

Prepared by and return to:
Gary N. Strohauer
Strohauer & Mannion, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2020101569 03/26/2020 12:47 PM
OFF REC BK: 20939 PG: 712-754
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**NOTICE OF FILING OF REVIVED GOVERNING DOCUMENTS FOR
THE BARDMOOR NORTH PROPERTY OWNERS ASSOCIATION, INC.**

Pursuant to Section 720.407, Florida Statutes, this is to certify that the attached documents are the revived governing documents of Bardmoor North Property Owners' Association, Inc., following action taken by the membership and approved by the State of Florida Department of Economic Opportunity:

1. Exhibit "A" - Bardmoor North Property Owners' Declaration of Covenants, Conditions and Restrictions recorded in O. R. Book 4923, Pages 926-940; Certificate of Approval and filing of Amendments to the Bardmoor North Property Owners' Declaration of Covenants, Conditions and Restrictions recorded in O. R. Book 19098, Pages 866-867.
2. Exhibit "B" - Articles of Incorporation for Bardmoor North Property Owners' Association, Inc. filed with State of Florida on June 18, 1979.
3. Exhibit "C" - By-laws of Bardmoor North Property Owners' Association, Inc recorded in O. R. Book 5931, Pages 681-689.

In accordance with the requirements of the subject statutory provision, also attached are the following exhibits:

4. Exhibit "D" – Approval letter from the Florida Department of Economic Opportunity dated March 13, 2020; and
5. Exhibit "E" –Legal descriptions and addresses of the affected parcels.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed by its authorized officers on this 20 day of March, 2020.

Signed, Sealed and Delivered
In the Presence Of:

Sign: [Signature]
Print: Denise A. O'Shea

BARDMOOR NORTH PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
Douglas Clark, President

Sign: [Signature]
Print: SUSAN T. STYLES
AS TO BOTH

By: [Signature]
William White, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of March, 2020, by Douglas Clark, as President of Bardmoor North Property Owners Association, Inc. on behalf of the corporation, who acknowledged that he executed this document on behalf of the corporation. He is personally known to me, or has produced _____ as identification.



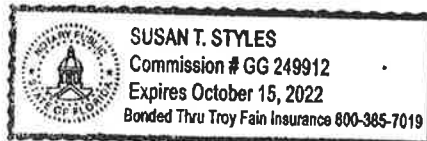
DENISE A. O'SHEA
Commission # GG 336828
Expires June 2, 2023
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of March, 2020, by William White as Secretary of Bardmoor North Property Owners Association, Inc. on behalf of the corporation, who acknowledged that he executed this document on behalf of the corporation. He is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

[Signature]
NOTARY PUBLIC



79189599

O.H. 4928 PAGE 926

40 Rec. 4600
41 St.
42 Sur.
43 Int. 4600
Tel. 729

BARDMOOR NORTH PROPERTY OWNERS'

DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

Declaration covering:

BARDMOOR NORTH COUNTRY CLUB PHASE 1 and BARDMOOR NORTH COUNTRY CLUB PHASE 2, a subdivision of Pinellas County, Florida, according to the plats thereof as recorded in Plat Book 80, pages 54 through 60, and Plat Book 80, pages 80 through 89, respectively, Public Records of Pinellas County, Florida, together with any and all additional lands which may be annexed hereunder from time to time by the developer as provided for hereinafter.

WHEREAS, BARDMOOR PROPERTIES, INC., an Ohio corporation, authorized to do business in the State of Florida, hereinafter called "Developer", is the owner in fee simple of certain real property located in Pinellas County, Florida, known by official plat designation as:

BARDMOOR NORTH COUNTRY CLUB PHASE 1 and BARDMOOR NORTH COUNTRY CLUB PHASE 2, a subdivision of Pinellas County, Florida, according to the plats thereof as recorded in Plat Book 80, pages 54 through 60, and Plat Book 80, pages 88 through 89, respectively, Public Records of Pinellas County, Florida,

and,

WHEREAS, the Developer owns additional lands lying and being situate in Pinellas County, Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof, said real property being hereinafter referred to as the "Lands". From time to time, the Developer may annex in whole, or in part, the Lands set forth in Exhibit "A" for residential development for which time the Lands shall be subject to the terms and conditions of this Declaration of Covenants, Conditions and Restrictions or from time to time, the Developer may convey portions of the Land set forth in Exhibit "A" to BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., hereinafter "Association", as additional Common Areas; and

WHEREAS, in the event the Lands described in Exhibit "A", or any portion thereof, are annexed in whole, or in part, or conveyed to the Association as Common Areas, by the Developer and become part of the BARDMOOR NORTH PROPERTY OWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, it shall be done by way of an amendment to this Declaration or by fee simple deed from the Developer to the Association, pursuant to Article VI hereof. Nothing herein shall be construed as obligating the Developer to annex any of the lands set forth in Exhibit "A" hereto or obligating the Developer to convey additional Common Areas to the Association.

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This Instrument Prepared By AND TO BE RETURNED TO:
Battaglia, Ross, Forizzo, Hastings, Deas & Campbell
ATTORNEYS AT LAW
980 TYRONE BOULEVARD
ST. PETERSBURG, FL 33713

RECORDED
PINELLAS COUNTY, FLORIDA
CLERK CIRCUIT COURT

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The properties referred to in Exhibit "A" shall not be subject to the terms and conditions of this Declaration nor shall same constitute a cloud or encumbrance upon the title of said properties, until an amendment or amendments to this Declaration is/are recorded among the public records of Pinellas County, Florida, annexing lands hereunder from time to time or until such time as the Developer conveys portions of said Lands to the Association as additional Common Areas.

NOW, THEREFORE, for the purposes of enhancing and protecting the value, attractiveness and desirability of the property constituting such development, Developer hereby declares that all of the real property which shall be made subject hereto and each part thereof shall be held, sold and conveyed only subject to the following covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding upon all parties having any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof, as provided for hereinafter.

ARTICLE I

Definitions

SECTION 1. "Association" shall mean and refer to BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, not for profit, its successors and assigns referred to hereinafter as "Association".

SECTION 2. "Owner(s)" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any residential unit and/or residential lot, as hereinafter defined, which is subject to the terms and conditions of this Declaration as amended from time to time, but shall not include those persons or entities holding title merely as security for the performance of an obligation.

SECTION 3. "Developer" shall mean and refer to BARDMOOR PROPERTIES, INC. an Ohio corporation, its successors and assigns, provided that Developer indicates in its deed or instrument of conveyance that it is the intent of the Developer to convey its rights as Developer pursuant to these covenants, conditions and restrictions to such transferee entity as provided herein. BARDMOOR PROPERTIES, INC., shall at all times have the right to assign any interest it may have from time to time herein.

SECTION 4. "Residential Unit and/or Residential Lot" shall mean and refer to any condominium unit, patio home, townhouse, detached single family residence or residential lot contained within the property described in Exhibit "A" hereto and which is subject to the terms and conditions of this Declaration as amended from time to time.

SECTION 5. "Development" shall mean and refer to any and all condominium units, patio homes, townhouses, detached single family residences or residential lots within the property subject hereto and such additions thereto as may be annexed hereunder from time to time as provided for hereinafter.

SECTION 6. "Member" shall mean every person or entity who holds membership in the Association, as hereinafter provided.

SECTION 7. "Common Areas" as used herein shall mean any

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and all real property owned by the Association and any and all improvements constructed thereon, from time to time, for the common use and enjoyment of the owners. The Common Areas to be owned by the Association at the time of conveyance of the first residential unit and/or residential lot shall include the parcels described as follows:

See Exhibit "D" attached hereto

Additional parcels may be added to the Common Areas from time to time by the conveyance from the Developer to the Association of other specifically described parcels of real property and any improvements thereon as provided for hereinafter.

SECTION 5. "Maintenance" shall mean the exercise of reasonable care to keep any structures, landscaping, and other related improvements and fixtures within the Common Areas, in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management practices necessary to promote a healthy environment for optimum plant growth. Maintenance of the Common Areas as defined herein is the responsibility of the Association pursuant to Article VII, Section 2G of the Association By-laws.

ARTICLE II

Property Rights

SECTION 1. "Owner's Easements of Enjoyment". Every owner of a residential unit and/or residential lot shall have a right and easement of enjoyment in and to the Common Areas which shall be appurtenant to and shall pass with the title to said residential unit or lot, subject to the following provisions:

A. The right of the Association to charge reasonable assessments for the maintenance of the Common Areas;

B. The right of the Association to suspend the voting rights and right to use of the Common Areas by an owner, including, but not limited to the following reasons:

1. any period during which any assessment against any residential unit and/or residential lot remains unpaid; or
2. for a period not to exceed sixty (60) days, for any infraction by an owner of the published rules and regulations of the Association;

C. The right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the members and the applicable government authorities, however, no such dedication or transfer shall be effective unless an instrument signed by seventy-five percent (75%) of all the owners agreeing to such dedication or transfer has been recorded among the books or records of the Association and an instrument duly reflecting such dedication or transfer and executed by the properly authorized Association personnel has been duly filed among the Public Records of Pinellas County, Florida, with the formalities necessary to the recordation of a deed.

