

5.5 COMMON ELEMENTS - An undivided share of the common elements as defined in Chapter 718.108, Florida Statutes.

5.6 EASEMENT TO AIR SPACE - An exclusive easement for the use of the air space above the unit to a height of twelve (12) feet.

5.7 EASEMENTS - The following non-exclusive easements from the Developer to each unit owner, to the Association and its employees, agents and hired contractors, to utility companies, unit owners' families in residence, guests, invitees and to governmental and emergency services are hereby granted and created:

5.8 INGRESS AND EGRESS - Easements over the common areas for ingress and egress, to units and public ways.

5.9 MAINTENANCE, REPAIR AND REPLACEMENT - Easements through the units and common elements for maintenance, repair and replacements. Such access is to be only during reasonable hours except that access may be had at any time in case of emergency.

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5.10 UTILITIES - Easements through the common areas and units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of services to other units and the common elements.

5.11 PUBLIC SERVICES - Access to the property and to the units for emergency, regulatory, law enforcement and other public services in the lawful performance of their duties.

5.12 MAINTENANCE - The responsibility for the maintenance of a unit shall be as follows:

5.13 BY THE ASSOCIATION - The Association shall maintain, repair, and replace at the Association's expense:

5.14 Wiring, piping, ductwork and other mechanical or electrical or other installations or equipment serving the common areas or more than one unit.

5.15 Provided that if the maintenance and repair and replacement of any of the above shall be made necessary because of the negligence, act or omission of a unit owner, his family, lessees, invitees and guests, in that event the unit owner; and the cost shall be secured as an assessment.

5.16 All incidental damage caused to a unit by work done or ordered by the Association shall be promptly repaired by and at the expense of the Association.

5.17 BY THE UNIT OWNER - The responsibility of the unit owner shall be as follows:

5.18 To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association. The unit owner's responsibility specifically includes wiring, piping, serving only the particular unit, sod, ramp and patio.

5.19 ALTERATION AND IMPROVEMENT - No owner shall make any alterations in the portions of the improvements which are to be maintained by the Association or remove any portion thereof or make any additions thereto or impair any easements.

5.20 COMMON ELEMENTS - The common elements shall be owned by the unit owners in such undivided shares as are set forth in Exhibit "E".

5.21 No action for partition of the common elements shall lie.

5.22 The maintenance and operation of the common elements

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shall be the responsibility of the Association which shall not, however, prohibit management contracts.

5.23 Each unit owner and the Association shall be entitled to use the common elements in accordance with the purposes they are intended, but no such use shall hinder or encroach upon the lawful rights of owners of other units.

5.24 Enlargement or material alteration of or substantial additions to the common elements may be effectuated only by amendment to the Declaration.

6. FISCAL MANAGEMENT - The fiscal management of the Condominium, including budget, fiscal year, assessments, lien for and collection of assessments, and accounts shall be as set forth in the Bylaws.

7. ASSOCIATION - The administration of the Condominium by the Board of Directors and its power and duties shall be as set forth in the Bylaws.

8. INSURANCE - The insurance which shall be carried upon the property shall be governed by the following provisions:

8.1 ASSOCIATION TO PURCHASE - All insurance policies except those insuring an individual unit owner separately (see 8.2) shall be purchased by the Association.

8.2 UNIT OWNERS - Each unit owner may obtain insurance at his own expense, affording coverage upon his personal property and for his personal liability, for owner or mortgagee title insurance, and as the owner may desire.

8.3 COVERAGE - CASUALTY - The common buildings and all other insurable improvements upon the land and all personal property owned by the Association (but excluding personal property, additions and/or alterations installed by the owners) shall be insured in an amount equal to the current insurable replacement value thereof (exclusive of excavation and foundations) as determined from time to time to account for inflation. Such coverage shall afford protection against:

8.4 LOSS OR DAMAGE BY FIRE, WINDSTORM and other hazards covered by the standard extended coverage endorsement.

8.5 SUCH OTHER RISKS as from time to time customarily shall be covered with respect to buildings similar in construction, location and use as the buildings, including but not limited to flood insurance, vandalism and malicious mischief, if available.

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8.6 PUBLIC LIABILITY AND PROPERTY DAMAGE in such amounts and in such forms necessary to adequately protect the Association.

8.7 WORKERS COMPENSATION AND UNEMPLOYMENT COMPENSATION to meet the requirement of law.

8.8 PREMIUMS - Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged as common expenses.

8.9 ALL INSURANCE POLICIES PURCHASED by the Association shall be for the benefit of the Association and the unit owners and their mortgagees as their respective interests may appear and shall provide that all proceeds payable as a result of casualty losses in excess of \$10,000.00 shall be paid to any bank in Florida with trust powers as may be approved by the Association. Such bank is herein referred to as the Insurance Trustee. The Insurance Trustee shall not be liable for payment of premiums nor for the renewal of the policies, nor for the sufficiency of coverage, nor for the form or contents of the policies, nor the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and to hold and disburse them as provided in Paragraph 9, next following.

9. RECONSTRUCTION OR REPAIR OF CASUALTY DAMAGE: If any part of the common elements shall be damaged or destroyed by casualty, the same shall be repaired or replaced.

9.1 ANY SUCH RECONSTRUCTION OR REPAIR shall be substantially in accordance with the as-built plans and specifications.

9.2 CERTIFICATE - The Insurance Trustee may rely upon a Certificate of the Association certifying as to whether or not the damaged property is to be reconstructed or repaired. The Association, upon request of the Insurance Trustee, shall deliver such certificate as soon as practical.

9.3 ESTIMATE OF COSTS - Immediately after a casualty causing damage to property which the Association under Paragraph 8 has the responsibility to insure, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property insofar as reasonably possible in condition as good as that before the casualty. Such costs may include professional fees and premiums for such bonds as the Board of Directors desires.

9.4 ASSESSMENTS - If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association (including the aforesaid fees and premium, if any) assessment shall be made against the unit owners in the Condominium in sufficient amounts to provide funds to pay the estimated costs. If at any time during reconstruction and repair, such funds are insufficient, special assessment shall be made against the unit

owners in sufficient amounts to provide funds for the payment of such costs.

9.5 CONSTRUCTION FUNDS - The funds for payment of costs of reconstruction and repair after casualty, which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessments against unit owners, shall be disbursed in payment of such costs by the Insurance Trustee and the Association, upon the written request of the Association, signed by an Officer of the Association, and by the Architect or Contractor in charge of the work, who shall be selected by the Association, setting forth that the sum then requested either has been paid by the Association or is justly due to contractors, subcontractors, materialmen, architects, or other persons who have rendered services or furnished materials in connection with the work, giving a brief description of the services and materials and the amounts so paid, or now due.

9.6 SURPLUS - It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds; and, if there is a balance in a construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall become a part of the common surplus.

9.7 INSURANCE ADJUSTMENTS - The Board of Directors has the exclusive right to adjust with insurance companies all losses under policies purchased by the Association.

10. USE RESTRICTIONS - The use of the property of the Condominium shall be in accordance with the Rules and Regulations.

10.1 LAWFUL USE - All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair upon Condominium property shall be the same as the responsibility for the repair and maintenance of the property concerned as expressed earlier in this Declaration.

10.2 INTERPRETATION - In interpreting deeds, mortgages, and plans the existing physical boundaries of the unit shall be conclusively presumed to be its boundaries regardless of variances between boundaries shown on the plans.

10.3 REGULATIONS - Reasonable regulations concerning the use of the Condominium property may be made and amended from time to time by a majority of the voting interests of the Association. Copies of the regulations and amendments shall be posted conspicuously and shall be furnished by the Association to all unit owners. No regulation may discriminate against any group or class of users.

11. CONVEYANCE, DISPOSITION, FINANCING - In order to assure

a community of congenial residents and thus protect the value of the units, the conveyance, disposal and financing of the units by any owner other than the Developer shall be subject to the following provisions:

11.1 NO OWNER OTHER THAN THE DEVELOPER may sell, lease, give or dispose of a unit or any interest therein in any manner without the written approval of the Association except to an institutional lender, provided that this shall not require approval for a unit owner who sells his unit from taking back a purchase money mortgage.

11.2 NO OWNER OTHER THAN THE DEVELOPER MAY MORTGAGE or finance his unit in any manner without the written approval of the Association except to an institutional lender, provided that this shall not require approval for a unit owner who sells his unit from taking back a purchase money mortgage.

11.3 THE APPROVAL OF THE ASSOCIATION SHALL BE obtained as follows:

11.4 WRITTEN NOTICE SHALL BE GIVEN the Association by the owner of his intention to transfer in any fashion or encumber his interest. The notice shall include the name and address of the proposed acquirer and a correct and complete copy of the proposed documents to be executed to effectuate the transaction. The Association may require such other and further information as it deems reasonably necessary, but may impose no charge in excess of actual expenditures reasonably required with a maximum charge of \$50.00.

11.5 IF A SALE, the Association must, within 30 days after receipt of the information required above, either approve the transaction, disapprove for cause, or furnish an alternate purchaser it approved or itself elect to purchase and the owner must sell to such alternate or to the Association upon the same terms set forth in the proposal given the Association, or the owner may withdraw his proposed sale. If the Association fails or refuses within the allotted time to notify the owner of either approval or disapproval, in writing, or if it fails to provide an alternate purchaser or purchase the unit itself then the Association shall conclusively be presumed to have approved the transaction, and the Association shall, upon demand provide a certificate of approval.

11.6 THE SALE SHALL BE CLOSED WITHIN 30 DAYS after an alternate purchaser has been furnished or the Association has elected to purchase.

11.7 RENTAL OF LOTS - The Developer shall have for a period of ninety-nine (99) years from the date of this Declaration the exclusive right, in the absence of use by the Owner or his registered and approved guest, to rent Lots which are a part of the Declaration at scheduled rates promulgated from time to time by the Developer. The Developer shall retain for its services Fifty Percent (50%) of the gross amount of rental collected on any Lot with



the remaining Fifty Percent (50%) reserved for the benefit of the Lot Owner. As partial consideration for the aforesaid, the Developer shall undertake an advertising program to promote the rental of said Lots, both those Lots owned by the Developer and those Lots owned by other Lot Owners. A person cannot qualify as a guest of the Lot Owner if he pays any charge or fee to the Lot Owner, directly or indirectly, for the privilege of occupying the Lot. Any such charge or fee constitutes prohibited rental no matter if the same should be called a "contribution", "voluntary gift", "reimbursement for lot expenses", or the like, and would be in violation of this paragraph. This exclusive right of the Developer to rent Lots which are a part of this Declaration shall be binding on each Lot Owner, his agents, representatives, successors, assigns, servants, and employees and any persons working in concert with him, directly and indirectly, and such exclusive right is a covenant running with the land of each Lot for the term of ninety-nine (99) years. The Association and Lot Owners recognize and hereby specifically agree to the rights granted to the Developer herein, which rights being exclusive in nature essential to the preservation of the integrity of the overall rental program administered by the Developer. The Association and Owners being cognizant of the need for consistent administration and uniform promotion and maintenance of the Developer's image as a leader in the recreation vehicle industry, hereby acknowledge that the right of the Developer set forth in this Paragraph constitutes the essence of the Developer's agreement with the Association as set forth in this Declaration. The Association and Owners further recognize that the intention of this Declaration is to create and maintain a luxury recreation vehicle resort in which there are not permanent or semipermanent structures on Lots and in which the Lots, in the absence of use by the Owner or his designated and approved guest, are to be made available for rental by the Developer as set forth above. This entire paragraph is not subject to amendment in any way whatsoever without the prior consent of the Developer.

11.8 NOTICE OF SUIT - An owner shall give notice to the Association of every suit or other proceedings which may affect the title to his unit, such notice to be given immediately after the owner receives knowledge thereof.

11.9 FAILURE TO COMPLY - With this section concerning proceedings will not affect the validity of any judicial sale.

11.10 JUDICIAL SALES - No judicial sale of a unit nor any interest therein shall be valid unless the sale is a public sale with open bidding.

11.11 UNAUTHORIZED TRANSACTIONS - Any transaction which is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

12. COMPLIANCE AND DEFAULT - Each owner and the Association shall be governed by and shall comply with the terms of the Condominium

Documents as they may be amended from time to time.

12.1 Failure to comply shall be grounds for relief, which relief may include but shall not be limited to an action to recover damages or injunctive relief or both. Actions may be maintained by the Association or by an unit owner.

12.2 In any such proceeding, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney fees as may be awarded by the court.

12.3 In the event of a grievance of an owner against the Board of Directors or a member thereof, prior to the institution of litigation, written notice in detail of the grievance shall be given the Directors and they shall be allowed a period of 20 days in which to resolve the grievance.

12.4 NO WAIVER OF RIGHTS - The failure of the Association or any owner to enforce any covenant, restriction or other provision of the Condominium Documents shall not condone other infractions.

13. AMENDMENTS - Amendments to any of the Condominium Documents shall be in accordance with the following:

13.1 An Amendment may be proposed either by the Board of Directors or by an Owner and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the Bylaws, which notice includes notice of the substance of the proposed amendment. Passage shall be evidenced by a certificate executed with the formalities of a deed signed by the President or Vice President and Secretary of the Association that it has been enacted by the affirmative vote of the required percentage of unit owners, (which vote may be evidenced by written approval of owners not present and the separate written joinder of mortgagees where required; shall include the recording data indentifying the location of the Declaration as originally recorded and which shall become effective when recorded in the public records).

13.2 CORRECTORY AMENDMENT - Whenever it shall appear that there is a defect, error or omission in any of the Condominium Documents amendment of which will not materially adversely affect the property rights of unit owners, a 51% vote of the owners shall be the required percentage, or the procedure set forth in F.S. 718.110(5) may be used.

13.3 REGULAR AMENDMENTS - An amendment which does not change the configuration or size of any Condominium unit in any material fashion, materially alter or modify the appurtenances to such unit, change the proportion of percentage by which the owner of the parcel shares the common expenses and owns the common surplus or materially adversely affects the property rights of owners may be enacted by a 66 2/3% vote.

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**OFF REC 507 PG 1683**

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

13.4 EXTRAORDINARY AMENDMENTS - An amendment which will have the effect of doing any of the things mentioned in 13.3 above shall require the affirmative vote of all the record owners of the affected units and all record owners of liens thereon and in the case of percentages of ownership, the affirmative vote of the owners of all units. This section shall be deemed to include enlargement or material alteration of or substantial additions to the common elements only if the same will have a material adverse effect on the owners' property rights; which shall otherwise be treated as regular amendments. Any vote changing the percentage of ownership of the common elements or sharing the common expenses shall be conducted by secret ballot.

14. TERMINATION - The Condominium shall be terminated if at all, in the following manner:

14.1 By the agreement of all of the owners which agreement shall be evidenced by an instrument or instruments executed in the manner required for conveyance of land. The termination shall become effective when such agreement has been recorded in the public records.

14.2 SHARES OF UNIT OWNERS AFTER TERMINATION - After termination of the Condominium, the owners shall own the property as tenants in common in undivided shares and the holders of mortgages and liens against the unit or units formerly owned by such owners shall have mortgages and liens upon the respective undivided shares of the owners. Such undivided shares of the owners shall be as set forth in Exhibit "F". All funds of the Condominium held by the Association except for the reasonably necessary expenses of winding up shall be disbursed to the unit owners in the shares set forth in Exhibit "G". The costs incurred by the Association in connection with a termination shall be a common expense.

15. PROVISIONS PERTAINING TO THE DEVELOPER - so long as the Developer holds more than one unit for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer.

15.1 Assessment of the Developer as a unit owner for capital improvements.

15.2 Any action by the Association that would be detrimental to the sale of units or the completion of the project by the Developer including such use of unsold units and common areas as may facilitate completion and/or sale, maintenance of a sales office, showing the property and display of signs.

16. RIGHTS OF MORTGAGEES - Where the mortgagee of a first mortgage of record obtains title to a unit by foreclosure, or by deed in lieu of foreclosure, such mortgagee and its successors and assigns shall not be liable for such unit's assessments or share of the common expenses which become

due prior to acquisition of title unless it is secured by a claim of lien for assessments recorded prior to the recordation of the mortgage.

Also, such mortgagee may occupy, sell or otherwise dispose of such unit without the approval of the Association.

17. ENFORCEMENT OF ASSESSMENT LIENS - Liens for assessments may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of mortgage on real property. During his occupancy, the foreclosed owner shall be required to pay a reasonable rental and the Association shall be entitled to the appointment of a receiver to collect the same, and the Association shall have all the powers provided in F.S. 718.116, and shall be entitled to receive interest at eighteen (18) percent per annum on unpaid assessments and reasonable attorney's fees incident to the collection of such assessment or enforcement of such lien, with or without suit.

