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DECLARATION OF COVENANTS

OF

VELDA WOODS DRIVE ROAD OWNERS MAINTENANCE ASSN., INC.

THIS DECLARATION OF COVENANTS MADE THIS 12th day of June, 1986.

W I T N E S S E T H :

WHEREAS, Declarants are the lot owners of certain property in an unrecorded subdivision in Leon County known as VELDA WOODS;

WHEREAS, Declarants are desirous of enhancing the enjoyment and value of said property and of providing a mechanism for construction and maintenance of a subdivision roadway serving Declarants;

WHEREAS, Declarants are also desirous of enforcing recorded restrictive covenants and of operating a homeowners association which will promote the health, safety and welfare of the residents of VELDA WOODS;

WHEREAS, a homeowners association comprised of all owners of property described in ARTICLE ONE is an efficient way to achieve the above goals;

NOW, THEREFORE, Declarants hereby declare that all of the properties described in ARTICLE ONE shall be held, sold and conveyed subject to the following covenants which are for the purpose of providing a subdivision roadway and of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their

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heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE ONE

The property subject to this Declaration of Covenant is described as follows:

SEE EXHIBIT "A"

ARTICLE TWO

There shall only be one class of voting membership.

Each Declarant shall be entitled to one vote per lot. When more than one person holds an interest in any lot the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

ARTICLE THREE

There is hereby created a homeowners association to be known as VELDA WOODS ROAD OWNERS MAINTENANCE ASSN., INC. (Association).

The Association shall be comprised of all persons owning property described in ARTICLE ONE shall be mandatory member of the homeowner association.

The Association shall be run by a Board of Directors of three (3) individuals, all of whom must be owners of property described in ARTICLE ONE. The initial Board of Directors shall be as follows and shall serve for one year beginning on the date of this Declaration.

Eugene B. Bell, President, 3462 Velda Woods Drive

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George Foley, Vice-President, 3573 Velda Woods Drive

James T. Moore, Secretary-Treasurer, 3543 Velda Woods Drive

The Board shall annually determine the assessment to be made against all members in order to pay for the repair and maintenance of subdivision roads serving the members including the necessary non-capital expenses of operating the Association. Special assessments may be levied against certain members whose lots are especially benefitted by specific improvements, provided One Hundred percent (100%) of those members approve. Additionally, special assessments may also be levied against those members who subject the subdivision roads to uses other than routine transportation by passenger vehicles.

To compute the share of annual assessments to be assessed against each member, the Board shall divide the estimated annual budget for the Association by the number of lots in the property described in ARTICLE ONE. However, the total amount of annual assessments per members per lot may not exceed One Hundred Dollars (\$100.00).

Such assessments, including special assessments together with interest thereon and cost of collection as hereinafter provided, shall be a charge upon the lot of the member against which each such assessment is made. If any assessment is not paid by July 1st of each year, then such assessment shall become delinquent and shall, together with such interest and costs of

collection including attorney's fee., thereupon become a continuing lien on the lot which shall bind the member, his heirs and assigns. If the assessment is not paid within 30 days after the date set for payment, the Association may bring an action of law against the member personally obligated to pay the same or foreclose the lien against the lot and in the event a judgement is obtained, such judgement shall include interest at the rate of ten percent (10%) and collection costs including attorney's fees.

The lien of the assessments provided for herein shall be subordinated to the lien of any first mortgage now or hereafter placed upon the lot subject to assessment.

Vacancies in the Board of Directors shall be filled by a special election of the members. Each lot owner member shall be entitled to one vote.

At the end of the one year term of the present board members an election shall be held to determine the new board members. Each member owners shall be entitled to one vote per lot owned by the member.

Notice of meetings, nominations and other matters essential to operation of the Association shall be as provided in a set of By-laws adopted by the board and distributed to all members.

This Declaration may be amended upon an affirmative vote of seventy-five percent (75%) of the members.

IN WITNESS THEREOF, the undersigned, being an owner of the property described in ARTICLE ONE, has hereunto set its hand and seal this 18th day of June, 1986.