SECTION 2. "No Partition". There shall be no judicial partition

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of the Common Areas nor shall Developer or any owner of other person or entity acquiring any interest in the Development or any part thereof, seek judicial partition thereof.

ARTICLE III
Membership In Association

The Developer and/or persons hereinafter owning residential units and/or residential lots subject hereto, whose interests are evidenced by the recordation of proper instruments among the public records of Pinellas County, Florida, shall automatically be members of the Association. Membership shall automatically terminate when such persons divest themselves of their respective interests in said residential unit and/or residential lot. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and shall not be separated from ownership of any residential unit and/or residential lot which is subject to assessment by the Association.

ARTICLE IV
Voting

The voting requirements for the passage of any particular issue, which shall be the proper subject of a vote by the members of the Association, shall be in accordance with the provisions set forth in the Articles of Incorporation and By-laws of BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., as the same may be amended from time to time.

ARTICLE V
Covenants for Maintenance Assessments

SECTION 1. "Creation of Lien and Personal Obligation of Assessment" Pursuant to the Association's responsibility for the maintenance of the Common Areas as set forth in Article VII, Section 2G of the Association By-laws, the Developer, for each residential unit and/or residential lot owned within the property subject hereto, hereby covenants, and each owner of one or more residential units and/or residential lots, subject hereto by acceptance of a deed therefor, whether or not it shall be expressly stated on such deed or deeds, including any purchaser at a judicial sale, unconditionally covenants and agrees to pay to the Association:

- A. Annual assessments or charges; and
- B. Special assessments for capital improvements to be payable monthly, quarterly or annually.

Each of the aforementioned assessments to be established and collected as hereinafter provided. All such assessments, together with interest thereon, from the due date at the date of ten (10%) percent per annum and the costs of collection thereof, (including attorneys' fees) shall be a charge on the residential unit and/or residential lot and shall be a continuing lien upon the property, against which such assessment is made. Each such assessment, together with such interest, costs and attorneys' fees, shall also be the personal obligation of the person or entity who was the owner of record of the property described in the assessment on the date when the assessment became due and payable. No owner may waive or otherwise escape liability for the assessments provided for herein for non-use of the Common Areas or be abandonment of his residential unit and/or residential lot. The personal obligation for delinquent assessments shall not pass to the successors in title of the record owner on the date when the

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assessment become due and payable unless expressly assumed by the record owner's transferee.

SECTION 2. "Purpose of Assessments" The assessments levied by the Association shall be used exclusively to:

A. Provide for the maintenance and improvement of the Common Areas owned by the Association, including, but not limited to the cost of taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such other purposes as are permissible activities of the Association and undertaken by it; and

B. Promote the recreation, health, safety and welfare of the members of the Association.

SECTION 3. "Annual Assessment" The Board of Directors are hereby empowered to prepare and submit to the Association an annual budget for its approval, and based thereon to determine the amount of the annual assessment from time to time or as often as may be required as provided for hereinafter for adjustment thereof, but in no event shall the annual assessment be re-adjusted more often than quarterly by the Board of Directors in carrying out the purposes for which the annual assessment shall be made as set forth hereinafter and subject to the economic reality of the sums necessary to be expended in providing the items of service as set forth herein and as same shall vary from time to time.

SECTION 4. "Expenditures" The Association shall acquire and pay for, out of the funds derived from annual assessments, certain items of service which may include, but may not be limited to, the following:

A. Maintenance of the grounds for the Common Areas including, but not limited to pumps, wells, sprinkler systems, other equipment and personnel necessary for lawn and shrubbery service and for maintenance of any sidewalks and/or walkways constructed in the Common Areas and the rights-of-way outside the Common Areas.

B. Carry and pay for public liability insurance, insuring the Association against any and all liability to the public and insuring the Association against any and all liability to any owner arising out of the occupancy and/or use of the Common Areas. Policy limits shall be reviewed at least annually and increased or decreased at the discretion of the Association upon a proper vote as set forth in the By-laws hereto as a meeting duly called for the purpose of determining the annual assessments;

C. Any and all legal fees, audit fees and miscellaneous management fees, that are necessary and proper in the opinion of the Board of Directors and any and all materials, supplies, labor, services, maintenance, insurance, taxes or assessments which the Association is required to pay or to secure pursuant to the terms of the Declaration or the By-laws, or which is necessary to proper in the opinion of the Board of Directors of the Association for the operation of the Common Areas for the benefit of the owners.

D. There shall be no reserves for replacement; however, upon a proper vote as set forth in the By-laws, at a meeting duly called for the purpose of determining annual assessments, the Association may vote to establish a reserve fund for the happening of certain named contingencies which shall be determined and

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set forth in a resolution duly voted upon and executed by the Association;

E. Patrolling of the Development and Common Areas by security guards;

F. Any and all other purposes deemed necessary and proper upon a proper vote as set forth in the By-laws at a meeting duly called for the purpose of determining annual assessments the Association may vote to establish an additional category for the happening of certain named events or services which are required or desired by the Association, which vote shall be determined and set forth in a resolution duly voted upon and executed by the Association.

SECTION 5. "Special Assessments for Capital Improvements". In addition to the annual assessments authorized above, the Association, through its Board of Directors, may levy in any "assessment year", which shall be defined as that period of time from the date of the Association annual meeting as set forth in the By-laws until the next, ensuing annual meeting one calendar year subsequent thereto, unless said date shall fall on a Saturday, Sunday or legal holiday, in which event, the next business day which is not a Saturday, Sunday or legal holiday shall be held, a special assessment applicable to that year only, for the purpose of defraying in whole or in part the cost of any construction reconstruction, repaving, repair or replacement of a capital improvement upon the Common Areas including any fixtures and/or personal property related thereto, provided that any such assessment shall have the assent of fifty-one (51%) percent of the votes of all of the residential unit and/or residential lot owners who are voting in person or by proxy at a special meeting duly called for this purpose.

SECTION 6. "Right of Assessment". Pursuant to the obligation of the Association to maintain the Common Areas as provided for herein, and in regard thereto, the Association shall:

A. Have the right and power to contract with a maintenance company to carry out the obligations in regard to the maintenance as set forth herein;

B. Have the right and power to assess each member a "prorate share" as defined hereinafter of the total obligation of the Association which is secured by the members' personal obligation as evidenced by the individual members' acceptance of the deed for his individual residential unit and/or residential lot.

SECTION 7. "Uniformity". Both annual and special assessments must be fixed at a uniform rate for all residential units and/or residential lots subject hereto.

A. Annual assessments: The basis for determining the annual assessment will be the estimated cost of each item of service provided for the benefit of the Association, as reflected upon the Association's books in accordance with the services to be provided to the owners as set forth hereinabove.

1. Payment: Each owner shall be assessed and shall pay a prorata share of the total amount of the assessment necessary to provide the services as set forth hereinabove in addition to a prorata assessment for taxes and insurance, the schedule for payment of which shall be set forth according to an annual budget to be maintained as provided for hereinafter.

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2. Formula: In order to determine the prorata share of each owner, the next ensuing year's estimated cost as it relates to the annual budget required to be maintained as provided for hereinafter, shall be divided by the number of residential units and/or residential lots subject hereto. The result thereof shall constitute the individual Owner's liability for the annual assessment, subject to re-adjustment, as provided for herein.

3. Costs: Costs shall include those items or services set forth hereinabove, plus the costs set forth in each annual assessment for taxes and insurance upon the Common Areas, as defined hereinabove and any and all improvements located thereon.

B. Special assessments: The basis for determining the special assessment shall be the actual costs of each item of construction, reconstruction, repaving, repair or replacement of a capital improvement upon the Common Areas, including any fixtures and/or personal property relating thereto, as provided for hereinabove, undertaken for the benefit of Association as reflected upon the Association's books in accordance with Section V hereinabove.

1. Payment: Each owner shall be assessed and shall pay a prorata share of the total amount of the assessment necessary for capital improvements as set forth hereinabove in Section V, the schedule for payment of which shall be set forth according to an annual budget to be maintained as provided for hereinafter.

2. Formula: In order to determine the prorata share of each owner, the estimated cost of the capital improvement as it relates to the annual budget required to be maintained as provided for hereinafter shall be divided by the number of residential units and/or residential lots subject hereto. The result thereof shall constitute the individual owner's liability for the special assessment, subject to re-adjustment as provided for hereinafter.