18. MEMBERS - The qualification of members, the manner of their admission and voting by members shall be as follows:

18.1 ALL OWNERS OF UNITS in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership.

18.2 MEMBERSHIP IN THE ASSOCIATION shall be established by the recording in the Public Records of Hernando County, Florida, a deed or other instrument establishing a change of record title to a unit in the Condominium; the new owner thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated. Provided, however, that the change of ownership and occupancy of the new owner must have been in compliance with this Declaration and the Association need not recognize membership or ownership in any person until its requirements have been complied with.

19. COMMON EXPENSES AND COMMON SURPLUS - The percentage of sharing common expenses and the percentage of ownership of common surplus are shown on Exhibit "H" to this Declaration.

20. SEVERABILITY - If any provision of this Declaration or the exhibits thereto, as now constituted or as later amended, or any section, sentence, clause, phrase or word, or the application thereof in any circumstances is held invalid, the validity of the remainder and the application of any such provision, section, sentence, clause, phrase or word in other circumstances shall not be affected thereby.

21. VOTING - Each unit shall have one full indivisible vote in all matters.

22. UNTIL THE COMPLETION OF THE CONTEMPLATED IMPROVEMENTS to the Condominium property, and closing of all unit sales, the Developer specifically reserves the right, without the joinder of any person, to make such changes in the Declaration and its attachments or in the plan of development, as may be required by any lender, governmental authority or as may be, in its judgment, necessary or desirable. This paragraph shall take precedence over any other provision of the Declaration or its attachment.

23. PHASING - The Condominium will be developed in three (3) phases on three (3) parcels of land. The legal descriptions of these parcels are contained in Exhibit "I" to the Declaration.

23.1 The number of the units to be included in each phase and the contemplated completion date of each phase is as follows:

Phase I - 204 units - is presently completed

Phase II - 65 units - will be completed on or before October 1, 1983

Phase III - 35 units - will be completed on or before October 1, 1984

23.2 The percentage ownership of each unit in the Condominium as each Phase is added shall be as follows:

Phase I only - 1/204

Phase I and II together - 1/269

Phase I, II and III together - 1/304

23.3 The recreation areas and facilities to be owned as common elements or common areas are as follows:

23.4 Lakefront promenade approximately 200 feet in width for access to the lake for fishing and boating together with pier approximately 70 feet in length.

23.5 A 5300 square foot clubhouse located in the central recreational area containing fully equipped kitchen and snack bar; a fully equipped game room; card room with tables and chairs; central room with tables and chairs to accomodate 265 persons; hobby room with movie projector.

23.6 Large L-shaped pool with surrounding patio area with 20 chaise-lounges, 10 tables and 40 chairs.

23.7 30 X 40 foot covered pavilion with barbeque pits.

23.8 Fully lighted putt-putt golf course.

23.9 One Volley-ball court and one Tennis Court.

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**OFF REC 507 PG 1686**

23.10 Six lighted shuffleboard courts and three horse-shoe pits.

23.11 Two complete bath shower and laundry facilities. Each facility contains 6 coin operated washers and 6 coin operated dryers. These machines are leased and the net proceeds from the machines will be the property of the Association. PROVIDED HOWEVER, that prior to April 1, 1983, Developer will pay all common expenses and retain all proceeds from the machines.

23.12 The Developer, prior to April 1, 1983 and the Association thereafter shall have the right to rent portions of the central recreation area on a daily basis for picnics, cook-outs and similar functions under such terms and conditions as the Board of Directors shall determine from time to time.

23.13 The cost of operating and maintaining the recreation area will be included as an item in the Condominium Budget as a common expense to be paid by the unit owners. If only Phase I is built, this expense will be shared by 204 units and if Phase II is built it will be shared by 269 units and if Phase III is built it will be shared by 304 units. It is mandatory that the residential unit owners pay their proportionate share of the cost of the operation and maintenance of the recreation area.

23.14 The Developer does not contemplate providing additional facilities not described above, but reserves the right to do so and if so, will provide complete information.

23.15 The membership vote and ownership in the Association attributable to each unit in each phase and the results if any Phase II or Phase III are not developed are as set forth in Section. 23.2 and each unit will have one vote as provided in the Association Bylaws.

23.16 The ownership in the Association shall be as shown in Paragraph 23.2 and in Exhibit "I". If any phase is not built, the fraction of ownership will remain at the level that already exists.

23.17 The Developer does not commit to the construction of the additional phases. It is specifically understood that the development of Phases two and three may be for condominium ownership or individually owned for rental purposes. Accordingly, prior to the construction of Phases II and III, the common areas shall be maintained by the Association. When the first unit in Phases II or III are occupied, whether as condominium or rental, the Phase II or Phase III Condominium Association or the Developer, its successors or assigns, shall become obligated to pay its proportionate share of the common expenses as herein set forth in paragraphs 23.2 and 23.13 and will be entitled to receive its proportionate share of Association income.

23.18 The Developer reserves the right to place a mobile home for the use of a resident manager (if the employment of one is decided upon by the Association) in a suitable location upon common element property within the condominium which location may be changed from time to time by the Association.

23.19 Pursuant to F.S. 718.403(6) amendments to the Declaration adding phases do not require the consent of any unit owners other than the Developer nor of any other person.

THIS DECLARATION OF CONDOMINIUM and attachments hereto made and entered into this 10th day of August, 1982.

Signed, sealed and delivered in the presence of:

SEACOAST LEASING COMPANY  
a Florida corporation

Kabel L. Lark  
Donald H. Lipe

BY: Woodrow S. Dabrit  
President

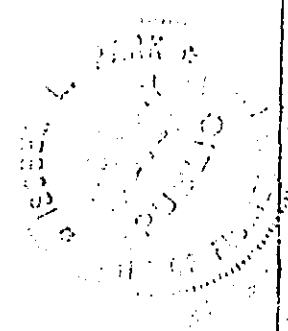
STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10th day of August, 1982, by Woodrow S. Dabrit, President, on behalf of SEACOAST LEASING COMPANY, a Florida corporation.

Kabel L. Lark  
Notary Public

My commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires Sept. 22, 1983  
Insured By American Fire & Casualty Company

(Seal)



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OFF REC 507 PG 1688

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

Commencing at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida; thence go North 89°50'00" East along the North line of said Southwest 1/4 of Southeast 1/4 a distance of 655.00 feet to the Point of Beginning; thence go North 00°10'00" West a distance of 130.00 feet; thence go North 89°50'00" East a distance of 450.00 feet; thence go South 00°10'00" East a distance of 130.00 feet; thence go South 89°50'00" West a distance of 450.00 feet to the Point of Beginning.

And:

Beginning at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida and thence go North 01°10'04" East, along 1/4 Section line a distance of 1332.98 feet; thence go South 88°35'46" East a distance of 1306.70 feet; thence go South 01°03'13" West a distance of 1335.80 feet; thence go South 48°00'00" West a distance of 470.00 feet; thence go South 72°21'48" West a distance of 1669.77 feet; thence go North 88°35'07" West a distance of 200.00 feet; thence go North 14°10'35" East a distance of 199.24 feet; thence go South 75°49'25" East a distance of 30.00 feet; thence go North 14°10'35" East a distance of 700.76 feet; thence go South 88°31'59" East a distance of 582.28 feet to the Point of Beginning.

FILED FOR RECORD  
HAROLD W. BROWN, CLERK  
HERNANDO COUNTY, FLA.  
JUN 11 PM 2 63

014307

PHASE I  
EXHIBIT "A"

OFF REC 507 PG 1689



Commencing at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida; thence go North 88° 31' 59" West along Section line a distance of 315.00 feet to the POINT OF BEGINNING: Continue thence North 88° 31' 59" West along Section line a distance of 267.28 feet; thence go South 14° 10' 35" West a distance of 599.22 feet; thence go South 76° 10' 11" East a distance of 158.47 feet; thence go North 34° 17' 49" East a distance of 164.07 feet; thence go North 38° 39' 19" East a distance of 226.07 to the P.C. of a curve having a central angle of 18° 07' 08", a radius of 327.00 feet, a chord, bearing and distance of North 47° 42' 54" East, 102.98 feet; continue thence along arc of said curve (concaved to the Southeast) a distance of 103.41 feet; thence go North 17° 10' 13" West a distance of 158.10 feet; thence go North 02° 13' 45" West a distance of 79.64 feet to the POINT OF BEGINNING.

PHASE II  
EXHIBIT "B"

**OFF REC 507 PG 1690**

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

Commencing at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida. Thence go North  $88^{\circ} 31' 59''$  West along Section line a distance of 315.00 feet; thence go South  $02^{\circ} 13' 45''$  a distance of 79.64 feet; thence go South  $07^{\circ} 37' 39''$  West a distance of 222.31 feet; thence go South  $51^{\circ} 20' 41''$  East a distance of 30.00 feet to the POINT OF BEGINNING. Thence go South  $10^{\circ} 22' 18''$  East a distance of 427.44 feet; thence go South  $72^{\circ} 21' 48''$  West a distance of 410.00 feet; thence go North  $88^{\circ} 35' 07''$  West a distance of 200.00 feet; thence go North  $14^{\circ} 10' 35''$  East a distance of 199.24 feet; thence go South  $75^{\circ} 49' 25''$  East a distance of 30.00 feet; thence go North  $14^{\circ} 10' 35''$  East a distance of 41.54 feet; thence go South  $76^{\circ} 10' 11''$  East a distance of 168.46 feet; thence go North  $34^{\circ} 17' 49''$  East a distance of 215.77 feet; thence go North  $38^{\circ} 39' 19''$  East a distance of 224.93 to the POINT OF BEGINNING.

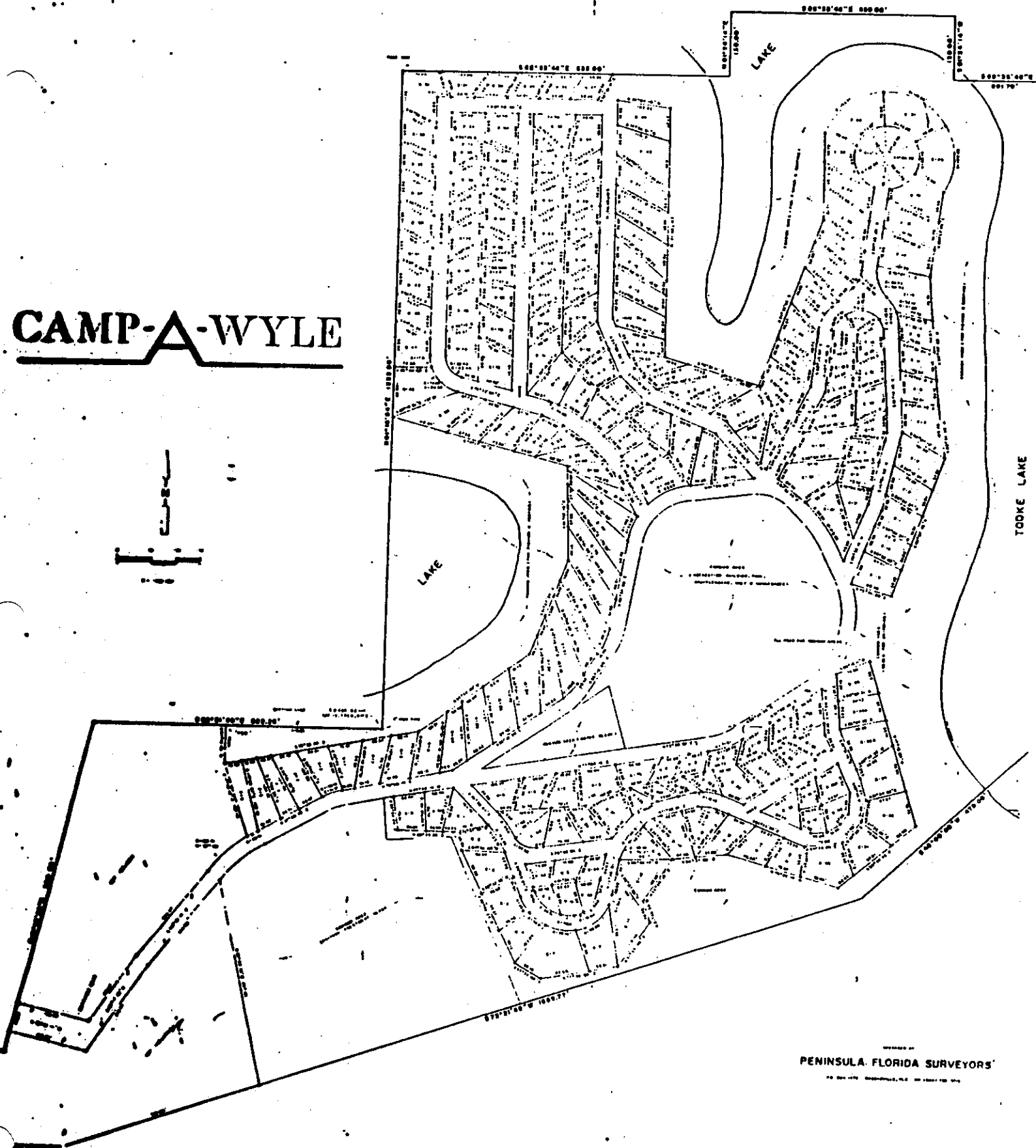
PHASE III  
EXHIBIT "C"

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

**OFF REC 507 PG 1691**

**CAMP-A-WYLE**





**OFF REC 507 PG 1693**

CERTIFICATION FOR CAMP-A-WYLE

1. This certification made this July 24, 1982
2. This certifies that Norman C. Brown is a Registered land surveyor authorized to practice land surveying in the State of Florida.
3. This certifies to Camp-A-Wyle that we have located all buildings in the common areas and drafted the same to scale as they exist on the plat prepared for Camp-A-Wyle.
4. This further certifies that the improvements as located and drawn on plat for Camp-A-Wyle are substantially complete as of July 24, 1982.

For Peninsula Florida Surveyors, Inc.

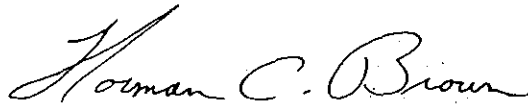
  
Fla. Reg. Sur. No. 2660

EXHIBIT "F"

CAMP-A-WYLE RV RESORT CONDOMINIUM

Percentages of Ownership

Phase I alone - 1/204th

Phase I and II together - 1/269th

Phase I, II and III together - 1/304th

— EXHIBIT "G" —

CAMP-A-WYLE RV RESORT CONDOMINIUM

Percentages of Ownership

Phase I alone - 1/204th

Phase I and II together - 1/269th

Phase I, II and III together - 1/304th

EXHIBIT "H"

CAMP-A-WYLE RV RESORT CONDOMINIUM

Percentages of Ownership

Phase I alone - 1/204th

Phase I and II together - 1/269th

Phase I, II and III together - 1/304th

**OFF REC 507 PG 1697**

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066



Commencing at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida; thence go North 89°50'00" East along the North line of said Southwest 1/4 of Southeast 1/4 a distance of 655.00 feet to the Point of Beginning; thence go North 00°10'00" West a distance of 130.00 feet; thence go North 89°50'00" East a distance of 450.00 feet; thence go South 00°10'00" East a distance of 130.00 feet; thence go South 89°50'00" West a distance of 450.00 feet to the Point of Beginning.

And:

Beginning at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida and thence go North 01°10'04" East, along 1/4 Section line a distance of 1332.98 feet; thence go South 88°35'46" East a distance of 1306.70 feet; thence go South 01°03'13" West a distance of 1335.80 feet; thence go South 48°00'00" West a distance of 470.00 feet; thence go South 72°21'48" West a distance of 1669.77 feet; thence go North 88°35'07" West a distance of 200.00 feet; thence go North 14°10'35" East a distance of 199.24 feet; thence go South 75°49'25" East a distance of 30.00 feet; thence go North 14°10'35" East a distance of 700.76 feet; thence go South 88°31'59" East a distance of 582.28 feet to the Point of Beginning.

PHASE I  
EXHIBIT "I"

**OFF REC 507 PG 1698**

Commencing at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida; thence go North 88° 31' 59" West along Section line a distance of 315.00 feet to the POINT OF BEGINNING: Continue thence North 88° 31' 59" West along Section line a distance of 267.28 feet; thence go South 14° 10' 35" West a distance of 599.22 feet; thence go South 76° 10' 11" East a distance of 158.47 feet; thence go North 34° 17' 49" East a distance of 164.07 feet; thence go North 38° 39' 19" East a distance of 226.07 to the P.C. of a curve having a central angle of 18° 07' 08", a radius of 327.00 feet, a chord, bearing and distance of North 47° 42' 54" East, 102.98 feet; continue thence along arc of said curve (concaved to the Southeast) a distance of 103.41 feet; thence go North 17° 10' 13" West a distance of 158.10 feet; thence go North 02° 13' 45" West a distance of 79.64 feet to the POINT OF BEGINNING.

