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Return to
THIS INSTRUMENT PREPARED BY
LAW OFFICE OF JAMES F. SPINDLER, JR.
3858 N. Citrus Ave
Crystal River, FL 34428

THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE
OF ATTACHING COPIES OF THE CERTIFICATE OF CORPORATION
AND THE ARTICLES OF INCORPORATION OF THE CEDAR LAKES
OF CRYSTAL RIVER HOMEOWNERS ASSOCIATION INC., WHICH WERE
NOT ATTACHED TO THE ORIGINAL RECORDED DOCUMENT.
RESTRICTIONS, COVENANTS AND CONDITIONS

BR 193 PG 1710

OF
CEDAR LAKE ESTATES

The Undersigned, being the majority of fee owners of the real property now duly platted as CEDAR LAKE ESTATES, a subdivision in Citrus County, Florida, said plat being recorded in Plat Book 11, Pages 130 and 131, in the office of the Clerk of the Circuit Court in and for Citrus County, Florida do hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting said subdivision may be put, hereby specifying that said declaration shall constitute the covenants to run with all of the land as provided by law and shall be binding on all parties and all persons claiming under them and for the benefit of and limitation of all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable in architectural design and use as herin specified. Therefore, the undersigned, being the majority fee owners of the real property now duly platted as CEDAR LAKE ESTATES change those existing restrictions as executed on the 24th day of October 1979 by Colo Construction Corporation and recorded in O.R. Book 546 Pages 1494, 1495 and 1496 TO BE REPLACED BY THE FOLLOWING:

1. All of the said lots except TRACT A and Lots 15 and 28 in BLOCK B shall be owned and used as residential lots and no buildings or structures shall be erected on any lot other than a one family dwelling. TRACT A and Lots 15 and 28 in BLOCK B shall not be used for any purpose which would be contrary to the intendment of these restrictions and shall be used only for the common good of the lot owners.
2. No lot shall be subdivided in any way whatsoever except as a fractional lot to become an addition to an adjoining lot.
3. No obnoxious signs nor any commercial business or activity shall be carried on or upon any lot nor shall anything be done thereon which shall constitute or become an annoyance or nuisance to the neighborhood. No more than one (1) professionally painted sign no larger than four (4) square feet noting subject real property for sale or rent shall be permitted. Builder signs will be permitted during construction and sale period, however.
4. No continuing conditions shall be permitted which are noisesome, odiferous, unsightly, smokey, dusty, unsafe, illegal, immoral or offensive to a reasonable person.
5. No health hazzards or mosquito breeding attractions shall be permitted. Alterations to drains shall be made with proper tiling, culverting and/or grading so as to prevent slow drainage or improper pooling.
6. No structure or building shall be moved on to any lot and all buildings erected thereon shall be of new material. In no event may said new material consist of logs which construct what are commonly called log homes or log cabins.

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7. No dwelling erected on any lot shall have a living area of less than thirteen hundred (1300) square feet as to a one-story home and fifteen hundred (1500) square feet as to a two-story home, excluding breeze-ways, garages, decks, porches, or any other non heated or non air-conditioned area of the dwelling.

8. No rubbish or refuse of any character shall be thrown upon or permitted to remain on any lot. All lot owners must keep weeds and any brush cleared from lots at all times.

9. No trailer, mobile home or outbuilding of any description shall at any time be used as a residence, nor shall any residence of a temporary character be permitted on any lot.

10. No pigeons, poultry, horses, mules, cows, hogs or other animals shall be kept or allowed on the premises by any owner of any lot; provided, however, that household pets must be kept on the premises by the owner thereof and said household pets must be kept on a leash when off of the owners property.

11. No lot shall be used as a roadway or be dedicated as a public road without the prior consent and approval of CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNERS ASSOCIATION.

12. No lot shall be filled or raised to the extent that drainage or appearance of other lots is adversely affected.

13. Tents, housetrailers, campers, mobile homes, coaches, motor homes, and trucks larger than 3/4 ton are prohibited from being parked or stored upon any lot or in any street right of way, temporarily or permanently, except for moving purposes. Any of the above items that can be stored under cover, unoccupied, is permissible. No boats, trailers etc. are to be left out beyond the front line of any dwelling.