It is expressly understood that the Developer shall pay any and all amounts assessed to Developer as a residential unit and/or residential lot owner in accordance with the formula set forth hereinabove for determination of each individual residential unit and/or residential lot owner's prorata share of assessments.

SECTION B. "Taxes". It shall be the obligation of the Association commensurate with the ownership of the Common Areas to:

A. Pay all real estate taxes, assessments, personal property taxes and other governmental levies and charges of any kind which are assessed or imposed upon the Common Areas and improvements thereto or any part thereof that become due and payable during the term of ownership by the Association of the Common Areas;

B. Assess, as defined hereinabove, against each and every member a "prorata share" of all real estate taxes, assessments, personal property taxes and other governmental levies and charges of any kind which are assessed or imposed upon the premises and improvements or any part thereof that may become due and payable during the term of ownership of the Common Areas by the Association, such prorata share to be secured from default by the personal obligation of each and every individual residential unit and/or residential lot owner who shall be a member of the Association by virtue of said ownership of an individual residential unit and/or residential lot;

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C. The prorata share of each individual residential unit and/or residential lot owner shall be a part of the "cost" of ownership and shall be assessed, as set forth hereinabove, to each individual owner.

SECTION 9. "Date of Commencement of Assessments; Due Dates". The assessments provided for herein shall commence as to all residential units and/or residential lots on the first day of the month following the conveyance of the Common Areas to the Association. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year in which the conveyance to the Association occurs, and in accordance with the Section 12, entitled "Budget", hereinafter. Thereafter, the Board of Directors shall fix the amounts of the annual assessment against each residential unit and/or residential lot at least thirty (30) days in advance of each annual assessment period and written notice of the annual assessment thereof shall be sent to every owner subject thereto. Due dates shall be established by the Board of Directors. The Board of Directors shall additionally prepare a roster of the property subject hereto and the assessments applicable thereto which shall be kept in the office of the Association and shall be opened to the inspection of any owner. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified residential unit and/or residential lot have been paid and further, the Association may delegate to and contract for collection of the assessments of the Association.

SECTION 10. "Subordination of the Lien to Mortgages". The lien of the assessments provided for herein shall be subordinate to the lien of any institutional first mortgage securing an indebtedness and shall also be subordinate to any mortgage owned or insured by the Federal Housing Administration or the Veteran's Administration. An institutional first mortgage referred to herein shall be a mortgage upon a single residential unit and/or residential lot originally granted to and owned by a bank, savings and loan association, or insurance company or through their respective loan correspondents intended to finance the purchase of a residential unit and/or residential lot or its refinance or secure loan where the primary security for the same is the single residential unit and/or residential lot involved. Should any institutional first mortgage, as described hereinabove, foreclose its mortgage against a residential unit and/or residential lot secured by such first mortgage by conveyance in lieu of foreclosure, then so long thereafter as such institutional mortgagee shall hold title to said residential unit and/or residential lot, the first mortgagee shall pay its prorata share of the annual and special assessments as provided for herein. The sale or transfer of any residential unit and/or residential lot pursuant or subsequent to a foreclosure or proceeding in lieu thereof shall extinguish the personal obligation of the owner who was the owner of record prior to said foreclosure or proceeding in lieu thereof.

SECTION 11. "Effect of Non-payment of Assessments; Remedies of the Association". Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten (10%) percent per annum. The Association may, at its election, bring an action at law against the owner personally obligated to pay the same and/or foreclose the lien against the residential unit and/or residential lot in which event, there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action (including reasonable attorneys' fees) and in the event a judgment is obtained,

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such judgment shall include interest on the assessment as above provided and a reasonable attorneys' fee to be fixed by the court, together with the costs of the action. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of his residential unit and/or residential lot.

SECTION 12: "Budget". The Association shall assess its members annually a prorata share (as set forth hereinabove), of a sum sufficient to equal the annual budget adopted from year to year by the Association through its Board of Directors and any Manager or Management Company which may from time to time be employed by the Association to prepare such annual budget and will instruct its members to commence with payments of their respective assessments to the Association simultaneously with the execution of this document; save and except, that for the first year thereof the assessment for each member shall be set forth by Developer as an estimate of the actual cost of the obligations of the Association as set forth herein for the operation and maintenance of the Association properly in accordance with the terms hereof for the first twelve (12) calendar months, to be determined from the date of execution of this Agreement, and each and every assessment shall be payable to the Association annually, and in advance, in accordance with and subject to the terms, covenants and conditions of the Declaration, the Articles and the By-laws of the Association. Each residential unit and/or residential lot owner's prorata share of the first two years budget of the Association and/or any special assessment levied by the Association during the first two years shall be not greater than 1/400 of said budget and/or special assessment and the Developer guarantees payment of actual costs in excess thereof to the Association during said initial two year period.

The sums to be set forth by the Developer for the first year as an estimate of the actual cost for the operation and maintenance of the Association property, shall be subject to re-adjustment as set forth hereinafter.

In the event that, on the basis of an analysis of a quarterly budget report by the Board of Directors or its authorized representative, of the sums required to meet the services set forth for maintenance hereinabove, and such additional items as requested or determined to be necessary by the Association and By-laws of the Association, and if said sums required are insufficient to meet payment of the obligations of the Association or are assessed in a greater amount than is needed to meet the Association's obligations, then the Board of Directors or its authorized representative shall re-adjust the total amount stated to be due from each member of the Association and such increase or decrease, as shall occur from time to time, shall be re-adjusted by the Board of Directors or its authorized representative, and assessed to the individual members of the Association; and

In the event that at the end of each budget year, the Board of Directors or its authorized representative has expended less than the total budget amount, taking into account the allowances made by the Board of Directors or its authorized representative for each quarterly adjustment, the Board of Directors shall continue to hold such sums for the use and benefit of the Association and such excess will be taken into consideration in connection with the preparation of the budget for the next, ensuing year.

SECTION 13. "Exempt Property". The Board of Directors shall have the right to exempt property subject to this Declaration

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from the assessments, charge and lien created herein if such property is used (and as long as it is used) for any of the following purposes:

A. Any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;

D. All Common Area as defined in Article I hereof;

C. All properties exempted from ad valorem taxation by the Laws of the State of Florida, to the extent agreed to pay the Association. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges liens.

ARTICLE VI

Annexation

Notwithstanding any provisions contained herein or in the Articles of Incorporation or By-laws of BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., relating to amendments hereto, the Developer shall be permitted to annex any additional residential property and/or convey additional Common Areas from the lands described in Exhibit "A" attached hereto in whole or in part, without the consent of the Association, Owners or Mortgagees within seven (7) years of the date of this instrument. The lands described in Exhibit "A" shall become subject to the provisions of the Articles of Incorporation; By-laws of the Association and this Declaration, upon the filing of an amendment or amendments to this Declaration or upon the filing of a conveyance or conveyances from the Developer to the Association specifically describing additional Common Areas being conveyed to the Association among the Public Records of Pinellas County, Florida. Said amendments and/or conveyances shall be properly executed and acknowledged by the Developer only, and shall not require the consent of the Association, Owners or Mortgagees to be bind thereupon.

The properties referred to in Exhibit "A" shall not be subject to the terms and conditions of this Declaration nor shall the same constitute a cloud or encumbrance upon the title of said properties, until an amendment or amendments to this Declaration is/are recorded among the Public Records of Pinellas County, Florida, annexing lands hereunder or until such time as the Developer conveys portions of said property described in Exhibit "A" to the Association as additional Common Areas from time to time.

ARTICLE VII

General Provisions

SECTION 1. "Enforcement". The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 2. "Severability". Invalidation of any one of these covenants or restrictions by judgment or court order shall

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in no wise affect any other provisions which shall remain in full force and effect.

SECTION 3. "Duration". The covenants and restrictions of this Declaration shall run with the land, the land for a term of twenty-five (25) years from the date that the Declaration is recorded.

SECTION 4. "Amendments". This Declaration may be amended during the twenty-five (25) year period by an instrument signed by the owners of seventy-five percent (75%) or more of all the residential unit and/or residential lot owners; save and except, the Developer shall be permitted to amend this Declaration to annex additional residential property hereunder pursuant to the provisions of Article VI hereof, without the consent of the Association, Owners or Mortgagees within seven (7) years of the date of this instrument. Further, the Developer shall have the right, until the first day of January, 1984, to amend this Declaration to clarify any ambiguities or conflicts herein, without the consent of the Association, Owners or Mortgagees. Any amendment hereto must be recorded upon the Public Records of Pinellas County, Florida, in accordance with the formalities required for the recordation of a deed.

SECTION 5. "Improvements". Notwithstanding anything to the contrary herein or anything to the contrary contained in the Association Articles of Incorporation or By-laws, no improvements constructed or erected upon the Common Areas by the Developer shall be removed, torn down, or defaced without the prior written consent of the Developer during the term of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set its hand and seal this 10 day of August, 1979.