PHASE II  
EXHIBIT "I"

Commencing at the Southwest corner of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida. Thence go North  $88^{\circ} 31' 59''$  West along Section line a distance of 315.00 feet; thence go South  $02^{\circ} 13' 45''$  a distance of 79.64 feet; thence go South  $07^{\circ} 37' 39''$  West a distance of 222.31 feet; thence go South  $51^{\circ} 20' 41''$  East a distance of 30.00 feet to the POINT OF BEGINNING. Thence go South  $10^{\circ} 22' 18''$  East a distance of 427.44 feet; thence go South  $72^{\circ} 21' 48''$  West a distance of 410.00 feet; thence go North  $88^{\circ} 35' 07''$  West a distance of 200.00 feet; thence go North  $14^{\circ} 10' 35''$  East a distance of 199.24 feet; thence go South  $75^{\circ} 49' 25''$  East a distance of 30.00 feet; thence go North  $14^{\circ} 10' 35''$  East a distance of 41.54 feet; thence go South  $76^{\circ} 10' 11''$  East a distance of 168.46 feet; thence go North  $34^{\circ} 17' 49''$  East a distance of 215.77 feet; thence go North  $38^{\circ} 39' 19''$  East a distance of 224.93 to the POINT OF BEGINNING.

PHASE III  
EXHIBIT "I"

**OFF REC 507 PG 1700**

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on February 19, 1982, as shown by the records of this office.

The charter number for this corporation is 762035.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
24th day of February, 1982.



CER 101 Rev. 12-80

George Firestone  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.  
(a corporation not for profit)

FILED  
FEB 19 11 55 AM '82  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617 of Florida Statutes and certify as follows:

ARTICLE I

Name

The name of this corporation shall be: CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

Purpose

In accordance with the provisions of Chapter 718 of Florida Statutes, commonly known as the Condominium Act, a condominium will be created upon certain lands in Palm Beach County, Florida, to be known as CAMP-A-WYLE, a condominium. The Declaration subjecting the lands involved to a condominium form of ownership will be recorded among the public records of Hernando County, Florida. This corporation is organized for the purpose of operating, governing, administering and managing the property and affairs of the condominium, to wit: CAMP-A-WYLE, a Condominium, and to exercise all powers and discharge all responsibilities under the laws of Florida, the bylaws, these Articles of Incorporation and the aforementioned Declaration of Condominium, and further to exercise all powers granted to a condominium association under the Condominium Act and to acquire, hold, convey and otherwise deal in and with real and personal property in this corporation's capacity as a condominium association.

ARTICLE III

Powers

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

AC-2

1. The corporation shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and in addition all of the powers conferred by the Condominium Act upon a condominium association, and in addition, all of the powers set forth in the Declaration of Condominium of CAMP-A-WYLE, a Condominium which are not in conflict with the law.

2. The corporation shall have all of the powers reasonably necessary to implement the powers of the corporation, including but not limited to:

(a) To operate and manage the condominium and condominium property in accordance with the same meaning, direction, purpose and intent contained in the Declaration of Condominium of CAMP-A-WYLE, a Condominium when the same has been recorded in the public records of Hernando County, Florida.

(b) To make and collect assessments against members to defray the cost of the condominium and to refund common surplus to members.

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

(d) To maintain, repair, replace and operate the condominium property.

(e) To reconstruct improvements upon the condominium property after casualty, and to further improve the property.

(f) To make and amend regulations respecting the use of the property in the condominium.

(g) To approve or disapprove the proposed purchasers, lessees and mortgagees of apartments.

(h) To enforce by legal means the provisions of the condominium documents, these Articles, the Bylaws of the corporation and the regulations for the use of the property in the condominium.

(i) To contract for the management of the condominium and to delegate to such contractor all powers and duties of the corporation except such as are specifically required by the condominium documents to have approval of the Board of Directors or the membership of the corporation.

AC-3

3. All funds and title of all properties acquired by the corporation and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the condominium documents.

4. The powers of the corporation shall be subject to and be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the condominium property.

#### ARTICLE IV

##### Members

The qualification of the members, the manner of their admission to membership and termination of such membership and voting by members shall be as follows:

1. Until such time as the Declaration of Condominium of CAMP-A-WYLE, a Condominium shall be recorded among the public records of Hernando County, Florida, the membership of this corporation shall be comprised of the subscribers to these Articles, or their assigns, each of which subscribers or his assigns, shall be entitled to cast one (1) vote on all matters in which the membership shall be entitled to vote.

2. After the recording of the Declaration of Condominium of CAMP-A-WYLE, a Condominium, the owners of each condominium unit in the aforementioned condominium, as said condominium may then be constituted, shall each be a member of the corporation and at such time the subscribers who are members of the corporation by virtue of paragraph 1 above shall no longer be members by virtue of said paragraph 1.

3. Thereafter, membership in the corporation shall be established by acquisition of the fee title to a condominium unit in CAMP-A-WYLE, a Condominium whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee interest in any unit except that nothing herein contained shall be construed as terminating the membership of any party who may own a fee ownership interest in two or more units, so long as such party shall retain title to a fee ownership interest in any unit.

4. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit. The properties, funds and assets of the corporation shall be held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium and in the bylaws which may be hereafter adopted.

5. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each unit in the condominium, which vote may be exercised or cast by the owner or owners of each unit in such manner as may be provided in the bylaws of this corporation. Should any member own more than one (1) unit, such member shall be entitled to exercise or cast one (1) vote for each unit owned in the manner provided by said bylaws.

#### ARTICLE V

##### Term

This corporation shall have perpetual existence.

#### ARTICLE VI

##### Officers

The affairs of this corporation shall be managed by its officers, subject however, to the directions of the Board of Directors, except to the extent that the Directors shall have delegated the responsibility for such management under the provisions of these Articles and in accordance with the bylaws. The officers of this corporation shall consist of a President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors according to the bylaws of this corporation. The Directors, if they desire, may combine the offices of Secretary and Treasurer and, in addition, provide for such other officers, agents, supervisory personnel or employees of the corporation as they shall see fit, none of whom need be a member of the corporation. Commencing with the first annual meeting of the Board of Directors in March, 1982, officers will be elected annually to hold office until the next annual meeting of the Board of Directors or until their successors are elected and qualify. The names of the officers who are to serve until the first election by the Board of Directors



are as follows:

President	Woodrow S. Safrit
Vice President	James Tuning
Secretary-Treasurer	Jack Poorbaugh

None of the above officers specifically named in these articles shall be required to be a member of this corporation to hold office.

#### ARTICLE VII

##### Board of Directors

This corporation shall be governed by a Board of Directors consisting of three (3) persons as provided for in the bylaws. The names and post office addresses of the persons who will serve as directors until the first annual meeting of members in March, 1982, or until their successors are appointed or elected and qualified, are as follows:

Woodrow S. Safrit	P.O. Box 14577
James Tuning	N. Palm Bch., FL
	33408

Until the first annual meeting in March, 1987 the developer of the condominium or his successor developer or developers shall be entitled to appoint all members of the Board of Directors, except that the membership shall be entitled to elect those members required by the Condominium Act (F.S. 718.301 (a) through (d) inclusive). Commencing with the first annual meeting in March, 1987 and thereafter, Boards of Directors shall be elected by members in the manner and in accordance with the method provided for in the bylaws of the corporation as same shall be constituted from time to time.

#### ARTICLE VIII

##### Removal of Officers and Directors

Any officer may be removed prior to the expiration of his term of office in the manner hereinafter provided, or in such manner as in the bylaws provided. Any officer may also be removed for cause by a majority vote of the full Board of Directors at a meeting of Directors called at least in part for the purpose of considering such removal. Any officer or director of this corporation may be removed with or without cause, and for any reason, upon a petition in writing of ten percent (10%) of the members of this corporation and approved

at a meeting of members called at least in part for the purpose, by a majority vote of the membership. The petition calling for the removal of such officer and/or director shall set forth a time and place for the meeting of members and notice shall be given to all members of such special meeting of the members at least fourteen (14) days prior to such meeting in the manner provided by the bylaws for the giving of notices of such special meetings. At any such meeting the officer and/or director whose removal is sought shall be given the opportunity to be heard. Notwithstanding the foregoing, the Developer of the condominium, SEACOAST LEASING COMPANY, or ITS successor developer or developers, shall be entitled to appoint all members of the Board of Directors until the first annual meeting in March, 1987, as set forth in Article VII hereof.

#### ARTICLE IX

##### Indemnification of Officers and Directors

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liability, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

#### ARTICLE X

##### Bylaws

The original bylaws of this corporation shall be adopted by a majority vote of the members of this corporation present at a meeting of members called

for the purpose, at which a majority of the membership is present, and thereafter the bylaws of this corporation may be amended, altered or rescinded only in the manner provided for in the Declaration of Condominium hereinabove described or provided for in the bylaws. The original bylaws of this corporation shall be appended to the Declaration of Condominium above described at the time of the recording of the Declaration of Condominium among the public records of Palm Beach County, Florida.

#### ARTICLE XI

##### Prohibition Against Issuance of Stock and Distribution of Income

This corporation shall never have or issue any shares of stock, nor shall this corporation distribute any part of the income of this corporation, if any, to its members, directors or officers. Nothing herein, however, shall be construed to prohibit the payment by the corporation of compensation in a reasonable amount to the members, directors or officers for services rendered, nor shall anything herein be construed to prohibit the corporation from making any payments or distribution to members of benefits, monies or properties permitted by Section 617.011 of Florida Statutes and contemplated by the Declaration of Condominium and/or Condominium Act.

#### ARTICLE XII

##### Contractual Powers

In the absence of fraud, no contract or other transaction between this corporation and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any director or officer of this corporation is pecuniarily or otherwise interested in, or is a director, member, or officer of any such other firm, association, corporation or partnership, or is a party or pecuniarily or otherwise interested in such contract or other transactions, or in any way connected with any person, firm, association, corporation or partnership, pecuniarily or otherwise interested therein. Any director may vote and be counted in determining the existence of a quorum at any meeting of the Board of Directors of this corporation for the purpose of authorizing such contract

or transaction with like force and effect as if he were not so interested, or were not a director, member or officer of such other firm, association, corporation or partnership.

#### ARTICLE XIII

##### Subscribers

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

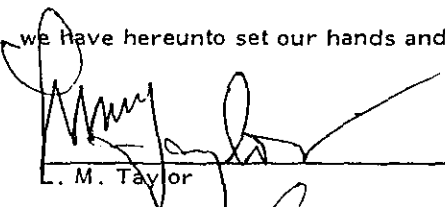
<u>NAME</u>	<u>ADDRESS</u>
L. M. Taylor	630 North Federal Highway North Palm Beach, Florida 33408
Elmer Sipe	630 North Federal Highway North Palm Beach, Florida 33408
Maureen Sapp	630 North Federal Highway North Palm Beach, Florida 33408

#### ARTICLE XIV

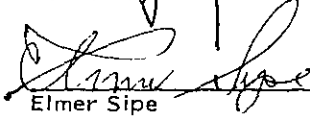
##### Amendment

These Articles of Incorporation may be amended from time to time by resolution adopted by a majority of the Board of Directors and approved by a vote of the majority of members of this corporation present at any meeting of the members of the corporation called at least in part to consider such amendment, or approved in writing by the members of this corporation having not less than a majority of the total membership vote.


IN WITNESS WHEREOF we have hereunto set our hands and seals  
this 16th day of February, 1982.

  
L. M. Taylor

(Seal)

  
Elmer Sipe

(Seal)

  
Maureen Sapp

(Seal)

AC-9

**OFF REC 507 PG 1709**

STATE OF FLORIDA

:

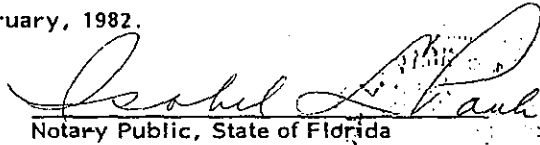
: SS:

COUNTY OF PALM BEACH

:

BEFORE ME, the undersigned officer, duly authorized in the state and county aforesaid to take acknowledgments this day personally appeared L. M. TAYLOR, ELMER SIPE and MAUREEN SAPP, to me well known and known to me to be the persons described in and who executed the foregoing Articles of Incorporation of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they signed and executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 16th day of February, 1982.

  
Notary Public, State of Florida

My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires Sept. 22, 1983  
Bonded By American Fire & Casualty Company

AC-10

OFF REC 507 PG 1710

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

FEB 19 11 55 AM '88  
CLERK OF COURT  
JUDICIAL CIRCUIT IN AND FOR THE 17TH JUDICIAL CIRCUIT  
IN FLORIDA

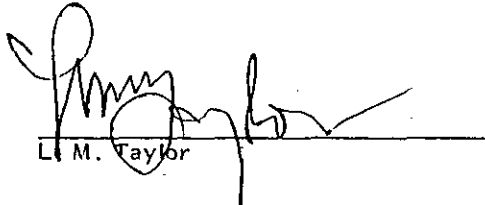
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE  
OF PROCESS WITHIN THE STATE, NAMING AGENT UPON WHOM PROCESS MAY  
BE SERVED,

In pursuance of Chapter 48.091, Florida Statutes, the following  
is submitted in compliance with said Act:

First----that CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.  
desiring to organize under the laws of the State of Florida with its principal  
office in the City of North Palm Beach, County of Palm Beach, State of Florida,  
has named L. M. TAYLOR, located at 630 US #1, North Palm Beach, Florida  
33408, County of Palm Beach, State of Florida, as its agent to accept service  
of process within this state..

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated  
corporation, at place designated in this certificate, I hereby accept to act in this  
capacity and agree to comply with the provision of said Act relative to keeping  
open said office.

  
L. M. Taylor

AMENDMENTS TO  
ARTICLES OF INCORPORATION OF

CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.  
(a corporation not for profit)

WHEREAS, on February 19, 1982, Articles of Incorporation of  
CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC. were submitted to the Secretary  
of State of the State of Florida; and

WHEREAS, it is desired to amend Articles VII and VII. of said  
Articles of Incorporation, in accordance with Article XIV of said Articles of  
Incorporation which provides for Amendment, the Board of Directors of Camp-A-  
Wyle Condominium Association hereby submit a copy of their resolutions dated  
July 19, 1982, which was duly made, seconded and unanimously passed, as  
follows:

RESOLVED: That Article VII. "Board of Directors" of the Articles of  
Incorporation of Camp-a-Wyle Condominium Association, Inc. shall  
eliminate the second paragraph of the Articles of Incorporation as  
submitted to the Secretary of State of the State of Florida which  
provided that "until the first annual meeting in March, 1987, the  
developer of the condominium or his successor developer or deve-  
lopers shall be entitled to appoint all members of the Board of  
Directors, except that the membership shall be entitled to elect those  
members required by the Condominium Act (F.S. 718.301 (a) through  
(d) inclusive). Commencing with the first annual meeting in March,  
1987, and thereafter, Boards of Directors shall be elected by members  
in the manner and in accordance with the method provided for in the  
bylaws of the corporation as same shall be constituted from time to  
time."

AND FURTHER RESOLVED: That in place thereof the following be  
inserted, " The election of Directors and the transfer of control of the  
Association shall be as set forth in the Condominium Act. Fla.Stat.  
718.301."

**OFF REC 507 PG 1712**

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

The initial down payment and subsequent payments made pursuant to this Agreement by Purchaser to Developer shall, prior to the conveyance of title, be held in escrow with L. M. TAYLOR, ATTORNEY AT LAW, pursuant to the provisions of Section 718.202, Florida Statutes, and Purchaser shall be given a receipt therefor. Escrow agent's address is: 630 North Federal Highway, North Palm Beach, Florida 33408.

1. (a) Minimum Unit Sale Requirement: Developer's obligations hereunder, even though Developer has accepted this Agreement, are subject to Developer entering into and accepting 50 agreements providing for the sale of 50 units in the condominium to assure satisfactory development thereof. Until 50 units are sold and the agreements accepted and approved as provided above, Developer in its sole discretion may determine arbitrarily at any time whether the number of agreements that have been entered into are or are not sufficient for satisfactory condominium operation. If it is determined by Developer that the number of sales is not sufficient for satisfactory development of the Condominium, all deposits and payments paid hereunder by Purchaser shall be returned with interest to Purchaser with notice thereof by Developer and thereupon neither party hereto shall have any further liability to the other.

(b) The conveyance of title to the unit will take place within 180 days from date of this contract.

2. Improvements: Developer has constructed and equipped the unit and other improvements comprising the condominium.

The Purchaser acknowledges that he has inspected the property prior to execution of this agreement and agrees that Developer has completed all of the improvements required in the prospectus and condominium declaration and at Developer's expense, it may hard surface some or all of the interior roads in the park. Developer is not required to do so.

3. The developer hereby guarantees that assessments for common expenses shall not exceed those shown in the projected operating budget until April 1, 1985, and developer will pay any and all deficiencies, if any, for common expenses. During the period ending April 1, 1985, the developer will be excused from the payment of his share of the common expenses which would be assessed against the units it owns during the period of time it shall be guaranteed to each purchaser that the assessments for common expenses shall not increase over the amount stated in the projected budget.

