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DECLARATION OF RESTRICTIONS RELATING TO:

THE WOODLANDS, SECTION ONE-PHASE ONE

AND

THE WOODLANDS, SECTION ONE-PHASE TWO

This instrument prepared by:

Donna D. Berger, Esq.
Becker & Poliakoff, P.A.
3111 Stirling Road
Ft. Lauderdale, Florida 33312

Return recorded documents to:

Loretta Prettyman, Esquire
Becker & Poliakoff, P.A.
3111 Stirling Road
Ft. Lauderdale, Florida 33312

DECLARATION OF RESTRICTIONS RELATING TO:

THE WOODLANDS, SECTION ONE- PHASE ONE, according to the plat thereof recorded in Plat Book 66, Page 22, Public Records of Broward County, Florida.

AND

THE WOODLANDS, SECTION ONE-PHASE TWO, according to the plat thereof recorded in Plat Book 67, Page 23, Public Records of Broward County, Florida less and except therefrom Parcel G-20.

BEHRING PROPERTIES, INC., a Florida corporation, the original developer, heretofore recorded the covenants, restrictions, reservations and servitudes on the foregoing described lands in Official Records Book 3779, at page 656, in the Public Records of Broward County, Florida (hereinafter defined as "Previous Declaration"). Those covenants, restrictions, reservations and servitudes expired pursuant to Chapter 712 of the Florida Statutes, also known as the Marketable Record Title Act.

The organizing committee for THE WOODLANDS SECTION ONE – PHASE ONE AND THE WOODLANDS SECTION ONE – PHASE TWO consisting of :

Stanley Benson	Alfred Berger	Alfred Wald
5305 Sago Palm Blvd.	5305 Bayberry Lane	5203 Holly Circle
Tamarac, Florida 33319	Tamarac, Florida 33319	Tamarac, Florida 33319
(954) 484-0850	(954) 485-2423	(954) 485-7626

does hereby submit the covenants, restrictions, reservations and servitudes for THE WOODLANDS SECTION ONE-PHASE ONE and for THE WOODLANDS SECTION ONE-PHASE TWO for revival pursuant to Section 720.403, Florida Statutes hereinafter defined as the "Revived Declaration".

This Revived Declaration governs only the lots which were originally encumbered by the Previous Declaration and does not contain covenants that are more restrictive on the parcel owners than the covenants contained in the Previous Declaration, except as otherwise provided by Section 720.402(3), Florida Statutes. This Revived Declaration does provide for an effective term of longer duration than the term of the Previous Declaration as permitted by Section 720.402(3)(a), Florida Statutes.

The voting interest of each parcel owner under this Revived Declaration is the same as the voting interest of the parcel owner under the Previous Declaration. The proportional assessment obligations of each parcel owner under this Revived Declaration shall be the same as the proportional assessment obligations of the parcel owner under the Previous Declaration.

1. RESIDENTIAL USE. All of the foregoing described real property except as hereinafter excluded in paragraph 17 below and all lots enlarged or recreated by the shifting of location of any property lines, is restricted to the use of a single family, its household, servants and guests, for each platted lot. Buildings accessory to the use of one family may be erected provided such accessory buildings do not accommodate an additional family and provided further that written approval for such accessory building shall be first obtained from the Architectural Control Committee as further defined in Paragraph 16 below and hereinafter referred to as "Committee". A construction shed may be placed on a lot and remain there temporarily during the course of active construction of a residence building; otherwise, no portable building or trailers may be placed on a lot. No building shall exceed 35 feet in height measured from the crown of the street upon which such building fronts, unless prior written approval of the Committee shall have been given.

2. NO TRADE, BUSINESS OR PROFESSION, ETC. No trade, business, profession or any other type of commercial activity shall be carried on upon any of the foregoing described lands.

3. LAWNS, LANDSCAPING, FENCES, HEDGES, WATERWAY CONTAMINATION, SIGNS, CLOTHES LINES, EXTERIOR RADIO AND TELEVISION ANTENNAS, PARKING, CARPORTS, GARAGES, HURRICANE OR STORM SHUTTERS. All front yard areas of lots in the foregoing described land shall be grassed and kept as a lawn which