Signed, Sealed and Delivered in the Presence of:

DARDMOOR PROPERTIES, INC.

[Handwritten signatures and corporate seal]
STATE OF FLORIDA)
COUNTY OF PINELLAS)

By *J. Eugene Quinn* President
Attest: *Carole Buchanan* Secretary

I HEREBY CERTIFY that on this 10 day of August, 1979 before me personally appeared J. Eugene Quinn and Carole Buchanan, to me well known and known to me to be the persons who executed the foregoing instrument as President and Secretary respectively, of Dardmoor Properties, Inc., an Ohio corporation, and each severally acknowledged the execution of such instrument as officers for and on behalf of and as the act and deed of said corporation, for the uses and purposes therein expressed pursuant to authority lawfully conferred upon them by said corporation, and that the seal affixed thereto is the true and genuine corporate seal of said corporation and was affixed thereto by said officers.

WITNESS my hand and official seal at St. Petersburg, Pinellas County, Florida, the day and year first above written.

Diana R. [Signature]
Notary Public
My Commission Expires: [Date]
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES [Date]
BONDED THRU GENERAL INS. [Details]

Local Office
Dattaglier, Ross, Forlizzo, Hastings, Texas and Campbell
National Trust Bank of Florida Building
980 Lyons Boulevard
Post Office Box 11100
St. Petersburg, Florida 33713
Telephone (813) 381-2300

LEGAL DESCRIPTION
(Lands Subject to Annexation)

A tract of land lying in Section 13, Township 30 South, Range 15 East, and Section 24, Township 30 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence S. 88°30'08"E., along the South line of said Section 13, for 60.01 feet, to an intersection with the existing easterly right-of-way line of Starkoy Road, said intersection also being the POINT OF BEGINNING; thence N. 00°28'13"E., along said easterly right-of-way for 1604.58 feet; thence S. 89°47'52"E., for 940.00 feet; thence N. 00°28'13"E., for 950.00 feet to an intersection with the existing southerly right-of-way line of Bryan Dairy Road, and along said southerly right-of-way for the following two (2) courses: (1) thence S. 89°47'52"E., for 1707.16 feet; (2) thence S. 89°47'51"E., for 1266.21 feet, to an intersection with the existing southerly right-of-way line of the Atlantic Coast line Railroad; thence S. 44°26'09"E., along said southerly right-of-way line for 500.96 feet; thence N. 67°11'53"W., for 437.25 feet; thence N. 81°34'07"W., for 360.12 feet; thence S. 61°15'43"W., for 230.15 feet; thence S. 89°46'37"W., for 658.50 feet; thence S. 00°32'14"W., for 330.65 feet; thence S. 45°32'14"W., for 58.72 feet; thence S. 01°28'31"W., for 871.55 feet, to the point of curvature of a curve concave to the West; thence southerly along the arc of said curve having a radius of 50.00 feet and a central angle of 30°23'18", for 26.52 feet, to the point of tangency; thence S. 31°51'49"W., for 144.57 feet; thence N. 88°31'29"W., for 120.00 feet; thence N. 01°28'31"E., for 510.00 feet; thence N. 28°02'26"E., for 111.00 feet; thence S. 88°31'29"E., for 100.00 feet; thence N. 01°28'31"E., for 411.55 feet, to the point of curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve having a radius of 100.00 feet and a central angle of 85°36'46", for 149.42 feet, to the point of tangency; thence N. 84°08'14"W., for 113.34 feet; thence S. 05°51'46"W., for 161.61 feet; thence S. 30°26'44"W., for 265.15 feet; thence S. 62°58'06"W., for 386.50 feet; thence S. 88°19'02"W., for 125.52 feet; thence S. 18°40'58"W., for 392.67 feet; thence S. 24°27'38"W., for 260.70 feet; thence S. 61°58'13"W., for 45.64 feet; thence S. 28°01'47"E., for 300.00 feet; thence S. 28°44'52"E., for 97.04 feet; thence S. 35°02'24"E., for 93.35 feet; thence S. 44°56'04"E., for 156.67 feet; thence S. 57°57'03"E., for 150.56 feet; thence S. 20°51'47"W., for 135.00 feet, to a radial intersection with a curve concave to the North; thence easterly along the arc of said curve having a radius of 392.52 feet and a central angle of 19°21'55", for 132.67 feet, to the point of tangency; thence S. 88°30'08"E., for 611.32 feet; thence N. 19°32'46"E., for 168.08 feet; thence N. 80°45'17"E., for 355.14 feet; thence N. 21°28'02"E., for 241.98 feet; thence N. 39°51'12"E., for 277.35 feet; thence N. 71°40'42"E., for 151.94 feet; thence S. 58°42'31"E., for 629.72 feet; thence S. 43°45'27"E., for 565.04 feet; thence S. 10°03'38"E., for 103.28 feet, to an intersection with the South line of the Southeast 1/4 of said Section 13; thence N. 89°29'42"W., along said South line, for 20.36 feet; thence S. 36°31'43"E., for 100.31 feet, to the point of curvature of a curve concave to the Northeast; thence southeasterly along the arc of said curve having a radius of 25.00 feet and a central angle of 52°57'59", for 23.11 feet, to the point of cusp, said point being on the existing northerly right-of-way line of Cumberland Road, as recorded in Plat Book 75, page 76, of the "BARDMOOR

Bardmoor North Property Owners'
Declaration of Covenants, Conditions & Restrictions

EXHIBIT "A"

GOLF VIEW ESTATES CUMBERLAND ROAD," and (along said right-of-way line for the following two (2) courses) (1) thence N. 89° 29'42"W., for 23.86 feet, to the point of curvature of a curve concave to the South; (2) thence westerly along the arc of said curve having a radius of 300.00 feet and a central angle of 18° 13'25", for 95.42 feet, to the point of cusp of a curve concave to the Northwest; thence northeasterly along the arc of said curve having a radius of 25.00 feet, and a central angle of 108°40'36", for 47.48 feet, to the point of tangency; thence N. 36°31'43"W, for 293.06 feet to the point of a curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve having a radius of 360.00 feet and a central angle of 53°00'00", for 333.01 feet, to the point of tangency; thence N. 89°31'43"W., for 509.35 feet, to the point of curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve having a radius of 320.00 feet and a central angle of 43°33'50", for 243.32 feet, to a point of tangency; thence S. 46°54'20"W., for 83.37 feet, to a point of curvature of a curve concave to the Northwest; thence southwesterly along the arc of said curve having a radius of 380.00 feet and a central angle of 38°09'06", for 253.03 feet, to the point of intersection of said curve and bearing S. 04°56'34" E., from the radius point of said curve; thence S. 00°21'19" W., for 61.72 feet, to an intersection with the South line of said Section 13; (along line for the following two (2) courses) (1) thence N. 89°29'42"W., for 240.74 feet; (2) thence N. 88° 30'08"W., for 2644.21 feet, to an intersection with the existing right-of-way line of said Starkey Road, and said intersection being the POINT OF BEGINNING.

LESS the following described parcels:

1. Bardmoor Country Club North Phase 1, a subdivision of Pinellas County, Florida, according to the plat thereof recorded in Plat Book 80, pages 54 through 60, Public Records of Pinellas County, Florida.
2. Bardmoor Country Club North Phase 2, a subdivision of Pinellas County, Florida, according to the plat thereof recorded in Plat Book 80, pages 88 through 89, Public Records of Pinellas County, Florida.
3. A strip of land 30.00 feet in width, lying in the Southwest 1/4 of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida, being 15.00 feet on each side of the following described centerline:

Commence at the Southwest corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence S. 88°30'08"E., along the South line of said Section 13, for 60.01 feet, to the easterly right-of-way line of Starkey Road; thence N. 00°28'13"E., along said easterly right-of-way line, for 60.01 feet; thence S. 80°30'08"E., for 15.00 feet, to the POINT OF BEGINNING; thence N. 00°28'13"E., for 578.29 feet; thence N. 05°02'39"E., for 250.80 feet; thence N. 00° 28'13"E., for 161.85 feet, to the point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve having a radius of 187.75 feet and a central angle of 90°00'00" for 294.92 feet, to the point of tangency; thence S. 89°31'47"E., for 114.67 feet; thence S. 85°05'16"E., for 29.42 feet, to the POINT OF TERMINATION.