THIS AGREEMENT IS VOIDABLE BY PURCHASER BY DELIVERING  
WRITTEN NOTICE OF THE PURCHASER'S INTENTION TO CANCEL



WITHIN 15 DAYS AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE PURCHASER, AND RECEIPT BY PURCHASER OF ALL OF THE ITEMS REQUIRED TO BE DELIVERED TO HIM BY THE DEVELOPER UNDER SECTION 718.503, FLORIDA STATUTES. PURCHASER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 15 DAYS AFTER THE PURCHASER HAS RECEIVED ALL OF THE ITEMS REQUIRED. PURCHASER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

4. Developer's Authorization: The Purchaser hereby authorizes Developer, as Developer deems necessary, to record among the public records of Hernando County, Florida, such documents and instruments as are required to be filed under the laws of the State of Florida, in order to create and maintain the condominium. The Developer reserves the right to make changes in any of such condominium documents as Developer, governmental authorities having jurisdiction over the property, title insurance companies or mortgage lenders require or deem necessary.

5. The Unit: Unit dimensions are approximate. Purchaser acknowledges that in the course of construction of the improvements on the property and of the unit, certain changes, deviations or omissions may be desirable or required by governmental authorities having jurisdiction of the property, job conditions or design changes deemed necessary by the Developer. Any changes, deviations or omissions authorized by the Developer, or required by governmental authorities are hereby authorized. It is also agreed that Developer reserves the right to make changes and substitutions of materials or equipment of equal or greater quality than that which may be shown or specified on the plans and specifications.

6. Closing and Title. The Seller will furnish to the Purchaser an Owner's Commitment to Insure Title issued by Attorneys' Title Insurance Fund subject to the standard printed exceptions and conditions contained therein and the further exceptions hereinafter set forth.

(a) At the closing Seller will convey by Warranty Deed (with required documentary stamps affixed thereto) an insurable fee simple title to the property, subject to the following exceptions:

(1.) The provisions of the Declaration of Condominium for Camp-A-Wyle R V Resort Condominium.

(2.) Taxes for the year in which the sale is closed, if not paid.

(3.) Conditions, limitations, restrictions, easements and other

matters now of record or hereafter granted by Seller and such zoning and other restrictions regarding use of the property as may be imposed by governmental authorities having jurisdiction thereof.

(4.) Liens for work or other materials furnished at request of Purchaser.

(b) All mortgages and liens now or hereafter encumbering the property will be discharged or released at or prior to the closing or at Seller's option may be paid from the proceeds of the sale. All rights of Purchaser under this agreement are hereby subordinated to the lien of any mortgage placed upon the property prior to closing.

(c) If the Purchaser at the time of the delivery of the deed shall find the Seller's title does not conform to the provisions of this agreement and it appears that such objection to title may, according to a reasonable expectation, be removed as an objection within sixty (60) days; Purchaser's obligations hereunder shall remain in full force and effect in the meantime. Nothing herein contained shall require Seller to bring any action or proceeding or incur any expenses in order to remove such objection to title and any attempt by Seller to cure such objection to title shall not be construed as one that would give Purchaser the right to refuse delivery of the deed.

#### 7. Closing.

(a) The closing will be at a place of Developer's selection or by mail to L.M. Taylor, Lawyers, 630 North Federal Highway, North Palm Beach, Florida 33408

(b) The balance of the purchase price will be paid to Seller by a certified or bank cashier's check, together with interest thereon at the rate of ten (10%) per cent per annum for the period of any delay in closing caused by Purchaser.

(c) Ad Valorem taxes will be pro-rated to the date Seller is ready to close this sale according to the terms of this agreement.

(d) The following expenses and amounts will be paid by the Purchaser:  
(1) recording of the deed, and (2) utility deposits for the unit.

(e) Maintenance: Purchaser will pay to the Association the assessment for common expenses commencing as of date of conveyance as set by Developer whether or not conveyance actually takes place on said date. Said assessment shall be in the amount specified by the Estimated Operation Budget for the unit and Purchaser agrees to pay such assessment for common expenses in four installments in advance

on the first day of each quarter. The first payment will be pro-rated for the period beginning with date Developer is ready to convey and ending with the next assessment payment date following the conveyance date. Provided, however, that no assessment will be payable prior to April 1, 1983.

(f) The acceptance of a deed by Purchaser shall be deemed to be full performance and discharge of every agreement and obligation on the part of the Seller to be performed pursuant to the provisions of this agreement, except those which survive by operation of law or are herein specifically stated to survive the delivery of the deed.

8. Default. If Purchaser fails to close on the date specified by Seller or to comply with the provisions of this agreement as to dates any sums are due, that act on the part of the Purchaser shall be considered a default. The amount of liquidated damages suffered by the Purchaser shall not exceed ten (10%) per cent of the purchase price. It is agreed between the parties that all sums paid by the Purchaser up to and including ten (10%) per cent of the purchase price shall be retained by the Seller as liquidated damages.

9. In the event the Purchaser postpones the closing by failing to close on the specified date, the Seller shall have the alternative of charging the Purchaser interest at the rate of ten (10%) per cent per annum from the tenth day from the date of notification by Seller or its agent that Seller is ready to close. The interest shall be charged on the purchase price of the dwelling unit less any deposit paid to Seller.

10. Seller Unable to Convey. In the event that Seller shall be unable to convey the property in accordance with this agreement and Purchaser elects to rescind this agreement, then and upon the occurrence of any such events, at the option of the Purchaser, Seller shall return the payments made hereunder to Purchaser, unless previously forfeited to Seller due to Purchaser's default and upon such refund being made to Purchaser, this agreement shall be cancelled and be of no force and effect and Seller shall be under no obligation or liability whatsoever to Purchaser for any damages that Purchaser may have sustained and neither party hereto shall have any further liability to the other.

11. Risk of Loss. Risk of loss to the unit prior to closing shall be borne by Seller.

12. Notice. The delivery of any item and the giving of notice in compliance with this agreement shall be accomplished by delivery of the same to the party intended to receive it or by depositing such notice in the United States mail

addressed to the address of the party herein stated. Notice by mail shall be effective when mailed.

13. Effective Date. The effective date of this agreement is the date of acceptance by Seller.

14. Non-assignability. This agreement is personal to the Purchaser and cannot be assigned by Purchaser.

15. Agreement Not to Record. This agreement shall not be recorded in the office of the Clerk of any Circuit Court of the State of Florida.

16. No alterations or additions shall be permitted by Purchaser nor shall personal property be placed around the unit until after the date of closing.

17. Oral representations cannot be relied upon as correctly stating representations of the Seller. For correct representations, reference should be made to this Purchase and Sale Agreement and to the Property Owner's documents furnished to Purchaser prior to closing.

IN WITNESS WHEREOF, Purchaser has executed this agreement on the date hereof and Seller has executed this agreement as of the date set forth below.

WITNESSES

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Purchasers

ACCEPTANCE

Seller hereby accepts the foregoing offer to purchase and agrees to the terms and conditions set forth in this agreement.

WITNESSES:

SEACOAST LEASING COMPANY,  
a Florida corporation

\_\_\_\_\_

BY: \_\_\_\_\_

\_\_\_\_\_

Acceptance Date: \_\_\_\_\_

## RECEIPT FOR CONDOMINIUM DOCUMENTS

The undersigned acknowledges receipt of the items checked below as required by the Condominium Act, relating to CAMP-A-WYLE R V RESORT CONDOMINIUM, a condominium located at 2990 U.S. Highway 19 North, Brooksville, Florida 33512.

### ITEM

### RECEIVED

Prospectus

Declaration of Condominium

Articles of Incorporation

By-Laws

Estimated Operating Budget

Form of Agreement for Sale or Lease

Rules and Regulations

Covenants and Restrictions

Ground Lease

Management & Maintenance Contracts for more than one year

Renewable Management Contracts

Lease of Recreational & other facilities to be used Exclusively  
by Unit Owners of subject Condominium

Form of Unit Lease if a Leasehold

Declaration of Servitude

Sales Brochures

Phase Development Description (see 718.503(2)(k) and 504(14))

Lease of recreational & other facilities to be used by unit owners with other condominiums (See 718.503(2)(h))

Description of Management for Single Management of Multiple Condominiums (See 718.503(2)(k))

Conversion Inspection Report

Conversion Termite Inspection Report

Plot Plan

Floor Plan

Survey of Land and Graphic Description of Improvements

Executed Escrow Agreement

MADE AVAILABLE

Plans and Specifications

THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 15 DAYS AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF ALL OF THE ITEMS REQUIRED TO BE DELIVERED TO HIM BY THE DEVELOPER UNDER SECTION 718.053, FLORIDA STATUTES. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 15 DAYS AFTER THE BUYER HAS RECEIVED ALL OF THE ITEMS REQUIRED. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

\_\_\_\_\_  
Purchaser Purchaser

CAMP-A-WYLE R V RESORT CONDOMINIUM

CONDOMINIUM DEPOSIT ESCROW AGREEMENT

THIS AGREEMENT dated the day and year below written, by and between L.M.TAYLOR, Attorney-at-Law, hereinafter called "Escrow Agent"; and SEACOAST LEASING COMPANY, a Florida corporation, hereinafter called "Developer".

W I T N E S S E T H :

WHEREAS, the Developer has constructed a condominium in Hernando County, Florida, to be known as CAMP-A-WYLE R V RESORT CONDOMINIUM; and

WHEREAS, the Florida Condominium Act, Florida Statutes Chapter 718.202, requires the escrowing of monies and sales deposits prior to closing; and

WHEREAS the Escrow Agent is willing to act as escrow agent and Developer desires it to do so, this Agreement is made.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations by each of the parties paid and received, they do hereby agree that all payments received by Developer toward the said price of the condominium unit contracted to be purchased by a Purchaser shall be held by Escrow Agent on the following terms and conditions:

1. The escrowed funds may be deposited in separate accounts, or in common escrow or trust accounts or commingled with other escrow or trust accounts handled or received by the Escrow Agent.

2. The Escrow Agent may invest the escrow funds in securities of the United States or any agency thereof, or in savings or time deposits in institutions insured by an agency of the United States.

3. Funds shall be released from the escrow as follows:

(a) If a Purchaser properly terminates the Condominium Purchase Agreement or the contract pursuant to its terms or pursuant to Florida Statute 718.202, the funds shall be paid to the Purchaser together with any interest accrued.

(b) If the Purchaser defaults in the performance of his obligations under the Condominium Purchase Agreement, the funds shall be paid to the Developer together with any interest earned.

(c) If the funds of the Purchaser have not been previously disbursed in accordance with the provisions of this subsection, they will be disbursed to the Developer by the Escrow Agent at the time of closing of the transaction unless prior to the disbursement the Escrow Agent has received from the Purchaser written notice of a dispute between the Purchaser and Developer, in which case the Escrow Agent shall continue to hold the funds until the dispute has been resolved by agreement of the parties or until it receives the order of a court with jurisdiction as to the disposition of such monies. The interest earned will be credited to the Developer at the time of closing of this transaction.

4. Upon receiving the deposit, Escrow Agent agrees to promptly send or give the unit Purchaser a written receipt for the deposit at the address shown on the Condominium Purchase Agreement.

5. There will be an escrow charge of \$ 500.00 which will be paid by the Developer, provided, and if due to a dispute between the Developer and Purchaser, Escrow Agent incurs expense, such shall be the expense of the Developer.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 28 day of July, 1982.

Signed, sealed and delivered in the presence of:

Robert L. Fair  
Lawrence J. Orrell

L. M. Taylor  
L. M. Taylor, Attorney at law  
Escrow Agent

Robert L. Fair  
Lawrence J. Orrell

SEACOAST LEASING COMPANY

By James E. Jones  
Vice President



CONDOMINIUM WARRANTY DEED

THIS CONDOMINIUM WARRANTY DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_, by and between SEACOAST LEASING COMPANY, of the County of Palm Beach, State of Florida, party of the first part; and

whose mailing address is:

Lot \_\_\_\_\_, CAMP-A-WYLE RV RESORT CONDOMINIUM  
2990 U. S. Highway 19 North  
Brooksville, Florida 33512  
party of the second part;

THIS INSTRUMENT PREPARED BY:  
L. M. TAYLOR  
P.O. BOX 14577  
NORTH PALM BEACH, FLA. 83408

W I T N E S S E T H :

That the said party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, successors, heirs, legal representatives and assigns forever the following described condominium unit, situate, lying and being in the County of Hernando, State of Florida, to-wit:

Lot \_\_\_\_\_, CAMP-A-WYLE RV RESORT CONDOMINIUM, according to the Declaration of Condominium thereof, recorded 1982, in Official Record Book \_\_\_\_\_, page \_\_\_\_\_, in the public records of Hernando County, Florida, and any amendments thereto; together with undivided interest in Common Elements declared in said Declaration of Condominium to be an appurtenance to said Condominium Unit.

Party of the second part, by acceptance hereof, and by agreement with the party of the first part, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth and contained in the aforescribed Declaration of Condominium including but not limited to the obligation to make payment of assessments for maintenance and operation of CAMP-A-WYLE RV RESORT CONDOMINIUM ASSOCIATION, INC., which may be levied against the above described Condominium Unit.

This conveyance is made subject to the following:

1. Real estate taxes levied subsequent to the year 19\_\_\_\_.
2. Applicable zoning regulations and ordinances.
3. All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the

PLEASE RETURN TO:  
L. M. TAYLOR, LAWYER  
P.O. BOX 14577  
NORTH PALM BEACH, FLA. 33408

L. M. TAYLOR, LAWYERS  
P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

Declaration of Condominium aforescribed herein.

4. All other covenants, conditions, restrictions and easements of record, if any, which may affect the aforescribed property.
5. All facts which may be shown by an accurate survey of the said aforescribed property.

AND said party of the first part does fully warrant the title to said condominium unit and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its proper officers the day and year first above written.

Signed, sealed and delivered  
in the presence of:

SEACOAST LEASING COMPANY

By \_\_\_\_\_  
Woodrow S. Safrit, President.

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY CERTIFY that before me personally appeared WOODROW S. SAFRIT, President of SEACOAST LEASING COMPANY, to me known to be the person who signed the foregoing instrument and acknowledged before me that the execution thereof to be his own free act and deed on behalf of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at  
North Palm Beach, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Notary Seal

\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires: \_\_\_\_\_

FUND OWNER'S FORM

SCHEDULE A

Policy or  
Guarantee No. :

Effective Date:

Member's File Reference:

3033 OP

Camp a wyle 1 -

Amount of Insurance: \$

1. Name of Insured:

2. The estate or interest in the land described herein and which is covered by this policy or guarantee is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Hernando County, Florida.

3. The land referred to in this policy or guarantee is described as follows:

Lot \_\_\_\_\_, CAMP-A-WYLE RV RESORT CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Record Book \_\_\_\_\_, page \_\_\_\_\_, public records of Hernando County, Florida, and any amendments thereto; together with undivided interest in Common Elements declared in said Declaration of Condominium to be an appurtenance to said Condominium Unit.

ISSUED BY

L. M. TAYLOR,  
LAWYERS

(Attorney or Firm of Attorneys)

3033

MEMBER NO.

ATTORNEY-MEMBER'S SIGNATURE

630 North Federal Highway

(Mailing Address)

North Palm Beach

(City)

Florida, 33408

(Zip)

*FUND OWNER'S FORM*

**SCHEDULE B**

Policy or Guarantee No.: **3033 OP**

This policy or guarantee does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy or guarantee and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

**6. SPECIAL EXCEPTIONS:**

a. Rights of the State of Florida concerning borrow pits and outfall and drainage ditches as recorded in Deed Book 67, page 447, and Deed Book 68, page 105, both in the public records of Hernando County, Florida.

b. Easement to State of Florida for state road right-of-way 200 feet wide, lying equally on each side of the center line of any state road existing on January 10, 1945, through so much of any parcel herein described as is within 100 feet of said center line as contained in Deed Book 89, page 276, public records of Hernando County, Florida.

c. Reservation to State of Florida to undivided one-half of all petroleum and petroleum products and undivided three-fourths of all other minerals which may be found on or under said land, together with the right to explore for and to mine and develop the same as contained in Deed Book 89, page 276, public records of Hernando County, Florida.

7. Subject to all the covenants, conditions, liens, restrictions, terms and other provisions of the Declaration of Condominium recorded in Official Record Book , page , public records of Hernando County, Florida, which were prepared in conformity with Chapter 718, Florida Statutes and any amendments thereto.

8. Subject to the terms and conditions of the incorporation of Camp-a-Wyle RV Resort Condominium Association, Inc., as recorded in Official Record Book , page , public records of Hernando County, Florida.

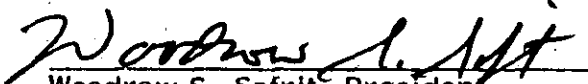
9. Subject to the terms, conditions, etc. of the Condominium Warranty Deed and/or other instruments to be used for transfer of title through which title to the individual condominium parcel is conveyed.