shall extend to the pavement line. A "front yard area" is hereby defined as the yard area of a lot from the front building wall and a line extension thereof to the side lot lines to the pavement line in front of the lot. Corner lots shall have two front areas for the purpose of this paragraph 3, one on the front of the lot and the second on the yard adjacent to the intersecting thoroughfare. No graveled or blacktopped or paved parking strips are permitted, without prior approval of the Committee. Carports are for passenger automobiles and mechanical driven golf carts and must not be used as a general storage area for other commodities. Carports must at all times present a neat appearance. Garage doors must be kept closed. No fences or hedges shall be permitted anywhere within the subdivision except as approved in writing by the Committee, which approval may be arbitrarily withheld. Outdoor clothes drying activities are hereby restricted to the rear or side yards and in the case of corner lots, to that portion of the rear or side yards thereof which is more than 25 feet from the street right-of-way and in no event shall any outdoor clothes drying activities be visible from any portion of the golf courses, waterways, canals or lakes which are adjacent to the lots in the above described subdivision. No permanently fixed clothes lines are permitted. All clothes poles or retractable lines shall be susceptible of being lifted and removed by one person in one minute's time. All clothes poles or retractable clothes lines must be removed when not in use. All garbage and trash containers and oil and gas tanks must be placed and maintained below ground level or in walled-in areas so constructed as to render the contents thereof hidden from view from adjoining properties. No trash, refuse or any other substance shall be thrown or dumped into the waterways, canals or lakes within the subdivision. No sign of any nature whatsoever shall be erected or displayed upon any of the foregoing described lands except where express prior written approval of the size, shape, content and location thereof has been obtained from the Committee, which approval may be arbitrarily withheld. Unless prior written approval has been obtained from the Committee, no exterior radio, television or electronic antenna or aerial may be erected or maintained anywhere upon any of the foregoing described lands except as otherwise permitted by law. The parking or storage of automobiles except upon paved or graveled areas is prohibited. The overnight parking or storage of trucks or commercial vehicles is prohibited. The overnight parking of vehicles of any kind upon public right-of-ways is prohibited. The parking or storage of boats and boat trailers upon any of the foregoing described lands is prohibited, unless same be stored as to not be visible from any street in the subdivision. All hurricane or storm shutters must be of a type approved by the Committee.

4. COMMUNITY TELEVISION ANTENNA. In order to assure development of the foregoing described lands in a community of high standards, quality and beauty, and to provide for the residences constructed within the community a high caliber of television reception without the installation of unsightly aerials and antennas, the developer imposed upon all of the foregoing described lands the obligation of the owner of each lot to construct and use the necessary connections to tie into the community television antenna system to be constructed upon the foregoing lands by or through the developer at such time as same shall become available. The cost of such community television antenna system shall be a common expense of the Association. Common expense means all expenses properly incurred by the Association in the performance of its duties under this Revived Declaration and Chapter 720 of the Florida Statutes as same may be amended or renumbered.

5. WOODLANDS I ASSOCIATION, INC. Woodlands I Association Inc.. is a not-for-profit Florida corporation and a homeowners association whose membership consists exclusively of the owners of residential lots in THE WOODLANDS SECTION ONE- PHASE ONE AND THE WOODLANDS SECTION ONE-PHASE TWO, hereinafter referred to as the Association.

6. BUILDING PLANS AND SIZE OF BUILDINGS. For the purpose of further assuring development of the lands in the subdivision as a residential community of high standards, quality and beauty, the architectural plans and location upon the respective lot of every residence as well as of additions to any residence, including but not limited to swimming pools, patios, whether the same are attached to the residence or separated therefrom, driveways and landscaping, or alterations of the exterior appearance of completed residences, to be constructed, erected, made or otherwise done within said subdivision, must be approved in advance in writing by the Committee. No residence shall be erected which shall contain an area of less than 1500 square feet, except that in connection with construction of improvements on the smaller lots, the Committee may allow the construction of slightly smaller residences.

7. RESERVATIONS FOR LAWN AND SPRINKLER SYSTEM.

(A) Sprinkler System. The Association has the right to construct, maintain and operate a fresh-water sprinkler system over, through and upon all of the foregoing described lands. The costs of maintaining, repairing and replacing the sprinkler system shall be a common expense of the Association. Each owner shall be further liable to the Association for the full reasonable cost of all required repairs to that portion of said sprinkler system lying within and upon each such owner's lot.

(B) Lawn Maintenance and Spraying. The Association has the right to enter over, through and upon all of the foregoing described lands, for the purpose of maintaining and caring for the lawns, or any portion thereof located thereon. Nothing in this subparagraph (b) shall be construed as imposing an obligation upon the Association to maintain and care for the said lawns, and the extent of any such maintenance and care, and when the same shall be undertaken, shall be determined solely by the Association. "Maintenance and care" within the meaning of this subparagraph (b) shall include mowing, trimming, edging, fertilizing and spraying of the lawns. Each owner shall be liable to the Association for the full reasonable cost of all required replacement of sod (as the same shall be determined from time to time by the Association in its sole discretion) upon such owners' lots. In the exercise of its discretion, in this latter regard, the Association shall be governed by the principle that all lawns shall be fully maintained free from unsightly bald spots or dead grass and uniform in texture and appearance with surrounding lawns in the neighborhood.