4. A strip of land 30.00 feet in width, lying in the Southwest 1/4 of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida, being 15.00 feet on each side of the following described centerline:

EXHIBIT "A"

- 2 -

Commence at the southwest corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence N. 00°28'13"E., along the West line of said Section 13, and said West line being the centerline of Starkey Road for 1603.50 feet; thence S. 89°31'47"W., for 60.00 feet, to the easterly right-of-way line of Starkey Road; thence S. 89°47'52"E., for 15.00 feet, to the POINT OF BEGINNING; thence S. 00°28'13"W., for 192.02 feet, to the point of curvature of a curve concave to the Northeast; thence southeasterly along the arc of said curve having a radius of 45.00 feet and a central angle of 90°00'00", for 70.69 feet, to the point of tangency; thence S. 89°31'47"W., for 198.00 feet, to the POINT OF TERMINATION.



EXHIBIT "A"

- 3 -

COMMON AREAS

LEGAL DESCRIPTION

Tracts "A", "B" and "C", Bardmoor Country Club North Phase 1, a subdivision of Pinellas County, Florida, according to the plat thereof recorded in Plat Book 80, pages 54 through 60, inclusive, Public Records of Pinellas County, Florida.

A strip of land 30.00 feet in width, lying in the Southwest 1/4 of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida, being 15.00 feet on each side of the following described centerline:

Commence at the Southwest corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence N. 00°28'13"E., along the West line of said Section 13, and said West line being the centerline of Starkey Road, for 1603.50 feet; thence S. 89°31'41"E., for 60.00 feet, to the easterly right-of-way line of Starkey Road; thence S. 89°47'52"E., for 15.00 feet, to the POINT OF BEGINNING; thence S. 00°28'13"W., for 192.02 feet, to the point of curvature of a curve concave to the Northeast; thence southeasterly along the arc of said curve having a radius of 45.00 feet and a central angle of 90°00'00", for 70.69 feet, to the point of tangency; thence S. 89°31'47"E., for 198.00 feet, to the POINT OF TERMINATION.

A strip of land 30.00 feet in width, lying in the Southwest 1/4 of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida, being 15.00 feet on each side of the following described centerline:

Commence at the Southwest corner of Section 13, Township 30 South, Range 15 East, Pinellas County, Florida; thence S. 88°30'08"E., along the South line of said Section 13, for 60.01 feet, to the easterly right-of-way line of Starkey Road; thence N. 00°28'13"E., along said easterly right-of-way line, for 60.01 feet; thence S. 88°30'08"E., for 15.00 feet, to the POINT OF BEGINNING; thence N. 00°28'13"E., for 578.29 feet; thence N. 05°02'39"E., for 250.80 feet; thence N. 00°28'13"E., for 161.85 feet, to the Point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve having a radius of 187.75 feet and a central angle of 90°00'00", for 294.92 feet, to the point of tangency; thence S. 89°31'47"E., for 114.67 feet; thence S. 85°05'16"E., for 29.42 feet, to the POINT OF TERMINATION.

Bardmoor North Property Owners'
Declaration of Covenants, Conditions & Restrictions

EXHIBIT "B"

COPY

This Instrument Prepared by and return to:
Elizabeth R. Mannion
STROHAUER & MANNION, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33577

**CERTIFICATE OF APPROVAL AND FILING OF
AMENDMENTS TO THE BARDMOOR NORTH PROPERTY OWNERS'
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

On January 25, 2016, a Reconvened Meeting was held of the Membership and Association of BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, and with not less than seventy-five percent (75%) percent of the voting members duly qualified to vote, by these presents and by separate written instruments which are maintained in the official records of the before-mentioned corporation and which are incorporated herein by reference, does hereby amend the Declaration of Covenants, Conditions and Restrictions, which was recorded in O. R. Book 4923, Page 926, et seq., in the Public Records of Pinellas County, Florida, and pursuant to the provisions of Article VII, does hereby file these Amendments to the BARDMOOR NORTH PROPERTY OWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

1. ARTICLE I, SECTION 1 of the Declaration:

SECTION 1. "Association" shall mean and refer to BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, its successors and assigns, organized under Florida Statutes Chapter 720, and referred to hereinafter as "Association."

2. ARTICLE VII, SECTION 3 of the Declaration:

SECTION 3. "Duration". This Declaration shall constitute covenants running with the land and shall be binding upon all parties, successors and assigns, into perpetuity.

3. ARTICLE VII, SECTION 4 of the Declaration:

SECTION 4. "Amendments". This Declaration may be amended by an instrument signed by a majority of the owners of the residential units. Any amendment hereto must be recorded upon the Public Records of Pinellas County, Florida, in accordance with the formalities required for the recordation of a deed.

[Separate Signature Page attached hereto and made a part hereof]

COPY

UNOFFICIAL

THESE AMENDMENTS to the BARDMOOR NORTH PROPERTY OWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS are made this 15th day of FEBRUARY, 2016.

BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC.

By: [Signature]
RALPH SANTORO, President

Attest: [Signature]
LINDA RAMELB, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 2016, by RALPH SANTORO as President of BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced DRIVER LICENSE as identification.



[Signature]
Notary Public
My Commission Expires: 01/17/2020

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY, 2016 by LINDA RAMELB as Secretary of BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced DRIVER LICENSE as identification.



[Signature]
Notary Public
My Commission Expires: 01/17/2020

UNOFFICIAL

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC.

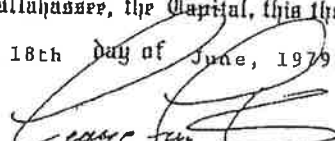
filed on June 18, 1979.

The Charter Number for this corporation is 747706.



CORP 104 Rev 1-79

Given under my hand and the Great
Seal of the State of Florida, at
Tallahassee, the Capital, this the
18th day of June, 1979.


Secretary of State

FLORIDA — STATE OF THE ARTS

EXHIBIT

B

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FILED
JUN 18 11 50 AM '79
OFFICE OF THE CLERK
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC.

A NOT-FOR-PROFIT FLORIDA CORPORATION

In compliance with the requirements of Chapter 617 of the Florida Statutes, 1975, the undersigned, all of whom are residents of Pinellas County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

Name of Corporation

The name of this corporation is: BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE II

Principal Office and Registered Agent

The principal office of the Association is located at: 8000 Bardmoor Boulevard, Largo, Florida 33543.

The registered agent is: RICHARD M. FARRELL, 8000 Bardmoor Boulevard, Largo, Florida 33543.

ARTICLE III

Purpose

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of the common areas (as defined in the Bardmoor North Property Owners' Declaration of Covenants, Conditions and Restrictions, referred to hereinafter as the "Declaration") and to provide, according to the provisions of the Declaration, within that certain tract of property as shown and described in those certain plats to be recorded among the public records of Pinellas County, Florida, to-wit:

BARDMOOR COUNTRY CLUB NORTH, PHASE 1 and BARDMOOR COUNTRY CLUB NORTH, PHASE 2, a subdivision of Pinellas County, Florida according to the plats thereof to be recorded amongst the public records of Pinellas County, Florida, together with any and all additional residential units or residential lots which may be annexed from time to time by the Developer;

for the promotion of the health, safety, and welfare of the residents within the above-described properties and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

Law Offices
Ballaglio, Ross, Forlizzo, Hastings, Dicus and Campbell
National Trust Bank of Florida Building
330 Tyrone Boulevard
Post Office Box 41100
St. Petersburg, Florida 33743
Telephone (813) 381-2300

A. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in said Declaration as same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as though set forth in its entirety herein;

B. fix, levy, collect and enforce payment, by any lawful means of all charges or assessments made pursuant to the terms of the Declaration; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against any property the Association might own from time to time;

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

D. borrow money, and with the assent of seventy-five percent (75%) of all the members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

E. dedicate, sell or transfer all or any part of the Common Areas to public agency, authority, or utility for such purposes and subject to such conditions as may be provided for in the Declaration;

F. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property provided that such annexation shall be in accordance with the provision of the Declaration and any such merger or consolidation shall have the assent of seventy-five (75%) of all the members, save and except that additional lands, from within the area described in Exhibit "A" attached to the Declaration may be annexed by the Developer, in whole or in part, without the consent of the Association, Owners, or Mortgagees, or additional common areas within the land described in Exhibit "A" to the Declaration may be conveyed to the Association within seven (7) years of the date of this instrument. The additional lands described in said Exhibit "A" shall become subject to the provisions of the Articles of Incorporation, the Bardmoor North Property Owners' Declaration of Covenants, Conditions and Restrictions, and the By-laws filed pursuant thereto, upon filing an amendment to the Declaration in the public records of Pinellas County, Florida, properly executed and acknowledged by the Developer, only, and without the consent of the Association, Owners, or Mortgagees. The properties in said Exhibit "A" shall not be subject to the terms and conditions of the Declaration, nor shall the Declaration constitute a cloud or encumbrance on the title to said lands until such amendment to the Declaration is recorded among the public records of Pinellas County, Florida, from time to time, as it relates to the lands described in said Exhibit "A";

G. have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617, Corporations Not for Profit, laws of the State of Florida, by law may now or hereafter have or exercise;

H. the Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and no part of any net earnings of

Law Offices

Rattaglia, Ross, Fortizzo, Hastings, Deas and Campbell

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980 Tyrone Boulevard

Post Office Box 41100

St. Petersburg, Florida 33713

Telephone (813) 381-2300

the Association will inure to the benefit of any member.