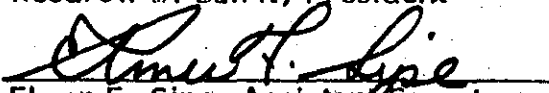
10. Personal property is neither insured nor guaranteed.

RESOLVED: That Article VIII "Removal of Officers and Directors" of the Articles of Incorporation of Camp-A-Wyle Condominium Association, Inc. shall eliminate the last sentence of the Articles of Incorporation as submitted to the Secretary of State of the State of Florida which provided that "Notwithstanding the foregoing, the Developer of the condominium, SEACOAST LEASING COMPANY, or ITS successor developer, or developers, shall be entitled to appoint all members of the Board of Directors until the first annual meeting in March, 1987, as set forth in Article VII hereof."

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

19th day of July, 1982.

 (Seal)  
Woodrow S. Safrit, President

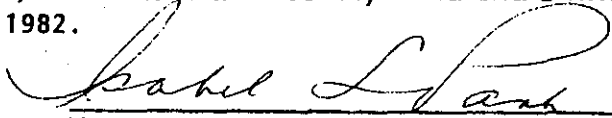
 (Seal)  
Elmer F. Sipe, Assistant Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared WOODROW S. SAFRIT, President, and ELMER F. SIPE, Assistant Secretary, to me well known to be the persons described in and who executed the foregoing Amendments to Articles of Incorporation of CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC., and they acknowledged before me that they executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 19th day of July, 1982.

  
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Sept. 22, 1983  
Bonded By American Fire & Casualty Company.

BYLAWS  
OF  
CAMP-A-WYLE RV RESORT CONDOMINIUM ASSOCIATION, INC.

1. IDENTITY - These are the Bylaws of CAMP-A-WYLE RV RESORT CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation formed for the purpose of administering CAMP-A-WYLE RV RESORT CONDOMINIUM, which is located at Brooksville, Florida, upon the lands described in the Declaration of Condominium. (The corporation shall hereafter be referred to as the Association).

1.1 OFFICE - The office of the Association shall be at the Condominium.

1.2 FISCAL YEAR - The fiscal year of the Association shall be the calendar year.

1.3 SEAL - The seal of the Association shall bear the name of the Association, the word "Florida", and the year of establishment.

2. MEMBERS' MEETINGS

2.1 ANNUAL MEMBERS' MEETINGS shall be held at the Condominium or at such other convenient location as may be determined by the Board of Directors, at such hour and upon such date each year as may be determined by the Board, for the purpose of electing Directors and of transacting any business authorized to be transacted by the members.

2.2 SPECIAL MEMBERS' MEETINGS shall be held whenever called by the President, Vice President, or by a majority of the Board of Directors, and when called by written notice from ten (10) percent of the entire membership. As to the meeting required when unit owners other than the Developer are entitled to elect a member or members of the Board of Directors, the meeting may be called and notice given by any unit owner if the Association fails to do so.

2.3 NOTICE OF MEMBERS' MEETINGS - Notice of the annual meeting shall be sent to each unit owner by United States mail at least 14 days prior to the annual meeting. A post office certificate of mailing shall be obtained and retained as proof of such mailing. Written notice of the meeting shall also be posted in a conspicuous place on the Condominium property at least 14 days prior to the annual meeting.

2.4 The Board of Administration shall also mail a meeting

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**OFF REC 507 PQ 1714**

notice and copies of the proposed annual budget of common expenses to the unit owners not less than 30 days prior to the meeting at which the budget will be considered.

2.5 Notice of a special meeting to elect a director or directors from the unit owners other than the Developer is specified in Bylaw 3.7.

2.6 Notice of a special meeting called by the Board at the written request of ten (10) percent of the owners because of a budget exceeding 115% of that of the preceding year requires not less than 10 days' written notice to each unit owner.

2.7 Notice of other special meetings not covered above shall be in writing and mailed to each member first class, postage pre-paid not less than 10 days prior to the meeting.

2.8 All notice of meetings shall state clearly and particularly the purpose or purposes of the meeting.

2.9 A QUORUM at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. The joinder of a member in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such member for the purpose of determining a quorum. Decisions made by owners of a majority of the units represented at a meeting at which a quorum is present shall be binding and sufficient for all purposes except an amendment to the Condominium Documents or such other decision as may be by law or said Documents require a larger percentage in which case the percentage required in the Documents or law shall govern.

2.10 EACH UNIT shall have one indivisible vote. If multiple owners cannot agree on the vote, it will not be counted.

2.11 PROXIES - Votes may be cast in person or by proxy. Proxies shall be in writing, signed and dated and shall be valid only for the particular meeting designated therein and must be filed with the Secretary before or at the appointed time of the meeting.

2.12 APPROVAL OR DISAPPROVAL of a unit upon any matter, whether or not the subject of an Association meeting, shall be subject to 2.10 above.

2.13 ADJOURNED MEETINGS - If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present without additional notice to members.

2.14 THE ORDER OF BUSINESS AT ANNUAL MEMBERS' MEETINGS, and, as far as applicable at all other members' meetings, shall be:

- (a) Election of Chairman of the meeting, unless the President or Vice President of the Association is present when he (or she) shall preside.
- (b) Calling of the roll and certifying of proxies.
- (c) Proof of Notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes.
- (e) Reports of Officers.
- (f) Reports of Committees.
- (g) Election of Directors.
- (h) Unfinished business.
- (i) New business.
- (j) Adjournment.

### 3. BOARD OF DIRECTORS

3.1 MEMBERSHIP - The affairs of the Association shall be managed initially by a Board of three Directors selected by the Developer. Boards elected subsequent to the time members other than the Developer are entitled to elect a majority of the Directors shall be composed of any odd number of Directors that the owners may decide. Other than Directors selected by the Developer, each Director shall be a person entitled to cast a vote in the meetings of the Association. The Developer shall be entitled to select at least one Director as long as it holds at least 5% of the units that will ultimately be operated by the Association for sale in the ordinary course of business.

3.2 DESIGNATION OF DIRECTORS shall be in the following manner:

3.3 Members of the Board of Directors except those selected by the Developer shall be elected by a majority of those present and voting at the annual meeting of the members of the Association or at a special meeting called for pursuant to Paragraph 3.7 under F.S. 718.301.

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**OFF REC 507 PG 1716**



3.4 Except as to vacancies provided by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by a majority vote of the remaining Directors.

3.5 Any Director except those selected by the Developer, may be removed with or without cause by concurrence of a majority of the members of the Association, either by written or at a special meeting of the members called for that purpose either by a majority of the Board of Directors or by 10% of the members. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

3.6 When unit owners other than the Developer own fifteen percent (15%) or more of the units that will be operated ultimately by the Association, the unit owners other than the Developer shall be entitled to elect not less than one-third of the members of the Board of Directors of the Association. Unit owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Directors three (3) years after 50% of the units that will be operated ultimately by the Association have been conveyed to purchasers, or three (3) months after 90% of the units that will be operated ultimately by the Association have been conveyed to purchasers, or when all of the units that will be operated ultimately by the Association have been completed and some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business or when some of the units have been conveyed to purchasers, and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business, whichever shall first occur.

3.7 Within 60 days after unit owners other than the Developer are entitled to elect a member or members of the Board of Directors, the Association shall call and give not less than 30 or more than 40 days' notice of a meeting of the unit owners for this purpose. The meeting may be called and notice given by any owner if the Association fails to do so.

3.8 Prior to or not more than 60 days after unit owners other than the Developer elect a majority of the members of the Board of Directors of the Association, the Developer shall relinquish control of the Association and shall deliver to the Association all property of the unit owners and of the Association held by or controlled by the Developer, as specified in F.S. 718.301.

3.9 THE TERM OF EACH DIRECTOR'S SERVICE shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided. Provided, however, that in order to provide a continuity of experience, the members at any annual meeting after the Developer has relinquished control of the Association may vote to give up to one-half of the Board members' terms of two years so that a system of staggered terms will be initiated.

3.10 THE ORGANIZATION MEETING of the newly elected Board of Directors shall be held at such place and time as shall be fixed by the Directors, provided a quorum shall be present.

3.11 REGULAR MEETINGS OF THE BOARD OF DIRECTORS may be held at such time and place shall be determined from time to time, by a majority of the Directors, but not less than quarterly. Notice of regular meetings shall be given to each Director personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

3.12 SPECIAL MEETING OF THE DIRECTORS MAY BE called by the President and must be called by the Secretary at the written request of one-third of the Directors. Not less than three (3) days' notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting, except in an emergency.

3.13 WAIVER OF NOTICE - Any Director may waive notice of a meeting before, at or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

3.14 MEETINGS OF THE BOARD OF DIRECTORS shall be open to all unit owners to attend and listen but not be heard or participate (unless a majority of the Directors consent thereto) and notice of meetings shall be posted conspicuously on the Condominium property forty-eight (48) hours in advance for the attention of unit owners except in an emergency.

3.15 A QUORUM AT DIRECTORS' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board. If at any meeting of the Board there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted without further notice.

3.16 THE PRESIDING OFFICER at Directors' meetings shall be the President of the Board if such an officer has been elected; and if none, then the Vice President shall preside. In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

3.17 DIRECTORS SHALL SERVE WITHOUT PAY, but shall be entitled to reimbursement for expenses reasonably incurred.

4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS - All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, and these Bylaws shall be exercised exclusively by the Board of Directors, or its duly authorized agents, contractors or employees subject only to the approval by unit owners when such is

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specifically required. Such powers and duties of the Directors shall include but shall not be limited to the following:

4.1 TO MAKE AND COLLECT ASSESSMENTS AGAINST members to defray the costs of the Condominium.

4.2 TO USE THE PROCEEDS OF ASSESSMENTS in the exercise of its powers and duties.

4.3 THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION of the Condominium property.

4.4 THE RECONSTRUCTION OF IMPROVEMENTS AFTER CASUALTY and the further improvement of the property.

4.5 TO APPROVE OR DISAPPROVE PROPOSED TRANSACTIONS in the manner provided by the Condominium Declaration.

4.6 TO ENFORCE by legal means the provisions of applicable laws, the Condominium Documents, the Bylaws of the Association, and the Regulations for the use of the property in the Condominium.

4.7 TO CONTRACT FOR MANAGEMENT of the Condominium.

4.8 TO PAY TAXES AND ASSESSMENTS which are liens against any part of the Condominium other than individual units and the appurtenances thereto, and to assess the same against the unit subject to such liens.

4.9 TO CARRY INSURANCE for the protection of the unit owners and the Association against casualty and liabilities.

4.10 TO PAY THE COST OF ALL POWER, WATER, SEWER and other utility services rendered to the Condominium and not billed to owners of individual units.

4.11 TO EMPLOY PERSONNEL and designate other officers for reasonable compensation and grant them such duties as seem appropriate for proper administration of the purposes of the Association.

4.12 TO BRING SUIT, EXECUTE CONTRACTS, DEEDS, MORTGAGES, LEASES and other instruments by its officers and to own, convey and encumber real and personal property.

4.13 THE DIRECTORS MAY, pursuant to F.S. 617.10(3) impose fines in such reasonable sums as they deem appropriate, not to exceed \$100.00 against unit owners for violations of the Condominium Documents, including the Rules and Regulations, by owners or their guests or lessees.

No fine shall be imposed until the owner(s) has been given a hearing before the Board.

## 5. OFFICERS

5.1 THE EXECUTIVE OFFICERS of the Association shall be the President, a Vice President, a Secretary and a Treasurer, all of whom shall be elected annually by and from the Board of Directors and who may be peremptorily removed by a majority vote of the Directors at any meetings. Any person may hold two or more offices except that the President shall not also be the Secretary or Assistant Secretary.

5.2 THE PRESIDENT shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of President of a corporation.

5.3 THE VICE PRESIDENT shall in the absence or disability of the President exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

5.4 THE SECRETARY shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of the Association and as may be required by the Directors or the President. The Assistant Secretary will perform the duties of the Secretary when the Secretary is absent.

5.5 THE TREASURER shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all other duties incident to the office of the Treasurer of a corporation.

5.6 THE COMPENSATION of all officers and employees of the Association shall be fixed by the Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee of the Association or preclude the contracting with a Director for the management of the Condominium.

5.7 INDEMNIFICATION - Every Director of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become

involved by reason of his being or having been a Director of the Association, or any settlement thereof, whether or not he is a Director at the time such expenses are incurred, except in cases wherein the Director is adjudged guilty of nonfeasance, misfeasance or malfeasance in the performance of his duties, or shall have breached his fiduciary duty to the members of the Association. Provided, however, that the Association shall not be liable for payment of a voluntary settlement unless it is first approved by the Board of Directors.

6. MINUTES OF ALL MEETINGS OF UNIT OWNERS and of the Board of Directors shall be kept in a businesslike manner and these plus records of all receipts and expenditures and all other records shall be available for inspection by unit owners and Board members at all reasonable times.

7. FISCAL MANAGEMENT - Shall be in accordance with the following provisions.

7.1 BUDGET - A proposed annual budget of common expenses shall be prepared by the Board of Directors which shall include all anticipated expenses for operation, maintenance and administration of the Condominium including insurance, management fees, if any, and a reserve for deferred maintenance per F.S. 718.112(1981) unless waived by the owners. It will contain a reasonable allowance for contingencies, and provide funds for all unpaid operating expense previously incurred.

7.2 A copy of the proposed annual budget shall be mailed to the unit owners not less than thirty days prior to a meeting of the owners not less than thirty days prior to a meeting of the owners at which the budget will be considered together with a notice of the meeting. Should a quorum fail to be present or represented at the meeting or fail to adopt the budget presented or a revised budget, then and in that event the Directors shall have the authority to adopt a budget.

7.3 The first budget shall be made by the Developer.

7.4 ASSESSMENTS - The shares of the unit owners of the common expenses shall be made payable quarterly in advance and shall become due on the first day of each quarter. The amounts shall be no less than are required to provide funds in advance for payment of all the anticipated operating expenses, the reserves, unless waived, and for all of the unpaid operating expense previously incurred.

7.5 EMERGENCY ASSESSMENTS - Assessments for the expenses of emergencies which cannot be paid from the contingency account shall be made only by the Board of Directors and the time of payment shall likewise be determined by them.

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7.6 ASSESSMENT ROLL - The assessments for common expenses according to the budget shall be set forth upon a roll of the units which shall be available for inspection at all reasonable times by unit owners. Such roll shall indicate for each unit the name and address of the owner, the assessments paid and unpaid. A certificate made by a duly authorized representative of the Directors as to the status of a unit's account may be relied upon for all purposes for any person for whom made other than the unit owner.

7.7 LIABILITY FOR ASSESSMENTS - A unit owner shall be liable for all assessments coming due while he is the owner of a unit, and such owner and his grantees after a voluntary conveyance, shall be jointly and severally liable for all unpaid assessments due and payable up to the time of such voluntary conveyance. Provided, however, that a first mortgagee who acquires title by foreclosure or deed in lieu of foreclosure shall not be liable for unpaid assessments of prior owners unless they are evidenced by a lien recorded prior to the mortgage. Such liability may not be avoided by waiver of the use or enjoyment of any common elements, or by abandonment of the unit for which the assessments are made, per Florida Statute 718.116.

7.8 LIEN FOR ASSESSMENTS - The unpaid portion of an assessment which is due together with interest thereon and reasonable attorney's fees for collection, shall be secured by a lien upon:

7.9 THE UNIT, and all appurtenances thereto when a notice claiming the lien has been recorded by the Association in accordance with the requirements of Florida Statute 718.116. Such lien shall be subordinate to any prior recorded mortgage on the unit.

7.10 ALL TANGIBLE PERSONAL PROPERTY located in the unit except that such lien shall be subordinate to prior liens and security interests of record.

7.11 COLLECTION--INTEREST: APPLICATION OF PAYMENTS - Assessments paid on or before ten (10) days shall not bear interest, but all sums not paid on or before ten (10) days shall bear interest at the rate of 18% per annum from date due until paid. All payments upon account shall be first applied to interest and then to the assessment payment first due. All interest collected shall be credited to the common expense account.

7.12 COLLECTION--SUIT - The Association, at its option may enforce collection of delinquent assessment accounts by suit at law or by foreclosure of the lien securing the assessments, or by any other remedy available under the laws of the State of Florida; and in any event the Association shall be entitled to recover the payments which are delinquent at the time of collection, judgment or decree, together with interest thereon at the rate of 18% per annum, and all costs incident to the collection and the proceedings, including reasonable attorney's fees. Per F.S. 718.116 the Association must deliver or mail by certified mail to the unit owner a written notice of its

to foreclose the lien 30 days before commencing foreclosure.