14. No above ground swimming pool is to be built on any lot.

15. No permanent building shall be built or suffered to remain within ten (10) feet of the side line of any lot in the subdivision. This sideline restriction, however, will not prevent the owner of two adjoining lots or the owner of a one-half lot and the lot adjoining it from building and maintaining a dwelling house partly on the two lots or on the one lot and the half lot adjoining it. All buildings must have a recess of not less than thirty (30) feet from the front property line and not less than twenty-five (25) feet from the rear property line.

16. Motor driven boats are permitted on the lake.

17. Garages may not be constructed prior to the construction of a dwelling house and in any event shall be constructed of the same material as the dwelling house and conform architecturally with the dwelling house and be attached thereto. One-car garages or larger only will be permitted and in no event shall said garages be used for any other purpose than that of a garage nor may they be altered to provide additional living area. No car ports will be allowed on any lot.

18. Exterior use of corrugated or V-crimped metal, pulp, tar paper, or asphalt is prohibited, with the exception of asphalt shingles on roofs, provided, however, screen porch enclosures and pool enclosures using modern building material shall be allowed if attached to an existing dwelling. Exteriors

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must be completed and painted within one hundred and fifty (150) days of commencement of construction.

19. All construction must be completed with six (6) months from the beginning thereof including a asphalt or concrete driveway which is to extend to the street. All lots must be sodded or seeded immediately upon completion of construction.

20. Fences shall not extend beyond the front line of the dwelling house and must be constructed of new materials with fence posts of a uniform, symmetrical size and shape. No fence shall be higher than six (6) feet and must be constructed of chain link or wood. All posts or frame-work are required to be on the inside of said fence, that is to say facing the fence owners dwelling.

21. Clotheslines must be placed at the rear of the dwelling house.

22. Satellite dishes must be placed behind the front of the dwelling house.

23. At least fifteen (15) days prior to the commencement of construction, plans and specifications for the construction of dwelling, together with plot plan showing the location of structures, shall be submitted to CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNER'S ASSOCIATION, INC., 600 North Summerlake Point, Crystal River, Florida, 32629 so that the homeowner association's three member board may review same for approval on filing. Approval shall not be unreasonably withheld. This requirement extends to subsequent alterations or additions to all permanent buildings on any lot.

24. CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNER'S ASSOCIATION, INC. reserves the right to make reasonable clarifications and interpretations of all restrictions contained herein.

25. In the event any lot owner, or his or her heirs, or assigns, shall violate or attempt to violate any of the restrictions, covenants and conditions contained herein, any individual lot owner or CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNER'S ASSOCIATION, INC., shall have the right to prosecute proceedings at law or in equity for the purpose of preventing or correcting such violation and to recover damages for such violation, in the event any lot owner fails to comply with the restrictions contained herein and costs are involved in correction of the violation a lien against the property may be taken against said owner's property for reasonable cost incurred in the correction of the violation by the party expending such costs, including reasonable attorney's fees and court costs.

26. All restrictions shall run with the land.

27. The foregoing restrictions may be amended at any time provided there is a majority vote of seventy-five (75) percent of the lot owners to make said amendment.

28. All lot owners shall be members of CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNER'S ASSOCIATION, INC. for purposes as promulgated by said homeowner's association's Articles of Incorporation as attached hereto and made a part hereof. In witness whereof, the undersigned as majority lot holders in Cedar Lake Estates have hereunto set their hands and seals.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 31st day of August, 1988.

Witness

By:

[Signature]

Verena Sedner

[Signature]

Verena Sedner

deed by or Colo 1/2 48 lots

7 Colo 1/2 Int- 48 LOTS

7 Colo President
7 Colo Const. Corp.

Sworn to, subscribed and acknowledged before me this 31st day of Aug, 1988.