ARTICLE IV
Subscribers

The name and address of each subscriber is:

| | |
|--------------------|---|
| J. EUGENE QUINN | 8000 Bardmoor Boulevard Largo, Florida 33543 |
| RICHARD M. FARRELL | 8000 Bardmoor Boulevard Largo, Florida 33543 |
| CAROLE BUCHANAN | 8000 Bardmoor Boulevard Largo, Florida 33543 |

ARTICLE V
Directors

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of three directors for the first two (2) years. Thereafter the affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than five (5) nor more than eleven (11) members who need not be members of the Association. The number of members to serve on the board shall be determined from time to time in accordance with the provisions of the By-laws.

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

| | |
|--------------------|---|
| J. EUGENE QUINN | 8000 Bardmoor Boulevard Largo, Florida 33543 |
| RICHARD M. FARRELL | 8000 Bardmoor Boulevard Largo, Florida 33543 |
| CAROLE BUCHANAN | 8000 Bardmoor Boulevard Largo, Florida 33543 |

ARTICLE VI
Officers

The officers of this Association shall be a President and a Vice President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of the members. The names of the officers who are to serve until the first election or appointments are:

| | |
|---------------------|--------------------|
| President | J. EUGENE QUINN |
| Vice President | RICHARD M. FARRELL |
| Secretary/Treasurer | CAROLE BUCHANAN |

ARTICLE VII
Membership

The members of the Association shall consist of all of the record owners of residential units and/or residential lots subject to the terms and conditions of the Declaration, as the same may be amended from time to time.

Law Offices

Shattley, Ross, Forizzo, Hastings, Dicus and Campbell
National Trust Bank of Florida Building
980 Tyrone Boulevard
Post Office Box 41100
St. Petersburg, Florida 33713

Telephone (813) 381-2300

Every person or entity who is a record Owner of a fee or undivided fee interest in any unit and/or residential lot, within the above described subdivision or any additional lands annexed thereto, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any residential unit and/or residential lot which is subject to assessment by the Association.

Transfers of membership in the Association shall be made on the books of the corporation and shall be established by the recording among the public records of Pinellas County, Florida, of a deed or other instrument establishing fee simple title to a residential unit and/or residential lot subject hereto. Transferor shall automatically have his membership in the Association terminated upon such transfer of residential unit and/or residential lot.

ARTICLE VIII
Voting Rights

Each member shall be restricted to one (1) vote, except in all elections for directors, each member shall have the right to vote, in person or by proxy, as set forth in the By-laws.

A membership may be owned by more than one (1) owner, provided that membership shall be held in the same manner as title to the residential unit and/or residential lot. In the event ownership is in more than one (1) person, all of the owners of such membership shall be entitled, collectively, to only one (1) vote or ballot in the management of the affairs of the corporation in accordance with the Declaration, and the vote may not be divided between plural owners of a single residential unit and/or residential lot subject hereto.

ARTICLE IX
Liability

No officer, director, or member shall be personally liable for any debt or other obligation of this corporation, except as provided for in the Declaration, the By-laws, and the Articles of Incorporation.

ARTICLE X
By-Laws

The By-laws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of seventy-five percent (75%) of all the members existing at the time of and present at such meeting except that the initial By-laws of the Association shall be made and adopted by the Board of Directors.

ARTICLE XI
Duration

The period of duration of this Association shall be perpetual.

Law Offices
Bullough, Ross, Fortizzo, Hastings, Pious and Campbell
National Trust Bank of Florida Building
980 Tyrone Boulevard
Post Office Box 11100
St. Petersburg, Florida 33713
Telephone (813) 381-2300

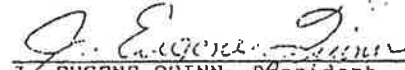
Article XII
Amendment

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by not less than seventy-five percent (75%) of the total number of eligible votes as provided for in the By-laws. Members may vote in person or by proxy at a special or regular meeting of the members.

Article XIII
Termination

The Association may be dissolved with the assent given in writing and signed by the holders of not less than seventy-five percent (75%) of the total number of eligible votes as provided for in the By-laws. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, or distributed to the members as appurtenances (if real property or any interest therein) to the members' lots, subject to any and all applicable loans. This Article is subject to provisions of Florida Statute 617.05.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 13th day of June, 1979.



J. EUGENE QUINN, President



RICHARD M. FARRELL, Vice President



CAROLE BUCHANAN, Sec. Treasurer



RICHARD M. FARRELL, Registered Agent

STATE OF FLORIDA
COUNTY OF PINELLAS

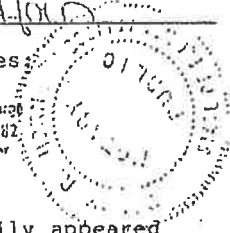
I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, the following named persons, to-wit: J. EUGENE QUINN, RICHARD M. FARRELL, and CAROLE BUCHANAN, to me well known and known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the said instrument as their free and voluntary act and deed for the use and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and

Law Offices
Shullaglen, Ross, Forlign, Hastings, Deus and Campbell
National Trust Bank of Florida Building
980 Tyrone Boulevard
Post Office Box 44100
S. Petersburg, Florida 33713
Telephone (813) 381-2300

affixed my official seal on this 13th day of June, 1979.

Sandy R. Houn
Notary Public
My Commission Expires:



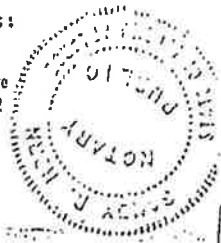
STATE OF FLORIDA
COUNTY OF PINELLAS

Notary Public, State of Florida at Large
My Commission Expires June 15, 1982
Bonded by American Fire & Casualty Company

I HEREBY CERTIFY that on this day personally appeared before me, RICHARD M. FARRELL, as registered agent, to me well known and known to me to be the person described in and who executed the foregoing instrument as his free and voluntary act and deed for the use and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on this 13th day of June, 1979.

Sandy R. Houn
Notary Public
My Commission Expires:



Notary Public, State of Florida at Large
My Commission Expires June 15, 1982
Bonded by American Fire & Casualty Company

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4/21/73

BY-LAWS

OF

BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC.

A NOT-FOR-PROFIT FLORIDA CORPORATION

ARTICLE I

The name of the corporation is BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, not for profit, hereinafter referred to as the "Association". The principal office of the corporation shall be located at: 8900 Bardmoor Boulevard, Largo, Florida 33543, but meetings of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors from time to time.

ARTICLE II

Definitions

SECTION 1. "Association" shall mean and refer to BARDMOOR NORTH PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, not for profit, its successors and assigns.

SECTION 2. "Owner(s)" shall mean and refer to the record owner, whether one or more persons or entities of a fee simple title to any residential unit and/or residential lot, as hereinafter defined, which is a part of the hereinafter-described development, but shall not include those persons or entities holding title merely as security for the performance of an obligation.

SECTION 3. "Developer" shall mean BARDMOOR PROPERTIES, INC., a Florida corporation, its successors and assigns, provided such successors or assigns acquire more than one (1) undeveloped lot from Developer for the purpose of development. BARDMOOR PROPERTIES, INC. shall at all times have the right to assign its interest herein to any successor or nominee.

SECTION 4. "Residential unit and/or Residential Lot" shall mean and refer to any condominium unit, patio home, townhouse, detached single family residence or residential lot contained within the property described in Exhibit "A" of the BARDMOOR NORTH PROPERTY OWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter referred to as the "Declaration") and which is subject to the terms and conditions of said Declaration as amended from time to time.

SECTION 5. "Development" shall mean and refer to any condominium units, patio homes, townhouses, detached single family residences or subdivided real property subject to the terms and conditions of the BARDMOOR NORTH PROPERTY OWNERS' DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS as the same may be amended from time to time as provided for therein.

SECTION 6. "Member" shall mean every person or entity who holds membership in the Association, as provided for in Article VII of the Articles of Incorporation.

*Law Office
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980 Tyrone Boulevard
Dade Office Room 41100
St. Petersburg, Florida 33713*

*Telephone (813) 381-2300
"79" EXHIBIT "G" TO DECLARATION*

EXHIBIT

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SECTION 7. "Common Areas" shall mean all real property, and any improvements constructed thereon, owned by the Association for the sole use and enjoyment of the Owners.

SECTION 8. "Maintenance of Common Areas" shall mean the exercise of reasonable care to keep any buildings, roads, landscaping, lighting and other related improvements and fixtures constructed on the common areas in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping on the common areas further means the exercise of generally accepted garden-management practices necessary to promote a healthy environment for optimum plant growth.