7.13 ACCOUNTS - All sums collected from assessments may be mingled in a single fund, but they shall be held in trust for the unit owners in the respective shares in which they are paid and shall be credited to accounts from which shall be paid the expenses for which the respective assessments are made. These accounts shall be as follows:

7.14 COMMON EXPENSE ACCOUNT - to which shall be credited collections of assessments for all common expenses.

7.15 ALTERATION AND IMPROVEMENT ACCOUNT - to which shall be credited all sums collected for alteration and improvement assessments, if any.

7.16 CONTINGENCY ACCOUNT - which shall be credited all sums collected for contingencies and emergencies.

7.17 RESERVE FOR DEFERRED MAINTENANCE ACCOUNT.

7.18 THE DEPOSITORY of the Association shall be such bank or banks in Florida as shall be designated from time to time by the Directors and in which the monies for the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

7.19 AN AUDIT of the accounts of the Association shall be made annually including but not limited to a complete financial report of actual receipts and expenditures for the previous 12 months. A copy of the report shall be furnished to each member within 30 days after its completion and delivery to the Directors, or at the annual meeting.

7.20 FIDELITY BONDS shall be required by the Board of Directors from all Officers and Directors of the Association who control or disburse Association funds. The amount of such bonds shall be determined by the Directors. The premiums on such bonds shall be paid by the Association.

8. PARLIAMENTARY RULES - Roberts Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Declaration, the Bylaws of the Association or with the Laws of the State of Florida.

9. AMENDMENT - Amendments to the Bylaws shall be proposed in the following manner:

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

9.2 A RESOLUTION adopting a proposed amendment must receive approval of a majority of the votes of the entire membership 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.

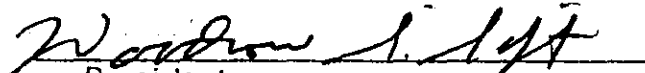
9.3 INITIATION - An amendment may be proposed by either a majority of the Board of Directors or by ten (10%) percent of the membership of the Association.

9.4 EFFECTIVE DATE - An amendment when adopted shall become effective only after being recorded according to law.

9.5 THESE BYLAWS shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium.

9.6 PROPOSAL TO AMEND EXISTING BYLAWS shall contain the full text of the Bylaws to be amended. New words shall be underlined and words to be deleted shall be lined through with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying "SUBSTANTIAL RE-WORDING OF BYLAW. SEE BYLAW NUMBER \_\_\_\_\_ FOR PRESENT TEXT."

The foregoing were adopted as the Bylaws of CAMP-A-WYLE RV RESORT CONDOMINIUM ASSOCIATION, INC., at the first meeting of the Board of Directors.

  
President

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**OFF REC 507 PG 1724**

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# ESTIMATED OPERATING BUDGET

## CAMP-A-WYLE R V RESORT CONDOMINIUM

	<u>MONTHLY TOTALS</u>	<u>ANNUAL TOTALS</u>
<u>INCOME</u>		
1. Washers, dryers, coin machines common area rental	3,750.00	45,000.00
<u>EXPENSES</u>		
1. Expenses for Association and Condominium:		
a. Administration of the Association	2,083	25,000.00
b. Management fees		None
c. Maintenance	4,917	59,000
d. Rent for recreational and other commonly used facilities		None
e. Taxes upon Association property		None
f. Taxes upon leased property		None
g. Insurance	542	6,500
h. Security provisions		None
i. Other expenses - miscellaneous	183	2,200
j. Operating capital	492	5,898
k. Reserves for:		
(1) capital expenditures	417	5,000
(2) deferred maintenance:		
asphalt - 10 yrs. 20,000	167	2,000
paining - 5 yrs. 1,000	17	200
roof - 10 yrs 3,000	25	300
l. Fees payable to the Division	9	102
2. Expenses for a unit owner:		
a. rent for the unit		None
b. rent for common facilities		None
	8,850	106,200
less income	3,750	45,000
Net Common Expense	\$5,100	\$61,200

PER R.V. UNIT - (204 units)

\$ 25. per month

\$ 75. per quarter

\$300. per year

Note: Figures may not agree due to rounding to the nearest cent.

PHASE CONDOMINIUM: Upon completion of Phase II with 65 additional units and the completion of Phase III with 35 additional units, it is anticipated that the expenses will not increase materially. No additional recreational areas are contemplated. Accordingly, upon completion of Phase II with 65 additional units, the monthly charge per unit will be \$18.96 or \$56.88 per quarter or \$227.50 per year. Upon completion of Phase III with 35 additional units, the monthly charge per unit will be \$16.78 or \$50.83 per quarter or \$201.32 per year on the total of 304 units.

The developer hereby guarantees that assessments for common expenses shall not exceed those shown in the projected operating budget until April 1, 1985, and developer will pay any and all deficiencies, if any, for common expenses. During the period ending April 1, 1985, the developer will be excused from the payment of his share of the common expenses which would be assessed against the units it owns during the period of time it shall be guaranteed to each purchaser that the assessments for common expenses shall not increase over the amount stated in the projected budget.

It is further agreed that there will be no assessments for common expenses until April 1, 1983. Prior to April 1, 1983, Developer will pay all common expenses and shall be entitled to receive all income from the operation of the park and the facilities therein.

# ESTIMATED OPERATING BUDGET

## PHASES I, II and III CAMP-A-WYLE R V RESORT CONDOMINIUM

	<u>MONTHLY TOTALS</u>	<u>ANNUAL TOTALS</u>
<u>INCOME</u>		
1. Washers, dryers, coin machines common area rental	5,625.00	67,500.00
<u>EXPENSES</u>		
1. Expenses for Association and Condominium:		
a. Administration of the Association	3,124	37,500.00
b. Management fees		None
c. Maintenance	7,375.50	88,500.00
d. Rent for recreational and other commonly used facilities		None
e. Taxes upon Association property		None
f. Taxes upon leased property		None
g. Insurance	813	9,750
h. Security provisions		None
i. Other expenses - miscellaneous	274.50	3,300
j. Operating capital	738	8,847
k. Reserves for:		
(1) capital expenditures	625.50	7,500
(2) deferred maintenance:		
asphalt - 10 yrs. 30,000	250.50	3,000
painting - 5 years 1,000	17	200
roof - 10 yrs 3,000	25	300
l. Fees payable to the Division	9	102
2. Expenses for a unit owner:		
a. rent for the unit		None
b. rent for common facilities		None
	<u>13,250</u>	<u>159,000</u>
less income	5,625	67,500
Net Common Expense	<u>\$7,625</u>	<u>\$91,500</u>

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

PER R. V. UNIT - (304 units)

\$ 25.00 per month  
\$ 75.00 per quarter  
\$300.00 per year

Note: Figures may not agree due to rounding to the nearest cent.

Phase I has 204 units. Upon completion, Phase II will have an additional 65 units and upon completion, Phase III will have an additional 65 units for a total of 304 units.

CAMP-A-WYLE R V RESORT CONDOMINIUM

CONDOMINIUM PURCHASE AGREEMENT

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS REFERENCE SHOULD BE MADE TO THIS CONTRACT AND THE DOCUMENTS REQUIRED BY FLORIDA STATUTES, SECTION 718.503 TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

DATE: \_\_\_\_\_

NAME(S) OF PURCHASER(S) \_\_\_\_\_

ADDRESS OF PURCHASER(S) \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE-HOME (\_\_\_\_) \_\_\_\_\_ BUSINESS (\_\_\_\_) \_\_\_\_\_

WITNESSETH:

PURCHASER hereby offers and agrees to purchase from SEACOAST LEASING COMPANY, Developer, having an address of 630 North Federal Highway, North Palm Beach, Florida 33408, CONDOMINIUM UNIT NUMBER \_\_\_\_\_ (the Unit) of CAMP-A-WYLE R V RESORT CONDOMINIUM (the Condominium) according to the Declaration of Condominium (the Declaration) thereof. The Condominium is located in Hernando County, Florida, on real property more particularly described in Schdule "A" of the proposed Declaration of Condominium (the Property).

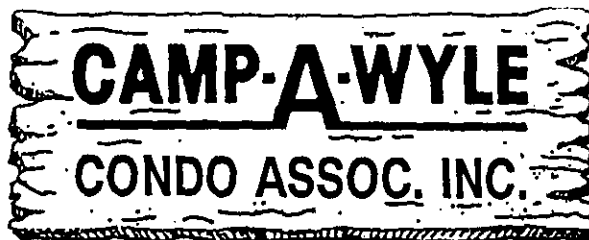
The total purchase price of the unit shall be payable by Purchaser to Developer as follows:

\$ \_\_\_\_\_ upon signing this contract total 10% of purchase price  
\$ \_\_\_\_\_ within 15 days of signing contract & receipt of condominium documents to increase deposit to 25% of purchase price or money will be refunded and purchaser will return condominium documents  
\$ \_\_\_\_\_ due at closing  
\$ \_\_\_\_\_ Total Purchase Price

L. M. TAYLOR, LAWYERS

P. O. BOX 14577, NORTH PALM BEACH, FLA. 33408 • TEL. (305) 845-6066

6.06R



9206 Commercial Way  
Brooksville, Florida 34613  
(904) 596-2139

**\*\* OFFICIAL RECORDS \*\***  
BK: 1011 PG: 841

FILE# 95-011039  
HERNANDO COUNTY, FLORIDA

Per BL 11, 9.6

RCD Apr 11 1995 02:03pm  
KAREN NICOLAI, CLERK

PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
DC 13, 23.1 AND PROSPECTUS 14

It is stated in paragraph 14. "Phase Project" that  
"Phase One has been completed and contains 204 units". Also  
in DC 13, 23.1 it is stated "Phase 1 - 204 units is presently  
completed".

It is hereby proposed to read:

"phase One has been completed and contains 205 units".  
Also to change the number of lots in Phase One to 205 where  
ever there is a reference to the number of lots in Phase  
One in the Document.

Amendments were presented and passed as per DC 10, 13 - 13.1

*Amending OR 501 Pg 17/14*

CAMP-A-WYLE R V RESORT CONDOMINIUM

Per BL 11 9.6

PROPOSAL TO AMEND EXISTING BY-LAW

Bl 1 1.2 which reads as follows:

"FISCAL YEAR - the fiscal year of the Association shall be the calendar year."

It is hereby proposed to read:

"FISCAL YEAR - the fiscal year of the Association shall be from March 1st through the last day of February of the following year."

Regular amendment requires 66 2/3 vote

(per DC 10 13. - 13.1

18973

JL-7 P4:22

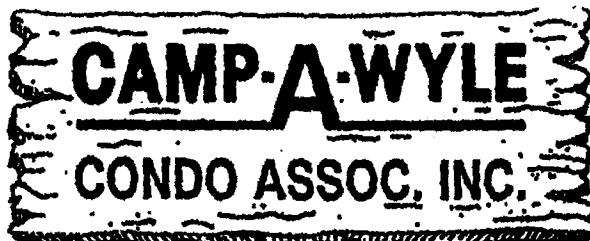
FILED FOR RECORD 1986  
HAROLD W. BROWN, CLERK  
HERNANDO COUNTY, FLORIDA

Ret- *Camp-A-Wyle*  
*9206 Commercial Way*  
*Brooksville, FL 33512*

OFF Rec 507 PG 1714

6.0CR

R



9206 Commercial Way  
Brooksville, Florida 34613  
(904) 596-2139

\*\* OFFICIAL RECORDS \*\*  
BK: 1011 PG: 840

FILE# 95-011038  
HERNANDO COUNTY, FLORIDA

RCD Apr 11 1995 02:03pm  
KAREN NICOLAI, CLERK

Per BL11 9.6

PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
DC 8, 11.7 WHICH READS AS FOLLOWS:

"SUBSTANTIAL RE-WORDING OF DECLARATION. SEE DC 8,  
11.7 FOR PRESENT TEXT".

It is proposed to delete the last paragraph in it's  
entirety starting with, "The Association and Owners, etc."

Amendment was presented and passed as per DC 10, 13 - 13.1

*Amending OR SDI Pg 1714*

*OFFICIAL RECORDS 507 PG 1682*



4.0CR

R

**CAMP-A-WYLE**  
**CONDO ASSOC. INC.**

9206 Commercial Way  
Brooksville, Florida 34613  
(904) 596-2139

**\*\* OFFICIAL RECORDS \*\***  
BK: 1011 PG: 841

FILE# 95-011039  
HERNANDO COUNTY, FLORIDA

Per BL 11, 9.6

RCD Apr 11 1995 02:03pm  
KAREN NICOLAI, CLERK

PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
DC 13, 23.1 AND PROSPECTUS 14

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ever there is a reference to the number of lots in Phase  
One in the Document.

Amendments were presented and passed as per DC 10, 13 - 13.1

*Amending OR 501 by 1714*

600R

R

**CAMP-A-WYLE**  
**CONDO ASSOC. INC.**

8206 Commercial Way  
Brooksville, Florida 34613  
(904) 586-2139

**\*\* OFFICIAL RECORDS \*\***  
BK: 1011 PG: 342

FILE# 95-011038  
HERNANDO COUNTY, FLORIDA

Per BL11 9.6

RCD Apr 11 1995 02:03pm  
KAREN NICOLAI, CLERK

**PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
DC 8, 11.7 WHICH READS AS FOLLOWS:**

**"SUBSTANTIAL RE-WORDING OF DECLARATION. SEE DC 8,  
11.7 FOR PRESENT TEXT".**

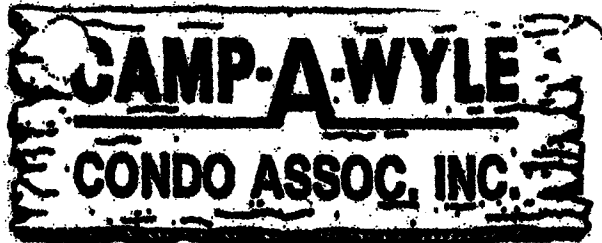
**It is proposed to delete the last paragraph in it's  
entirety starting with, "The Association and Owners, etc."**

**Amendment was presented and passed as per DC 10, 13 - 13.1**

*Amending ORD# 14714  
OFFICIAL RECORDS 507 PG 1682*

1682A

P.O.R



8208 Commercial Way  
Brooksville, Florida 34613  
(904) 596-2139

OFFICIAL RECORDS \*\*  
BK: 1011 PS: 341

FILE# 95-811839  
HERNANDO COUNTY, FLORIDA

Per BL 11, 9.6

RCD Apr 11 1995 02:03pm  
KAREN NICOLAI, CLERK

PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
DC 13, 23.1 AND PROSPECTUS 14

It is stated in paragraph 14. "Phase Project" that  
"Phase One has been completed and contains 204 units". Also  
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completed".

It is hereby proposed to read:

"phase One has been completed and contains 205 units".  
Also to change the number of lots in Phase One to 205 where  
ever there is a reference to the number of lots in Phase  
One in the Document.

Amendments were presented and passed as per DC 10, 13 - 13.1

*Amending OR 501 by 1714*

1486 A

CAMP-A-WYLE R V RESORT CONDOMINIUM

Per BL 11 9.6

PROPOSAL TO AMEND EXISTING BY-LAW

Bl 1 1.2 which reads as follows:

"FISCAL YEAR - the fiscal year of the Association shall be the calendar year."

It is hereby proposed to read:

"FISCAL YEAR - the fiscal year of the Association shall be from March 1st through the last day of February of the following year."

Regular amendment requires 66 2/3 vote

(per DC 10 13. - 13.1

18973

JT-7 P4:22

FILED FOR RECORD 1986  
HAROLD W. BROWN, CLERK  
HERRING COUNTY, ALABAMA

Ret- *Camp-A-Wyle*  
*9206 Commercial Way*  
*Brooksville, FL 33512*

OFF REC 507 PG 1714

O.R. 615 PG 0650

R60  
**RECEIVED**  
4-1-97

**CAMP-A-WYLE  
CONDO ASSOCIATION, INC.**

2206 GREELY HIGHLAND  
WEEK WACHEE, FLORIDA 34613  
(352) 396-2119

**\*\* OFFICIAL RECORDS \*\***  
BK: 1116 PG: 58

**R** FILE# 97-010641  
HERNANDO COUNTY, FLORIDA

RCD Mar 26 1997 02:20pm  
KAREN NICOLAI, CLERK

Per RL 11, 9.6

**PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
RL-1, 1.3 WHICH READS AS FOLLOWS:**

**"FISCAL YEAR - The fiscal year of the Association shall be from March 1st through the last day of February of the following year."**

It is hereby proposed to read:

**"FISCAL YEAR - the fiscal year of the Association shall be the calendar year."**

Amending GDS#7 - Page 1714

Amendment was presented and passed as per DC 10, 13 - 13.1

*Harrison O. Ross*  
Harrison O. Ross, President

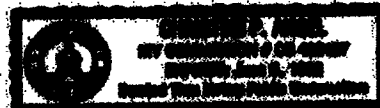
*Bill Reed*  
Witness: Bill Reed, Treasurer

*Kenneth L. Averill*  
Witness: Ken Averill, Secretary

Subscribed and sworn (or affirmed) to before me this 26th day of March, 1997  
by Bill Reed who produced driver's license as identification and  
by Kenneth Averill who produced driver's license as identification.