Notary Public
State of Florida

My commission expires:

Notary Public, State of Florida
My Commission Expires June 22, 1991
Bonded Thru Troy Jan - Insurance Inc.

In witness whereof the parties listed below hereunto set their hands and seals this 12th day of October, 1988.

Witness:

By:

Margaret E. Clark

[Signature]

Margaret E. Clark

Thomas Fisher

Margaret E. Clark

Thomas Fisher

Margaret E. Clark

Thomas Fisher

Margaret E. Clark

Nova L. Haun

Allen P. Fisher & Thomas & Fisher

[Signature]

Don L. A. Chapman

[Signature]

Barbara Stanford

Beth Caldwell Gordon Caldwell

I certify that the above individuals personally appeared before me, Nova L. Haun, a Notary Public, and subscribed in the presence of two witnesses.

Witness my hand and official seal in Citrus County, this 12th day of October, 1988.

STATE OF FLORIDA

COUNTY OF CITRUS

Notary Public, State of Florida at Large
My Commission Expires Nov 7 1988
BONDED THRU AGENT'S NOTARY BROKERAGE

Nova L. Haun
NOTARY PUBLIC

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IN WITNESS WHEREOF the parties have hereunto set their hands and seals
this 12th day of October, 1988.

Witness

Margaret C. Clarke
Kathleen Pringle

Paul B. Gable, Jr. & wife

Margaret C. Clarke
Donald L. Haun

Mel Pringle, Kathleen Pringle

Margaret C. Clarke
Thomas Fisher

Alice Cypko

Margaret C. Clarke
Lyette Mallory

Barbara Verkerke Helen Verkerke

Margaret C. Clarke
Thomas Fisher

Lyette Mallory, Alan H. Mallory

Margaret C. Clarke
Thomas Fisher

Rich Pagano

Scott Clarke

Thomas Fisher
Donald L. Haun

Margaret C. Clarke
Scott Clarke

I certify that the above individuals personally appeared before me, Nova
L. Haun, a Notary Public, and subscribed in the presence of two witnesses.

Witness my hand and official seal in Citrus County, this 12th day of

October, 1988.

STATE OF Florida

COUNTY OF Citrus

Nova L. Haun
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires Nov 7 1988
BONDED THRU AGENT'S NOTARY BROKERAGE

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VERIFIED BY:

Johnston, D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CO. INCORP. CLERK

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State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on April 19, 1988, as shown by the records of this office.

The document number of this corporation is N25991.

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CR2E022 (R-87)

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
20th day of April, 1988.

Jim Smith

Jim Smith
Secretary of State

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

CEDAR LAKE ESTATES OF CRYSTAL RIVER
HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED, by these Articles, associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

I. NAME

The name of the corporation shall be CEDAR LAKE ESTATES OF CRYSTAL RIVER HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association".

II. PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity which will oversee and enforce existing or amended deed restrictions as to Cedar Lake Estates and for the purpose of insuring that Cedar Lake Estates, a subdivision further described as:

Lots 1 through 37, Block A, Lots 1 through 28, Block B, Lots 1 through 34, Block C, according to the plat thereof as recorded in Plat Book 11, Pages 130 and 131 of the public records of Citrus County, Florida,

meets all other requirements as set forth under Florida Law.

2.2 The Association shall make no distribution of income to its members, directors, or officers.

III. POWER

The Powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties reasonably necessary to meet the purposes as set forth

above in article II, section 2.1, including but not limited to the following:

a. To make and collect assignments against members as lot owners to defray the costs, expenses of to insure that the purposes of the Association can be met.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To make and amend reasonable regulations respecting the use of the central water system and common areas of the subdivision, provided however, that all such regulations and their amendments shall be approved by not less than fifty-one percent (51%) of the votes of the entire membership of the Association before such shall become effective.

d. To enforce by legal means the provisions of these Articles, the By-Laws of the Association, and the Regulations for the use of the central water system and common areas of the subdivision.

e. To contract for the management of the Association and to delegate to such Manager all such powers and duties of the Association that are necessary in the opinion of the directors of the Association for the Manager to manage same effectively.

f. To employ personnel to perform the services required for proper operation of the Association.