ARTICLE III

Meetings of Members

SECTION 1. Annual Meetings. The first annual meeting of the members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:30 o'clock p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. The first meeting of the Board of Directors of the Association shall be immediately succeeding the annual meeting of the members.

SECTION 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of a majority of the members of the membership, entitled to vote thereat.

SECTION 3. Notice of Meeting. Written notice of each meeting of members shall be given, by or at the direction of the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the members' addresses last appearing on the books of the Association, or supplied by such member to the Association for the purposes of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

SECTION 4. Quorum. The presence at the meeting of the members entitled to cast votes, or of proxies entitled to cast votes, equal to fifty-one percent (51%) of all the owners, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If, however, such quorum shall not be present or represented at the meeting, the members entitled to vote shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

SECTION 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot.

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SECTION 6. Vote Required. At every meeting of the members, the owner or owners of each residential unit and/or residential lot, either in person or by proxy, shall have the right to cast one vote, as set forth in the Declaration. The vote of seventy-five percent (75%) of those present, in person or by proxy, shall decide any question brought before such meeting, unless the question is one upon which, by express provision of the Declaration of Covenants, Conditions and Restrictions, herein referred to as the "Declaration", the Articles of Incorporation, or of these By-laws, a different vote is required, in which case such express provisions shall govern and control.

SECTION 7. Order of Business. The order of business at all annual or special meetings of the members shall be as follows:

- A. Roll Call
- B. Proof of notice of meeting or waiver of notice
- C. Reading of minutes of previous meeting
- D. Reports of officers
- E. Reports of committees
- F. Election of officers or directors (if election to be held)
- G. Unfinished business
- H. New business
- I. Adjournment

ARTICLE IV

Board of Directors: Selection - Term of Office

SECTION 1. Number. The affairs and property of this Association shall be managed and governed by a Board of Directors composed of three (3) directors for the first two (2) years. Thereafter, the affairs and property of this Association shall be managed and governed by a Board of Directors composed of not less than five (5) nor more than eleven (11) members.

SECTION 2. Term of Office. Each member of the Board shall serve for a term of one (1) year until the next annual meeting, or until such time as his successor is chosen. The eligibility of a member to be elected for more than one (1) term shall not be abridged.

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

SECTION 4. Compensation. No director shall receive compensation for any service he may render to the Association.

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However, any director may be reimbursed for his actual expenses incurred in performance of his duties.

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

SECTION 6. The First Board of Directors. The first Board of Directors shall consist of three (3) persons who shall be appointed by the Developer and who, subject to the provisions set forth hereinabove with regard to resignation and death, shall be the sole voting members of the Board of Directors of the corporation and shall hold office until the first annual meeting of the membership. The first Board of Directors, as appointed by the Developer, are J. EUGENE QUINN, RICHARD M. FARRELL, and CAROLE BUCHANAN.

ARTICLE V

Nomination and Election of Directors

SECTION 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

SECTION 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members of their proxies may cast, in respect to each such vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving a majority of the votes cast for that office shall be elected. Cumulative voting is not permitted.

ARTICLE VI

Meetings of Directors

SECTION 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

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

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Law Office

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S. Melbourne, Florida 32743

Telephone (813) 381-2300

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

ARTICLE VII

Powers and Duties of the Board of Directors

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

A. adopt and publish rules and regulations governing the use of the common areas and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

B. suspend the voting rights and right to use of the common areas by a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such right to use of the common areas may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

C. exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-laws, the Articles of Incorporation, or the Declaration;

D. declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

E. employ a manager, management company, an independent contractor and/or such other employees as the Board deems necessary and to prescribe the duties to be undertaken and the compensation therefor, and authorize the purchase of necessary supplies and equipment and to enter into contracts with regard to the foregoing items or services;

F. accept such other functions or duties with respect to the property hereunder, in addition to maintenance responsibilities, as are determined from time to time to be proper by the majority of the Board of Directors; and

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

A. to cause to be kept a complete record of all of its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is required in writing by fifty-one percent (51%) of all the members;

B. to supervise all officers, agents and employees of this Association and to see that their duties are properly performed;

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C. to fix the amount of the annual assessment against each residential unit and/or residential lot at least thirty (30) days in advance of each annual assessment period and to send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and in relation thereto, to establish the Annual Budget as provided in the Declaration described hereinabove;

D. to foreclose the lien against any property for which assessments are not paid or to bring an action at law against the Owner personally obligated to pay the same, at the election of the Board of Directors;

E. to issue or cause to be issued by an appropriate officer, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

F. to procure and maintain adequate liability insurance on property owned by the Association, and such other insurance which in the opinion of a majority of the directors may be necessary or desirable for the Association in addition to the insurance required to be carried by the Association as set forth in the Declaration. The policies and limits are to be reviewed at least annually and increased and decreased at the discretion of the majority of the members of the Board of Directors;

G. to cause the common areas to be maintained; and

H. to fix and determine the amount of special assessments for capital improvements as set forth in the Declaration described hereinabove, to send written notice of each special assessment to every owner subject thereto at least thirty (30) days in advance of the due date thereof, and to collect or cause to be collected such sum or sums as are deemed to be due by virtue of said special assessment.

SECTION 3. Committees and Special Appointments.

A. Committees. The Board shall appoint such standing committees as are required under the Declaration, the Articles or these By-laws, as well as such other committees as are necessary or desirable from time to time, which committees shall exist for such periods of time, have such authority, and perform such duties as the Board may, from time to time, determine, in its discretion.

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

ARTICLE VIII

Officers and Their Duties

SECTION 1. Enumeration of Officers. The officers of this

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National Trust Bank of Florida Building
930 Tyrone Boulevard
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S. St. Petersburg, Florida 33713
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Association shall be a president and vice president, who shall at all times be members of the Board of Directors; a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create.

SECTION 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors which shall immediately follow the adjournment of each annual meeting of the members.

SECTION 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed or otherwise disqualified to serve.

SECTION 4. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

SECTION 5. Vacancies. A vacancy in any office may be filled by appointment by a majority vote of the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

SECTION 6. Multiple Offices. The offices of president and secretary may not be held by the same person.

SECTION 7. Duties. The duties of the officers are as follows:

A. President: The president shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

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

C. Secretary: The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board of Directors and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board of Directors and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as may be required by the Board of Directors.

D. Treasurer: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association along with the president; keep proper books of account; and shall prepare a statement of income and expenditures

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Local Office

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to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

D.P. 5931 PAGE 688

Committees

The Board of Directors may, at its discretion, create such committees as it sees fit from time to time pursuant to the provisions of Article VII. Section 3 hereinabove.

ARTICLE XBooks and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation, and the By-laws of the Association shall be available for inspection by any member at the principal office of the Association, or such other address as the Board of Directors may from time to time designate, and copies may be purchased at a reasonable cost at such address.

ARTICLE XIAssessments

As more fully provided in the Declaration, each member is obligated to pay to the Association assessments which are secured by a continuing lien upon the property against which the assessment is made and are a personal obligation of the member.

ARTICLE XIICorporate Seal

The Association shall have a seal in circular form, having within its circumference the words: BARDMOOR N. PROP. OWNERS' ASSN, INC., a Florida corporation, not for profit, 1979.

ARTICLE XIIIAmendments

These By-laws may be amended at a regular or special meeting of the members by a vote of seventy-five percent (75%) of the members present in person or by proxy, notwithstanding the provisions of Article III hereof.

ARTICLE XIVControl of Conflict

In the case of any conflict between the Articles of Incorporation and these By-laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-laws, the Declaration shall control.

ARTICLE XVMiscellaneous

SECTION 1. Fiscal Year. The fiscal year of the

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Association shall begin on the first day of January and end on the 31st day of December of each year, except that the first fiscal year shall begin on the date of incorporation of the Association.

SECTION 2. Indemnification. The Association shall indemnify any officer or director or any former officer or director to the full extent permitted by law.

SECTION 3. Insurance. The Board of Directors may, but is not required to, elect to carry a policy of officers and directors liability insurance, insuring the officers and directors against any claims made against them whatsoever, except claims of wilful negligence and misfeasance of office.