*Christine P. Russell*  
Notary Public, State of Florida  
(Name hand printed, typed or rubber stamped)

Prepared By: Harrison O. Ross  
2206 Greely Road Drive  
Week Wachee, FL 34613



2 lots

**CAMP-A-WYLE**  
**CONDO ASSOCIATION, INC.**  
9206 GRIZZLY BEAR LANE  
WEEKI WACHEE, FLORIDA 34613  
(352) 596-2139

May 14, 1997

Enclosed is an amendment to your Camp-A-Wyle Documents regarding the changing of our Fiscal Year to read "THE FISCAL: YEAR - The fiscal year of the Association shall be the calendar year".

This Amendment was voted on at the Association Annual Meeting, February 22, 1997 and was accepted by the membership.

Please attach to your Documents for future reference.

If you have any questions, please feel free to call.

Respectfully,



Harry Rees, President

116.00  
RECEIVED  
4-1-97

**CAMP-A-WYLE  
CONDO ASSOCIATION, INC.**

9206 GRIZZLY BEAR LANE  
WEEKI WACHEE, FLORIDA 34613  
(352) 596-2139

\*\* OFFICIAL RECORDS \*\*  
BK: 1116 PG: 58

R FILE# 97-010641  
HERNANDO COUNTY, FLORIDA

RCD Mar 26 1997 02:20pm  
KAREN NICOLAI, CLERK

Per BL 11, 9.6

**PROPOSAL TO AMEND EXISTING  
DECLARATION OF CONDOMINIUM  
BL-1, 1.2 WHICH READS AS FOLLOWS:**

"FISCAL YEAR - The fiscal year of the Association shall be from March 1st through the last day of February of the following year."

It is hereby proposed to read:

"FISCAL YEAR - the fiscal year of the Association shall be the calendar year."

Amending OR507 - Page 1714

Amendment was presented and passed as per DC 10, 13 - 13.1

Harrison O. Rees  
Harrison O. Rees, President

Bill Reed  
Witness: Bill Reed, Treasurer

Kenneth L. Averill  
Witness: Ken Averill, Secretary

Subscribed and sworn (or affirmed) to before me this 26th day of March, 1997  
by Bill Reed who produced driver's License as identification and  
by Kenneth Averill who produced driver's License as identification.

Christine P. Angel  
Notary Public, State of Florida  
(Name hand printed, typed or rubber stamped)

Prepared By: Harrison O. Rees  
9501 Black Bear Drive  
Weeki Wachee, FL 34613



10.20

# CAMP-A-WYLE

R

CONDOMINIUM ASSOCIATION, INC.  
9206 GRIZZLY BEAR LANE  
WEEKI WACHEE, FLORIDA 34613  
(352) 596-2139 FAX (352) 596-5105

PER DC 13, 13.1- 13.4

Amending OFF REG. 507 - PG 1683 & 1684

OFFICIAL RECORDS  
BK: 2014 PG: 1784

## PROPOSAL TO AMEND EXISTING DECLARATION OF CAMP A WYLE CONDOMINIUM ASSOCIATION, INC.

23.11 ~~"Two complete bath shower and laundry facilities. Each facility contains 3 coin-operated washers and 3 coin-operated dryers. These machines are leased and the net proceeds from the machines will be the property of the Association. PROVIDED HOWEVER that prior to April 1, 1983, Developer will pay all common expenses and retain all the proceeds from the machines."~~

Doc 2005035619  
Hernando County, Florida  
05/12/2005 11:34AM  
KAREN NICOLAI, Clerk

Is amended to read:

23.11. Shower and laundry facilities will be provided to include coin operated washers and dryers. These machines are leased and the net proceeds from the machines will be the property of the Association.

Amendments were presented and passed as per dc 10, 13 - 13.4

Amending OFF REG. 507 PG 1687 DC - 14

Connie Dzurko  
Connie Dzurko, President

Pat Kelly  
Witness: Pat Kelly, Assistant Treasurer

Mary Jo Procunier  
Witness: Mary Jo Procunier

Subscribed and sworn (or affirmed to before me this 2 day of May, 2005 by  
Pat Kelly who is known to me, by Mary Jo Procunier who is known to me

Prepared By Connie Dzurko  
9293 Grizzly Bear Lane  
Weeki Wachee, fl 34613

Duane M. Bowers  
Notary Public, State of Florida  
(Name hand printed, typed or rubber stamped)



Duane M. Bowers  
Commission #00240944  
Expires: Sep 26, 2007  
Bonded Through  
Atlantic Bonding Co., Inc.



10.00

Doc# 2005035618  
Hernando County, Florida  
5/12/2005 11:34AM  
REN MICULAI, Clerk

# CAMP-A-WYLE

R

CONDOMINIUM ASSOCIATION, INC.  
9206 GRIZZLY BEAR LANE  
WEEKI WACHEE, FLORIDA 34613  
(352) 596-2139 FAX (352) 596-5105

PER DC 13, 13.1- 13.4

Amending OFF REG. 507 - PG 1677

## 3. PROPOSAL TO AMEND EXISTING DECLARATION OF CONDOMINIUM

OFFICIAL RECORDS  
BK: 2014 PG: 1783

It is stated that paragraph 5. 16:

5.16 "All incidental damage caused to a unit by work done or ordered by the Association shall be promptly repaired by and at the expense of the Association."

Is amended to read:

5.16" All incidental damage caused to a unit by work done or ordered by the Association shall be promptly repaired by and at the expense of the Association except in the case of owner agreed mowing and trimming operations by the Association."

It is stated that paragraph 5. 18:

5.18 "To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association. The unit owner's responsibility specifically includes wiring, piping, serving only the particular unit, and ramp and patio."

Is amended to read:

5.18 "To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association. The unit owner's responsibility specifically includes wiring, piping, serving only the particular unit, ramp and patio."

PER DC 13, 13.1- 13.4

Amending OFF REG. 507 - PG 1677 DC-4

*Connie Dzurko*  
Connie Dzurko, President

*Pat Kelly*  
Witness: Pat Kelly, Assistant Treasurer

*Mary Jo Prochaine*  
Witness: Mary Jo Prochaine

Subscribed and sworn (or affirmed to before me this 2 day of May, 2005 by  
Pat Kelly who is known to me, by Mary Jo Prochaine who is known to me.

Prepared By Connie Dzurko  
9293 Grizzly Bear Lane  
Weeki Wachee, fl 34613



Duane M. Bowers  
Commission #00240944  
Expires: Sep 26, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

*Duane M. Bowers*  
Notary Public, State of Florida  
(Name hand printed, typed or rubber stamped)

## CAMP-A-WYLE

**R** CONDOMINIUM ASSOCIATION, INC.  
9206 GRIZZLY BEAR LANE  
WEEKI WACHEE, FLORIDA 34613  
(352) 596-2139 FAX (352) 596-5105

Doc# 2005035620  
Hernando County, Florida  
05/02/2005 11:34AM  
KAREN MICHAEL, Clerk

### 1. PROPOSAL TO AMEND EXISTING BY-LAWS:

New By-Law added:

23.20 Recognizing the large numbers of owners are not present during the summer months and with the objective of keeping lawns in a reasonable level of care, the Association will cut unit owners lots twice monthly during the mowing season of April 1 thru Oct 1. Areas inaccessible for mowing and all edging will remain the responsibility of the owner. Owners desiring to continue with private lawn care companies may continue to do so at their own expense. Unit owners retaining their own lawn cutting are to notify the Condo Office to remove their lot from the Association lawn cutting list. Cost of the Association Cutting will be included in the condominium budget as a common expense to be paid by the unit owners.

New By-Law Added:

23.21 Owners are responsible for the trimming of their properties. Should Owners desire, the Association will trim the owners lots once a month at a reasonable rate determined annually by the Board of Directors. If the owners fails to trim the lot, the Association will trim the lot when needed, at it's own discretion, not to exceed once per month, and at the prevailing trimming rate.

Connie Dzurko  
Connie Dzurko, President

Pat Kelly  
Witness: Pat Kelly Assistant Treasurer

Mary Jo Procmier  
Witness: Mary Jo Procmier

Subscribed and sworn (or affirmed to before me this 2 day of May, 2005 by Pat Kelly who is known to me, by MARY Jo Procmier who is known to me.

Prepared By Connie Dzurko  
9293 Grizzly Bear Lane  
Weeki Wachee, fl 34613



Duane M. Bowers  
Commission #00240944  
Expires: Sep 26, 2007  
Bonded Firm

Atlantic Bonding Co., Inc. (Name hand printed, typed or rubber stamped)

10.00  
**CAMP-A-WYLE**

R

CONDOMINIUM ASSOCIATION, INC.

9206 GRIZZLY BEAR LANE

WEEKI WACHEE, FLORIDA 34613

(352) 596-2139 FAX (352) 596-5105

PER BL 11, 9.6

Doc# 2005035621  
Hernando County, Florida  
05/02/2005 11:34AM  
KAREN NEEDHAM, Clerk

**1. PROPOSAL TO ADD TO THE EXISTING BY-LAWS OF CAMP A WYLE  
CONDOMINIUM ASSOCIATION, INC.:**

OFFICIAL RECORDS  
BK: 2014 PG: 1786

New By-Law Added:

**BL - 10 PG 11 GRASS CUTTING AMENDMENTS:**

10.1 Recognizing the large numbers of owners are not present during the summer months and with the objective of keeping lawns in a reasonable level of care, the Association will cut unit owners lots twice monthly during the mowing season of April 1 thru Oct 1. Areas inaccessible for mowing and all edging will remain the responsibility of the owner. Owners desiring to continue with private lawn care companies may continue to do so at their own expense. Unit owners retaining their own lawn cutting are to notify the Condo Office to remove their lot from the Association lawn cutting list. Cost of the Association Cutting will be included in the condominium budget as a common expense to be paid by the unit owners.

10.2 Owners are responsible for the trimming of their properties. Should Owners desire, the Association will trim the owners lots once a month at a reasonable rate determined annually by the Board of Directors. If the owners fails to trim the lot, the Association will trim the lot when needed, at it's own discretion, not to exceed once per month, and at the prevailing trimming rate.

AMENDING OFF REG. 507 - PG 1724

Connie Dzurko  
Connie Dzurko, President

Pat Kelly  
Witness: Pat Kelly Assistant Treasurer

Mary Jo Procunier  
Witness: Mary Jo Procunier

Subscribed and sworn (or affirmed to before me this 2 day of May, 2005 by  
Pat Kelly who is known to me, by Mary Jo Procunier who is known to me.

Prepared By Connie Dzurko  
9293 Grizzly Bear Lane  
Weeki Wachee, fl 34613



Duane M. Bowers  
Commission #0024892  
Expires: Sep 26, 2005  
Notary Public, State of Florida  
Bonds Through  
Atlantic Bonding Co., Inc.  
(Name hand printed, typed or rubber stamped)

## CAMP-A-WYLE CONDOMINIUM ASSOCIATION

9206 Grizzly Bear Lane  
**R** Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

OFFICIAL RECORDS  
BK: 2561 PG: 41

LT1-2-2008-040095-1

LT2-2561-41-1

## PROPOSAL TO AMEND EXISTING BY-LAWS:

## New By-Law added:

Section 23.11A: "One (1) cellular tower may be constructed on the property legally described as **RIDAN II LEASE PARCEL** (A PARCEL OF LAND BEING A PORTION OF PARCEL F (COMMON AREA), CAMP-A-WYLE R.V. RESORT CONDOMINIUM AS RECORDED IN PLAT BOOK 18, PAGES 31-35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL F (COMMON AREA); THENCE ON A PLAT BEARING OF S10°22'18"E ALONG THE WEST LINE OF SAID PARCEL F (COMMON AREA), A DISTANCE OF 140.15 FEET; THENCE N79°37'42"E A DISTANCE OF 44.49 FEET TO THE POINT OF BEGINNING; THENCE N34°00'00"E A DISTANCE OF 80.00 FEET; THENCE S56°00'00"E A DISTANCE OF 80.00 FEET; THENCE S34°00'00"W A DISTANCE OF 80.00 FEET; THENCE N56°00'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND OF SITUATE WITHIN HERNANDO COUNTY, FLORIDA, CONTAINING 6,400.80 SQUARE FEET, MORE OR LESS.) and **RIDAN II ACCESS & UTILITY EASEMENT** (A PARCEL OF LAND BEING A PORTION OF PARCEL A (COMMON AREA) AND PARCEL F (COMMON AREA), CAMP-A-WYLE R.V. RESORT CONDOMINIUM AS RECORDED IN PLAT BOOK 18, PAGES 31-35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL F (COMMON AREA); THENCE ON A PLAT BEARING OF S38°39'19"W ALONG THE EAST LINE OF SAID PARCEL A (COMMON AREA), A DISTANCE OF 224.93 FEET; THENCE S34°17'49"W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 215.77 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A (COMMON AREA); THENCE N76°10'11"W ALONG SAID SOUTH LINE, A DISTANCE OF 168.46 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A (COMMON AREA), SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 19. (PUBLIC RIGHT-OF-WAY OF VARYING WIDTH); THENCE N14°10'35"E ALONG SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A (COMMON AREA); THENCE S76°10'11"E ALONG SAID NORTH LINE, A DISTANCE OF 158.47 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL A (COMMON AREA); THENCE N34°17'49"E ALONG SAID WEST LINE, A DISTANCE OF 164.07 FEET; THENCE N38°39'19"E CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 226.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE 65°01'39" AND A RADIUS OF 327.00 FEET FOR AN ARC DISTANCE OF 28.72 FEET TO A POINT ON AN NON-TANGENT LINE; THENCE S56°00'00"E A DISTANCE OF 236.13 FEET; THENCE S34°00'00"W A DISTANCE OF 20.00 FEET; THENCE N56°00'00"W A DISTANCE OF 208.72 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST. A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S49°13'35"E, SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SAID PARCEL A AND PARCEL F; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°07'06" AND A RADIUS OF 297.00 FEET FOR AN ARC DISTANCE OF 10.98 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING; SAID PARCEL OF LAND OF SITUATE WITHIN HERNANDO COUNTY, FLORIDA, CONTAINING 27,315.50 SQUARE FEET, MORE OR LESS.) pursuant to a lease with Ridan Industries II, LLC ("Lease"). The cellular tower shall be a common element subject to the Declaration and the Lease."

Amendment was presented and passed as per DC-10, 13 - 13.1 on July 21, 2008.

James Ebersole  
James Ebersole, President

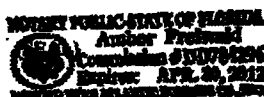
Bernard A. Clark  
Witness: Bernard Clark, Vice President

Janice Greshow  
Witness: Janice Greshow, Secretary

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of JULY, 2008, by BERNARD CLARK who is known to me and by JANICE GRESHOW who is known to me.



Amber Freinwald  
Notary Public

Prepared by James Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 34613

67/23/2008 16:27PM # Page 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613

**R**

352-596-2139  
352-596-5105 - Fax

**2009030602**

OFFICIAL RECORDS  
BK: 2659 PG: 1176

LT1-2-2659-1176-1

LT2-2659-1176-1

06/10/2009 10:09AM # Pages: 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

**PROPOSAL TO AMEND EXISTING BY-LAWS:**

New By-Law added:

**23.11B: "A Front Office Building and a Maintenance Building."**

Amendment was presented and passed as per DC-10, 13 - 13.1 on June 6, 2009.

James Ebersole  
James Ebersole, President

Albert Betler  
Witness: Albert Betler, Treasurer

Janice Greshow  
Witness: Janice Greshow, Secretary

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of June, 2009, by ALBERT BETLER who is known to me and by JANICE GRESHOW who is known to me.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA  
Amber Freiwald  
Commission #DD764296  
Expires APR. 30, 2012  
NOTARY PUBLIC STATE OF FLORIDA

Amber Freiwald  
Notary Public

Prepared by James Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 34613

**4206 GRIZZLY BEAR LN**

## CAMP-A-WYLE CONDOMINIUM ASSOCIATION

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

OFFICIAL RECORDS  
BK: 2659 PG: 1177

LT1-2-2009030603-1

LT2-2659-1177-1

## PROPOSAL TO AMEND EXISTING BY-LAWS:

~~7.11 COLLECTION INTEREST APPLICATION OF PAYMENTS Assessments paid on or before ten (10) days shall not bear interest, but all sums not paid on or before ten (10) days shall bear interest at the rate of 18% per annum from date due until paid. All payments upon account shall be first applied to interest and then to the assessment payment first due. All interest collected shall be credited to the common expense account.~~

Amended to read:

**7.11 COLLECTION - LATE FEES, INTEREST, APPLICATION OF PAYMENTS.** All assessments must be paid within ten (10) days from date of invoice. If not paid, a \$10.00 late fee will be added to the electric invoice and /or a \$15.00 late fee will be added to the maintenance fee invoice. All unpaid sums shall bear interest at the rate of 18% per annum from date due until paid. All payments upon account shall be first applied to interest, late fees and expense of collection, then to the assessment payment first due. All interest collected shall be credited to the common expense account.