3.3 All fund and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the Association in accordance with the provisions of the Florida Statutes, these Articles of Incorporation, and the By-Laws.

IV. MEMBERS

4.1 Eligibility for membership in the Association shall inure to all record owners, by deed or otherwise of lots in CEDAR LAKE ESTATES, a subdivision.

4.2 Change of membership in the Association shall be established by recording in the public records of Citrus County, Florida, a deed, or other instrument establishing a record title to the lot in the subdivision, and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated and transferred in any manner except as an appurtenance to his lot.

4.4 The owner of each lot shall be entitled to one vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

V. DIRECTORS

5.1 The affairs of the Association will be managed by a Board consisting of the number of directors consisting of five (5) members, but in no case less than (3) members. Directors need not be members of the Association.

5.2 Directors of the Association shall be elected at the Annual Meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

5.3 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAMES

MARGARET E. CLARKE

MYLES CRABB

CHARLES MALLORY

MIKE PRINGLE

ADDRESSES

6000 North Summer Lake Point
Crystal River, Florida 32629

5665 North Brookgreen Drive
Crystal River, Florida 32629

11141 Cedarlake Drive
Crystal River, Florida 32629

11230 West Cedarlake Drive
Crystal River, Florida 32629

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HUBERT EMERY

5956 North Brookgreen Drive
Crystal River, Florida 32629

5.4 Registered office for this corporation is c/o MARGARET E. CLARKE at 6000 North Summer Lake Point, Crystal River, Florida, 32629, and the Resident Agent is MARGARET E. CLARKE at the same address.

VI. OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the Annual Meeting of the members of the Association, and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
MARGARET E. CLARKE, President	6000 North Summer Lake Point Crystal River, Florida 32629
MYLES CRABB, Vice President	5665 North Brookgreen Drive Crystal River, Florida 32629
CHARLES MALLORY, Secretary/ Treasurer	11141 Cedarlake Drive Crystal River, Florida 32629

VII. INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or settlement of 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 in the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance of malfeasance in the performance of his duties; provided that in

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the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. 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.

VIII. BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

IX. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted 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 for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing; providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided:

a. Such approvals must be by not less than fifty-one percent (51%) of the entire membership of the Board of Directors and by not less than fifty-one percent (51%) of the votes of the entire membership of the Association; or

b. By not less than fifty-one percent (51%) of the votes of the entire membership of the Association.

9.3 Provided, however, that no amendment shall make any change in the qualifications for membership nor the voting rights of members, nor any change in Section 3.3 of Paragraph III without approval in writing by all members and the joinder of all

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owners of mortgages upon the lots. No amendment shall be made that is in conflict with the Florida Statutes.

9.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the public records of Citrus County, Florida.

X. TERM

The term of the Association shall be perpetual.

XI. SUBSCRIBERS

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

<u>NAMES</u>	<u>ADDRESSES</u>
MARGARET E. CLARKE	6000 North Summer Lake Point Crystal River, Florida 32629
MYLES CRABB	5665 North Brookgreen Drive Crystal River, Florida 32629
CHARLES MALLORY	11141 Cedarlake Drive Crystal River, Florida 32629

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 11th day of March, 1988.

Margaret E. Clarke
MARGARET E. CLARKE
Myles Crabb
MYLES CRABB
Charles Mallory
CHARLES MALLORY

STATE OF FLORIDA)
COUNTY OF CITRUS)

BEFORE ME, the undersigned authority, personally appeared MARGARET E. CLARKE, MYLES CRABB and CHARLES MALLORY, to me well known and known to me to be the persons described in and who executed the foregoing Articles of Incorporation, and acknowledged to and before me that they executed said instrument for the purposes therein.

WITNESS my hand and official seal this 11th day of March, 1988.

James F. Spindler, Jr.
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN 15, 1991
BOARDED THRU GENERAL LRS. 000.

VERIFIED BY:

D.C.

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FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

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