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87

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

March 13, 2020

Gary N. Strohauer, Esq.
Strohauer & Mannion P.A.
Fifth Third Bank Building, Suite 300
Clearwater, Florida 33755

**Re: Bardmoor North Property Owners Association, Inc., Approval;
Determination Number: 20049**

Dear Mr. Strohauer:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Bardmoor North Property Owners Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth



JDS/ss/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org

www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

| Legal Description | Property Address Line 1 | Property Cit |
|---|-------------------------|--------------|
| ARBORS AT BARDMOOR, THE LOT 1 | 10497 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 2 | 10495 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 3 | 10481 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 4 | 10483 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 5 | 10479 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 6 | 10453 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 7 | 10477 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 8 | 10451 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 9 | 10457 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 10 | 10455 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 11 | 10425 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 12 | 10429 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 13 | 10423 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 14 | 10427 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 15 | 10353 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 16 | 10351 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 17 | 10337 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 18 | 10335 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 19 | 10313 LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE LOT 20 | 10311 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 1 & 1A | 8596 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 2 | 8568 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 3 AND WATER LOT 3A | 8615 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOTS 4 & 4A | 8627 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOTS 5 & 5A | 8639 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOTS 6 & 6A | 8651 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 7 | 8663 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 8 | 8675 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 9 | 8687 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 10 | 8699 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 11 | 8681 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 12 | 8673 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 13 | 8665 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 14 | 8657 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 15 | 8649 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 16 | 8641 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 17 | 8633 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 18 | 8625 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 19 | 8609 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 20 | 8496 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 21 | 8514 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 22 | 8526 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 23 | 8540 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 24 | 8614 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 25 | 10363 HOPMAN CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 26 | 10331 HOPMAN CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 27 | 10332 HOPMAN CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 28 | 10364 HOPMAN CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 29 | 8626 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 30 | 8638 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 31 | 8660 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 32 | 8686 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 33 | 8698 MAIDSTONE CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 34 & E'ly 10' of Lot 16 Bardmoor Est. | 8680 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 35 | 8672 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 36 | 8664 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 37 | 8656 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 38 | 8648 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 39 | 8640 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 40 | 8632 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 41 | 8624 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 42 | 8616 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 43 | 8608 LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 44 | 8470 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 45 | 8448 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 46 | 8424 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 47 | 8425 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 48 | 8449 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 49 | 8473 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 50 | 8497 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 51 | 8513 BARDMOOR PL | SEMINOLE |



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| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 52 | 8527 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 53 | 8541 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 54 | 8555 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 55 | 8569 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 56 | 8583 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 LOT 57 | 8597 BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 58 | 10696 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 59 | 10680 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 60 | 10664 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 61 | 10648 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 62 | 10616 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 63 | 10615 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 64 | 10631 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 65 | 10647 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 66 | 10663 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 67 | 10679 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 68 | 10695 BARDES CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 69 | 8542 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 70 | 8520 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 71 | 8498 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 72 | 8476 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 73 | 8454 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 74 | 8432 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2 LOT 75 | 8410 MEADOWBROOK DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2-A PHASE 2A, LOT 76 | 10825 INDIAN HILLS CT | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 2-A LOT 77 | 10809 INDIAN HILLS CT | SEMINOLE |
| BARDMOOR ESTATES LOT 1 | 10488 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 2 | 10484 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 3 | 10480 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 4 | 10476 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 5 | 10472 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 6 | 10468 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 7 | 10464 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 8 | 10460 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 9 | 10442 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 10 | 10424 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 11 | 10406 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 12 | 10388 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 13 | 10370 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 14 | 10352 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 15 | 10334 LONGWOOD DR | SEMINOLE |
| BARDMOOR ESTATES LOT 16, LESS THE E'LY 10FT | 10316 LONGWOOD DR | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 1 | 8609 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 2 | 8611 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 3 | 8643 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 4 | 8645 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 5 | 8677 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 6 | 8679 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 7 | 8676 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 8 | 8674 PIPER LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 9 | 10630 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 10 | 10628 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 11 | 10616 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 12 | 10614 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 13 | 10612 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 14 | 10610 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 15 | 10601 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 16 | 10603 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 17 | 10615 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 18 | 10617 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 19 | 10629 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 20 | 10631 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 21 | 10643 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 22 | 10645 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 23 | 10657 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 24 | 10659 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 25 | 10671 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 26 | 10673 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 27 | 10685 ANDREW LN | SEMINOLE |
| CHASE AT BARDMOOR, THE LOT 28 | 10687 ANDREW LN | SEMINOLE |
| CLOISTERS AT BARDMOOR THE CONDO PHASE II BLDG A, UNIT 1 | 8395 MEADOWBROOK DR APT 1 | SEMINOLE |
| CLOISTERS AT BARDMOOR THE CONDO PHASE II BLDG A, UNIT 2 | 8395 MEADOWBROOK DR APT 2 | SEMINOLE |

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| MAIDSTONE CONDO PHASE 3 BLDG D, UNIT 202 | 8727 BARDMOOR PL APT 202 | SEMINOLE |
| MAIDSTONE CONDO PHASE 3 BLDG D, UNIT 203 | 8727 BARDMOOR PL APT 203 | SEMINOLE |
| MAIDSTONE CONDO PHASE 3 BLDG D, UNIT 204 | 8727 BARDMOOR PL APT 204 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 101 | 8737 BARDMOOR PL APT 101 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 102 | 8737 BARDMOOR PL APT 102 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 103 | 8737 BARDMOOR PL APT 103 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 104 | 8737 BARDMOOR PL APT 104 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 202 | 8737 BARDMOOR PL APT 202 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 203 | 8737 BARDMOOR PL APT 203 | SEMINOLE |
| MAIDSTONE CONDO PHASE 4 BLDG E, UNIT 204 | 8737 BARDMOOR PL APT 204 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 101 | 8747 BARDMOOR PL APT 101 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 102 | 8747 BARDMOOR PL APT 102 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 103 | 8747 BARDMOOR PL APT 103 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 104 | 8747 BARDMOOR PL APT 104 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 202 | 8747 BARDMOOR PL APT 202 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 203 | 8747 BARDMOOR PL APT 203 | SEMINOLE |
| MAIDSTONE CONDO PHASE 5 BLDG F, UNIT 204 | 8747 BARDMOOR PL APT 204 | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 1 | 10700 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 2 | 10726 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 3 | 10744 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 4 | 10756 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 5 | 10757 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 6 | 10745 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 7 | 10723 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 8 | 10701 BARDES CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 9 | 8521 MEADOWBROOK DR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 10 | 10712 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 11 | 10734 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 12 | 10752 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 13 | 10760 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 14 | 10751 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 15 | 10733 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 16 | 10711 CHAPMAN CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 17 | 8411 MEADOWBROOK DR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 18 | 8400 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 19 | 8422 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 20 | 8440 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 21 | 8452 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 22 | 8453 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 23 | 8441 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 24 | 8423 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 25 | 8401 MERRILL CIR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 26 | 8403 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 27 | 8399 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 28 | 8393 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 29 | 8391 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 30 | 8389 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 31 | 8390 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 32 | 8392 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 33 & SE'LY 3FT OF LOT 34 | 8394 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 34, LESS SE'LY 3FT | 8396 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE I LOT 35 | 8398 MEADOWBROOK DR E | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 1 | 8659 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 2 | 8643 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 3 | 8625 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 4 | 8607 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 5 | 8606 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 6 | 8624 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 7 | 8642 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 8 | 8660 CENTRE CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 9 | 8659 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 10 | 8641 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 11 | 8623 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 12 | 8605 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 13 | 8604 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 14 | 8622 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 15 | 8640 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 16 | 8658 PLAYERS CT | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 17 | 8655 MEADOWBROOK DR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 18 | 8637 MEADOWBROOK DR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 19 | 8619 MEADOWBROOK DR | SEMINOLE |
| TRAILS AT BARDMOOR NORTH PHASE 2 LOT 20 | 8601 MEADOWBROOK DR | SEMINOLE |

COMMON AREAS-NON-RESIDENTIAL

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| ARBORS AT BARDMOOR, THE (COMMON AREA) | LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE TRACT A (COMMON ELEMENTS) | LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE TRACT B (COMMON ELEMENTS) | LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE TRACT C (COMMON ELEMENTS) | LONGWOOD DR | SEMINOLE |
| ARBORS AT BARDMOOR, THE TRACT D (COMMON ELEMENTS) | LONGWOOD DR | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 TRACT B (RETENTION AREA) | BARDMOOR PL | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 TRACT C (RETENTION AREA) | ANDREW LN | SEMINOLE |
| BARDMOOR COUNTRY CLUB NORTH PHASE 1 TRACT A | LONGWOOD DR | SEMINOLE |
| CLOISTERS AT BARDMOOR THE CONDO PHASE VIII REC AREA (COMMON ELEMENTS) | INDIAN HILLS CT | SEMINOLE |
| CHASE AT BARDMOOR, THE LOTS A,B,C & D COMMON & REC AREA | ANDREW LN | SEMINOLE |
| FAIRWAY VILLAS AT BARDMOOR CONDO PHASE 1 (COMMON AREA) | ELIZABETH LN | SEMINOLE |
| MAIDSTONE CONDO (COMMON AREA) | BARDMOOR PL | SEMINOLE |