Amendment was presented and passed as per DC-10, 13 - 13.1 on June 6, 2009.

06/10/2009 10:00AM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

James Ebersole  
James Ebersole, President

Albert Butler  
Witness: Albert Butler, Treasurer

Janice Greshow  
Witness: Janice Greshow, Secretary

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of June, 2009, by ALBERT BUTLER who is known to me and by JANICE GRESHOW who is known to me.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA  
Amber Freiwald  
Commission #DD764296  
Expires: APR 30, 2012  
SIGNED TRUE AND CORRECTED CO., INC.

Amber Freiwald  
Notary Public

Prepared by James Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 34613

9206 Grizzly Bear Ln

## CAMP-A-WYLE CONDOMINIUM ASSOCIATION

9206 Grizzly Bear Lane

**R** Weeki Wachee, Florida 34613

352-596-2139

352-596-5105 - Fax

OFFICIAL RECORDS

BK: 2859 PG: 1179



## PROPOSAL TO AMEND EXISTING BY-LAWS:

New By-Law added:

23.11C: "Seven (7) sites in the "F" Section to be used as RV rental lots."

Amendment was presented and passed as per DC-10, 13 - 13.1 on June 6, 2009.

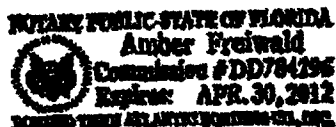
  
James Ebersole, President  
Witness: Albert Betler, Treasurer  
Witness: Janice Greschow, Secretary

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of June, 2009, by ALBERT BETLER who is known to me and by JANICE GRESCHOW who is known to me.

(SEAL)

  
Notary PublicPrepared by James Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 3461306/10/2009 10:00AM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

## CAMP-A-WYLE CONDOMINIUM ASSOCIATION

9206 Grizzly Bear Lane

R Weeki Wachee, Florida 34613

352-596-2139

OFFICIAL RECORDS

352-596-5105 - Fax

BK: 2658 PG: 1178

## PROPOSAL TO AMEND EXISTING BY-LAWS:

~~3.9 THE TERM OF EACH DIRECTOR'S SERVICE shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided. Provided, however, that in order to provide a continuity of experience, the members at any annual meeting after the Developer had relinquished control of the Association may vote to give up to one half of the Board members' terms of two years so that a system of staggered terms will be initiated.~~

06/10/2009 10:00AM # Pages: 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

Amended to read:

3.9 THE TERM OF EACH BOARD MEMBER shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided. For the purpose of providing a continuity of experience, a system of staggered terms for the Board members will be as follows: At each election, the two Board Members with the highest total votes shall serve a two (2) year term and the remaining directors shall serve a one (1) year term.

Amendment was presented and passed as per DC-10, 13 - 13.1 on June 6, 2009.

LV1-2-2009030604-1

LT2-2658-1178-1

  
James Ebersole, President  
Witness: Albert Betler, Treasurer  
Witness: Janice Greshow, Secretary

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of June, 2009, by ALBERT BETLER who is known to me and by JANICE GRESHOW who is known to me.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA  
Amber Freiwald  
Commission # 00704296  
Expires: APR. 30, 2012  
BORN 05/10/1960 ATLANTA, GEORGIA, USA

  
Notary Public

Prepared by James Ebersole  
9428 Congar Drive  
Weeki Wachee, FL 34613



**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane

**R** Weeki Wachee, Florida 34613

352-596-2139

352-596-5105 - Fax

**PROPOSAL TO AMEND EXISTING BY-LAWS:**

***Currently Reads:***


7.11 COLLECTION - LATE FEES, INTEREST, APPLICATION OF PAYMENTS. All assessments must be paid within ten (10) days from date of invoice. If not paid, a \$10.00 late fee will be added to the electric invoice and / or a \$15.00 late fee will be added to the maintenance fee invoice. All unpaid sums shall bear interest at the rate of 18% per annum from date due until paid. All payments upon account shall be first applied to interest, late fees and expense of collection, then to the assessment payment first due. All interest collected shall be credited to the common expense account.

***Amended to Read:***

7.11 COLLECTION - LATE FEES, INTEREST, APPLICATION OF PAYMENTS. All assessments must be paid within ten (10) days from date of invoice. If not paid, a \$15.00 late fee will be added to the electric invoice and / or a \$20.00 late fee will be added to the maintenance fee invoice. Electric invoices not paid within forty (40) days from date of invoice will result in the disconnection of electric and a \$40.00 disconnect fee. To reconnect the electric, a \$40.00 reconnect fee will be applied and the invoice must be paid in full. All unpaid sums shall bear interest at the rate of 18% per annum from date due until paid. All payments upon account shall be first applied to interest, late fees and expense of collection, then to the assessment payment first due. All interest and late fees collected shall be credited to the common expense account.

Amendment was presented and passed as per BL-11, 9.2 on February 26, 2011.


  
James C. Ebersole, President

  
Witness: Roberts Baker, Secretary


  
Witness: Bernard Clark, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2011, by Roberts Baker who is known to me and by Bernard Clark who is known to me.

  
Notary Public

Prepared by James C. Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 34613

NOTARY PUBLIC STATE OF FLORIDA  
 Amber Freiwald  
Commission #220784236  
Expires APR. 30, 2012  
SIGNED THIS ATLANTIC SUNDAY CO., FL.

# CAMP-A-WYLE CONDOMINIUM ASSOCIATION

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

R

## PROPOSAL TO AMEND EXISTING BY-LAWS:

Instr #2011052810 BK:2854 Pages:1138 - 1138  
Filed & Recorded 10/12/2011 10:47:10 AM, Rec Fees: \$10.00

Karen Nicolai, HERNANDO County Clerk of Court  
TLM Deputy C/k

### Currently Reads:

7.12 COLLECTION – SUIT. The Association, at its option may enforce collection of delinquent assessment accounts by suit at law or by foreclosure of the lien securing the assessments, or by any other remedy available under the laws of the State of Florida, and in any event the Association shall be entitled to recover the payments which are delinquent at the time of collection, judgment or decree, together with interest thereon at the rate of 18% per annum and all costs incident to the collection and the proceedings, including reasonable attorney's fees. Per F.S. 718.116, the Association must deliver or mail by certified mail to the unit owner a written notice of its to foreclose the lien 30 days before commencing foreclosure.

### Amended to Read:

7.12 COLLECTION – SUIT. The Association, at its option may enforce collection of delinquent assessment accounts ~~and/or fines~~ by suit at law or by foreclosure of the lien securing the assessments ~~and/or fines~~, or by any other remedy available under the laws of the State of Florida, and in any event the Association shall be entitled to recover the payments which are delinquent at the time of collection, judgment or decree, together with interest thereon at the rate of 18% per annum ~~or the highest rate permitted under Florida law, whichever is greater~~, plus all costs incident to the collection and the proceedings, including reasonable attorney's fees. Per F.S. 718.116, the Association must deliver or mail by certified mail to the unit owner a written notice of its ~~intention~~ to foreclose the lien 30 days before commencing foreclosure.

Amendment was presented and passed as per BL-11, 9.2 on September 30, 2011.

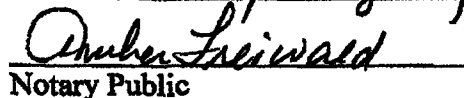
  
James C. Ebersole, President

  
Witness: Bernard Clark, Vice President

  
Witness: Judy Shaughnessy, Treasurer

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 11 day of October, 2011, by Bernard Clark who is known to me and by Judy Shaughnessy who is known to me.

  
Notary Public

Prepared by James C. Ebersole  
9428 Cougar Drive  
Weeki Wachee, FL 34613

NOTARY PUBLIC-STATE OF FLORIDA  
Amber Freiwald  
Commission #DD784296  
Expires: APR 30, 2012  
BONDED TRU ATLANTIC BONDING CO., INC.

**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

**PROPOSAL TO AMEND EXISTING DECLARATION OF CAMP-A-WYLE CONDOMINIUM  
ASSOCIATION, INC.**

***Currently Reads:***

DC 23.11 Shower and laundry facilities will be provided to include coin operated washers and dryers. These machines are leased and the net proceeds from the machines will be the property of the Association.

***Is Amended to Read:***

DC 23.11 Shower and laundry facilities will be provided to include coin operated washers and dryers. These machines are owned by the Association and all proceeds from the machines will be the property of the Association.

Amendment was presented and passed as per DC 13, 13.1-13.4 on February 16, 2013.  
Amending OFF REC 507 PG 1687, DC1-14

  
Lawrence Stevens, President

  
Witness: Roberts Baker, Secretary

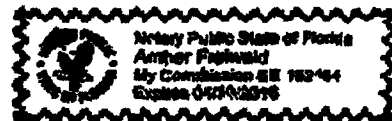
  
Witness: Judy Shaughnessy, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of FEB, 2013, by  
Roberts Baker who is known to me and by Judy Shaughnessy who is known to me.

  
Notary Public

Prepared by Lawrence Stevens  
9468 Cougar Drive  
Weeki Wachee, FL 34613



**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

**R**

**PROPOSAL TO AMEND EXISTING BY-LAWS OF CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.**

***New By-Law added:***

2.15 COMMITTEE MEETINGS - The Camp-A-Wyle Hearing Committee, Social Committee and Bingo Committee are exempted from the procedures set forth in the F.S. 718.112 regarding the manner in which their meetings are conducted. Non-owners (renters) who reside in the Park may attend and participate in meetings of the Social Committee only.

Amendment was presented and passed as per BL-11, 9.2 on February 25, 2017.

Kathy Rogers  
Kathy Rogers, President

Robin L. Holt  
Witness: Robin Holt, Secretary

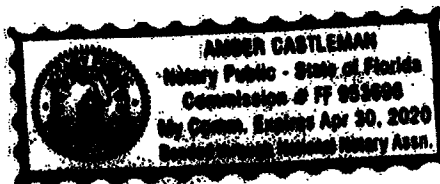
Bernard A. Clark  
Witness: Bernard Clark, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2017, by ROBIN HOLT who is known to me and by Bernard Clark who is known to me.

Anger Castleman  
Notary Public

Prepared by Kathy Rogers  
9407 Cougar Drive  
Weeki Wachee, FL 34613



INSTR #2017013368 BK: 3446 PG: 1472 Page 1 of 1  
FILED & RECORDED 3/9/2017 11:37 AM TT Deputy Clk  
Don Barber Jr, HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$10.00

**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

R

**PROPOSAL TO AMEND EXISTING BY-LAWS OF CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.**

***New By-Law added:***

11. RESTRICTIONS - Per F.S. 718.112, the bylaws as originally recorded or as amended under the procedures provided therein may provide for the following: Restrictions on and requirements for the use, maintenance, and appearance of the units and the use of the common elements.

11.1 Households are limited to two pets.

11.2 Units are limited to two vehicles with the exception of golf carts.

Amendment was presented and passed as per BL-11, 9.2 on February 25, 2017.

Kathy Rogers  
Kathy Rogers, President

Robin L. Holt  
Witness: Robin Holt, Secretary

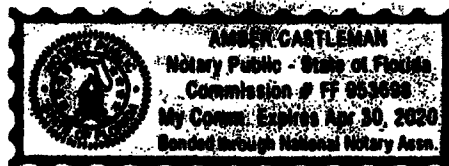
Bernard A. Clark  
Witness: Bernard Clark, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2017, by Robin Holt who is known to me and by Bernard Clark who is known to me.

Amber Castleman  
Notary Public

Prepared by Kathy Rogers  
9407 Cougar Drive  
Weeki Wachee, FL 34613



INSTR #2017013389 BK: 3446 PG: 1473 Page 1 of 1  
FILED & RECORDED 3/9/2017 11:37 AM TT Deputy Clk  
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$10.00

**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

R

**PROPOSAL TO AMEND EXISTING BY-LAWS OF CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.**

***Currently Reads:***

3.14 MEETINGS OF THE BOARD OF DIRECTORS shall be open to all unit owners to attend and listen but not to be heard or participate (unless a majority of the Directors consent thereto) and notice of meetings shall be posted conspicuously on the Condominium property forty-eight (48) hours in advance for the attention of unit owners except in an emergency.

***Amended to Read:***

3.14 MEETINGS OF THE BOARD OF DIRECTORS shall be open to all unit owners to attend. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The association may adopt written reasonable rules governing the frequency, duration, and manner of unit owner statements. Notice of meetings shall be posted conspicuously on the Condominium property forty-eight (48) hours in advance for the attention of unit owners except in an emergency.

Amendment was presented and passed as per BL-11, 9.2 on February 25, 2017.

Kathy Rogers  
Kathy Rogers, President

Robin L. Holt  
Witness: Robin Holt, Secretary

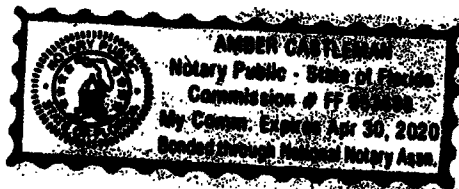
Bernard A. Clark  
Witness: Bernard Clark, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2017, by ROBIN HOLT who is known to me and by BERNARD CLARK who is known to me.

Amber Castleman  
Notary Public

Prepared by Kathy Rogers  
9407 Cougar Drive  
Weeki Wachee, FL 34613



INSTR #2017013390 BK: 3446 PG: 1474 Page 1 of 1  
FILED & RECORDED 3/9/2017 11:37 AM TT Deputy Ck  
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$10.00

**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

**R**

**PROPOSAL TO AMEND EXISTING DECLARATION OF CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.**

***Currently Reads:***

DC 10.3 REGULATIONS – Reasonable regulations concerning the use of the Condominium property may be made and amended from time to time by a majority of the voting interests of the Association. Copies of the regulations and amendments shall be posted conspicuously and shall be furnished by the Association to all unit owners. No regulation may discriminate against any group or class of users.

***Amended to Read:***

DC 10.3 REGULATIONS – Reasonable regulations concerning the use of the Condominium property and the Condominium Units may be made and amended from time to time by a majority of the voting interests of the Association. Copies of the regulations and amendments shall be posted conspicuously and shall be furnished by the Association to all unit owners. No regulation may discriminate against any group or class of users.

Amendment was presented and passed as per DC 13, 13.1-13.4 on February 25, 2017.  
Amending OFF REC 507 PG 1687, DC1-14

INSTR #2017013391 BK: 3446 PG: 1475 Page 1 of 1  
FILED & RECORDED 3/9/2017 11:37 AM TT Deputy Clk  
Don Barbee Jr, HERNANDO County Clerk of the Circuit Court  
Rec Fees: \$10.00

Kathy Rogers  
Kathy Rogers, President

Robin L Holt  
Witness: Robin Holt, Secretary

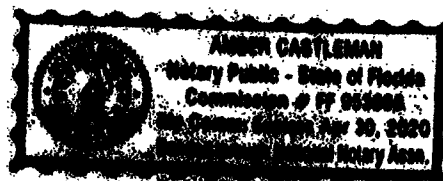
Bernard Clark  
Witness: Bernard Clark, Vice President

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of March, 2017, by ROBIN HOLT who is known to me and by BERNARD CLARK who is known to me.

Chamber Castleman  
Notary Public

Prepared by Kathy Rogers  
9407 Cougar Drive  
Weeki Wachee, FL 34613



1/2  
**CAMP-A-WYLE CONDOMINIUM ASSOCIATION**

9206 Grizzly Bear Lane  
Weeki Wachee, Florida 34613  
352-596-2139  
352-596-5105 - Fax

R<sup>oc</sup>

**PROPOSAL TO AMEND EXISTING BY-LAWS OF  
CAMP-A-WYLE CONDOMINIUM ASSOCIATION, INC.**

***Remove the following By-Law:***

11. RESTRICTIONS - Per F.S. 718.112, the bylaws as originally recorded or as amended under the procedures provided therein may provide for the following: Restrictions on and requirements for the use, maintenance, and appearance of the units and the use of the common elements.

11.1 Households are limited to two pets.

11.2 Units are limited to two vehicles with the exception of golf carts.

Amendment was presented and passed as per BL-11, 9.2 on February 25, 2017.

After this was passed as a By-Law, it was determined to be illegal as it must be incorporated into our Declaration. It did not receive the required votes to pass as an amendment at this time.

Kathy Rogers  
Kathy Rogers, President

Marissa Knaut  
Witness: Marissa Knaut, Secretary

Judith Shaughnessy  
Witness: Judith Shaughnessy, Treasurer

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18 day of July, 2018, by MARRISSA KNAUT who is known to me and by JUDITH SHAUGHNESSY who is known to me.

Amber Castleman  
Notary Public

Prepared by Kathy Rogers  
9407 Cougar Drive  
Weeki Wachee, FL 34613