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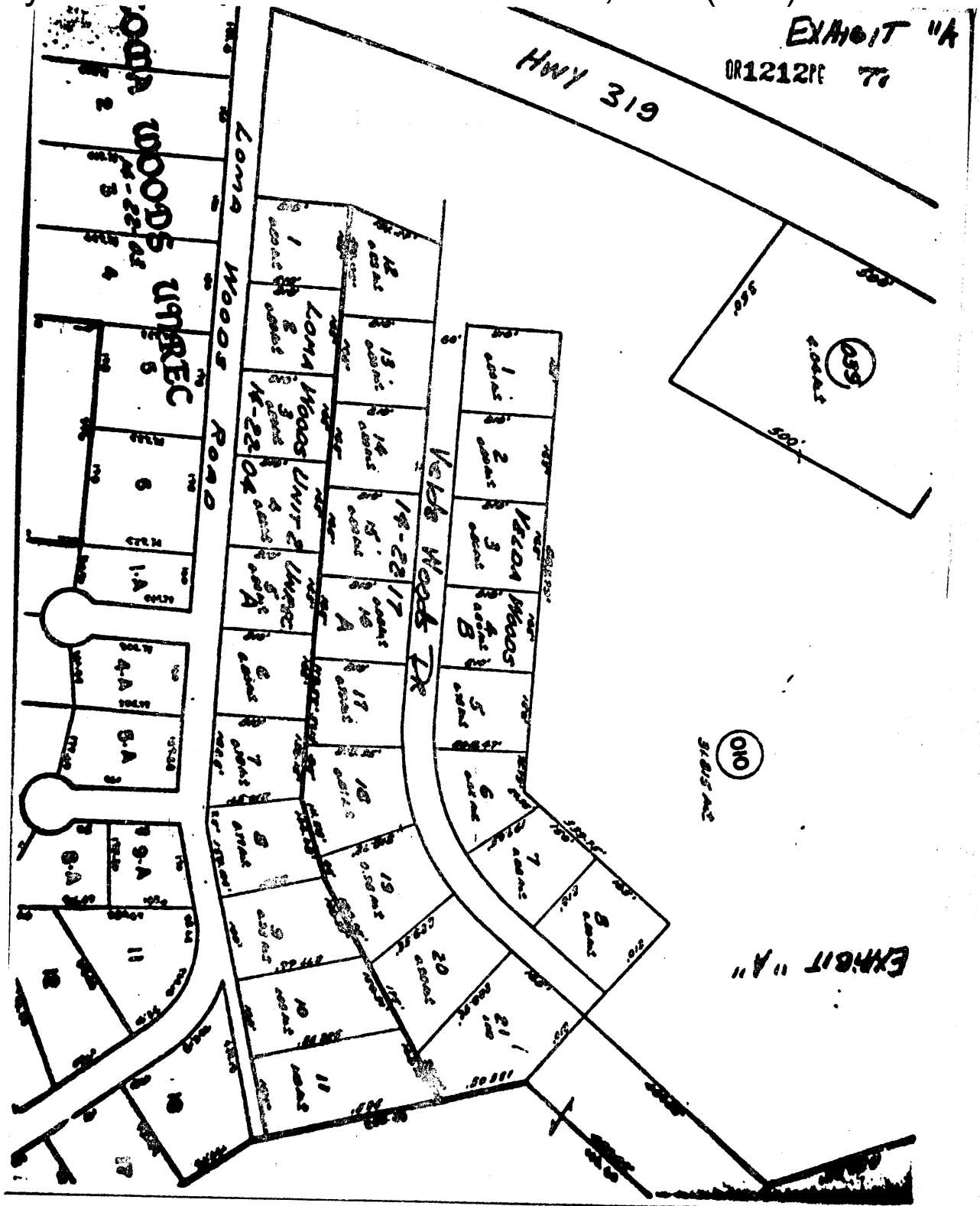
James T. Moore
James T. Moore
Incorporator

STATE OF FLORIDA
COUNTY OF LEON

SWORN TO AND SUBSCRIBED before me this ²³ 16th day of June, 1986 by
James T. Moore.
Paul F. Hartsfield, Clerk Circuit Court

Paul F. Hartsfield, deputy clerk
NOTARY PUBLIC





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Wood Construction Co. P.O. Box 12396 Tallahassee, FL 32317	142217A0120
Bruce & Shirley A. Wood P.O. Box 12396 Tallahassee, FL 32317	142217A0130
New Construction Inc. 2602 Lotus Drive Tallahassee, FL 32312	142217A0140
James T. & Mary A. Moore 3543 Velda Woods Dr. Tallahassee, FL 32308	142217A0150
James T. & Mary A. Moore 3543 Velda Woods Dr. Tallahassee, FL 32308	142217A0160
Carl Henry E. Naples 10481 Malone Ct. Fairfax, VA 22032	142217A0170
Douglas & B. S. Tillery 3573 Velda Woods Dr. Tallahassee, FL 32308	142217A0180
Charles S. Coble 2602 Lotus Drive Tallahassee, FL 32312	142217A0190
John P. & Joy L. Wilkins 3593 Velda Woods Dr. Tallahassee, FL 32308	142217A0200
Leon B. & L. K. Friedman 6320 Velda Dairy Rd. Tallahassee, FL 32308	142217A0210
New Construction Inc. 2602 Lotus Drive Tallahassee, FL 32312	142217B0010
New Construction Inc. 2602 Lotus Drive Tallahassee, FL 32312	142217B0020
Eugene B. & Ann K. Bell 3462 Velda Woods Drive Tallahassee, FL 32308	142217B0030
William A. & V. T. Eley 3552 Velda Woods Dr. Tallahassee, FL 32308	142217B0040

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Benny H. & Viki L. L. Avery
6070 C. La France Rd.
Tallahassee, FL 32304

142217B0050

Jerry F. & Betty G. Burch
3582 Velda Woods Drive
Tallahassee, FL 32308

142217B0060

Jerome F. & Betty A. Burch
P.O. Box 20225
Tallahassee, FL 32308

142217B0070

Charles S. Coble
2602 Lotus Dr.
Tallahassee, FL 32312

142217B0080

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RECORDED BY THE CLERK
OFFICE OF THE CLERK
JUN 23 1 13 PM '88
PAUL F. HASTINGS
CLERK OF CIRCUIT COURT