8. RECREATION FACILITIES; OPERATION AND MAINTENANCE, LIEN FOR COSTS, ETC. The owner of each lot in the lands encumbered by these restrictions, is hereby made liable to the Association for a prorata share of the common expenses (including taxes) of the operation, maintenance and repair of the recreation and parking facilities located upon the following described lands, to-wit:

Parcels R, G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-31 and G-32, of THE WOODLANDS SECTION ONE, PHASE ONE, according to the plat thereof recorded in Plat Book 66, Page 22, Public Records of Broward County, Florida; and

A portion of Tracts 9 and 16 of FORT LAUDERDALE TRUCK FARMS SUBDIVISION of Section 14, Township 49 South, Range 41 East, as recorded in Plat Book 4, Page 31 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 14; thence N-89° 07' 56"-W, along the South line of said Section 14, a distance of 903.20 feet; thence N-0° 52' 04"-E, a distance of 938.33 feet to a point; thence N-19° 55' 43"-W, a distance of 632.94 feet; thence N-61° 07' 44"-E, a distance of 113.42 feet; thence S-51° 47' 34"-E, a distance of 516.49 feet to the Point of Beginning of this description; thence S-38° 12' 26"-W, 102.19 feet to a point on the arc of a circular curve to the left; thence Northeasterly, along the arc of said circular curve, having a radius of 255 feet, an arc distance of 203.21 feet to a point; thence S-51° 47' 34"-E, 169.45 feet to the Point of Beginning.

said common expenses to be payable in advance in equal monthly installments by each lot owner to the Association and each owner hereby agrees that the Association shall have a lien upon such owner's lot for the aforesaid share of common expenses until such share is paid, and that such Lien, where the same remains unpaid for a period of thirty days or more, may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgages upon real property.

9. RECREATION LAND LEASE; LIABILITY FOR, ASSIGNMENT LIEN, ETC. The owner of each lot in the lands encumbered by these restrictions is hereby made liable to BEHRING PROPERTIES, INC., its successors or assigns, for a one hundred eighty-fifth (1/185) share of the ground rent, if any, upon the following described lands, to-wit:

Parcels R, G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-31 and G-32, of THE WOODLANDS SECTION ONE, PHASE ONE, according to the plat thereof recorded in Plat Book 66, Page 22, Public Records of Broward County, Florida; and

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said share being hereby initially set at the sum of \$20.00 per month, to be payable by each lot owner to BEHRING PROPERTIES, INC., its successors or assigns, in advance, commencing on the first day of the month following the date upon which all buildings, structures and recreational facilities to be constructed by BEHRING PROPERTIES, INC. upon said Recreation Lands have been completed and are ready for use, and continuing until the first day of October A. D. 2018; and each owner hereby agrees that BEHRING PROPERTIES, INC., its successors or assigns, shall have a lien upon such owner's lot for the aforesaid share of the rent until such amount is paid, and that such lien, where the same remains unpaid for a period of thirty days or more, may be foreclosed in equity in the same manner as is provided for the foreclosure of mortgages upon real property. It is presently contemplated by BEHRING PROPERTIES, INC., that it shall enter into a lease with the owner of the lands described above in this paragraph for a period of years ending October 1, A. D. 2018, which lease shall provide for the delivery of said lands to BEHRING PROPERTIES, INC., its successors or assigns, subject to said lease, for the exclusive use and benefit of the lot owners and permanent residents of the lands encumbered by these restrictions, for a monthly rental of \$3,700.00 to commence upon the first day of the month following the date that all buildings, structures and recreation and parking facilities to be constructed by BEHRING PROPERTIES, INC. upon said lands have been completed and are ready for use; that in connection with said lease, BEHRING PROPERTIES, INC., intends to pledge its right to the receipt of and assign its right to receive the foregoing sum of \$20.00 per month per lot payable by said lot owners to the lessors under said lease as security for said monthly rental of \$3,700.00 (or such larger sum as may be arrived at for the rent upon application of the cost of living index computation to arrive at a rent increase).

10. ASSOCIATION. The purpose of the Association shall be to undertake and assume the rights, privileges, duties and responsibilities of this Revived Declaration.. Although the membership of the Association shall consist of all persons, corporations or firms, in whom title to one or more lots in the above described subdivision is vested, there shall exist only 185 votes in such association with one vote being counted for each lot. Except as provided elsewhere herein, a majority of the votes shall govern the course of conduct of the Association. The Association shall be governed by a Board of Directors consisting of thirteen (13) directors who shall serve two (2) year terms. Any decisions, judgments, actions and/or resolutions of the Board of Directors, by the vote of a majority thereof, shall be valid and binding upon the Association and upon all of the lot owners in the subdivision described above.

11. TRASH, GARBAGE, ETC. No lot shall be used or maintained as a dumping ground for rubbish, and no trash, garbage or other waste shall be kept except in sanitary underground containers or in sanitary containers fully enclosed and covered, completely screened from view.

12. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes and provided further that they are so kept as not to be or become an annoyance or nuisance to the neighborhood.

13. DOCKS, SEAWALLS, BOATHOUSES AND LADDERS. No docks, seawalls, boat landings, mooring posts or boathouses may be constructed except upon the express written approval of the Committee as to design, size, style, plan of construction, location and contractor.

14. EXTERIOR BUILDING MAINTENANCE. Without imposing any obligation to maintain the exterior of any structures placed upon the above described lands, the Association and/or the Committee has the right and power upon sixty (60) days written notice to enter upon all of the above described lands and structures located thereon for the purpose of performing exterior painting and repair which may, in its sole determination become necessary because of the failure or refusal of the owner of such land and structure to adequately and properly maintain the exterior in such a state of repair and beauty as to be detrimental to the neighborhood. The Association and/or the Committee, may include, but is not limited to, the repainting of exterior walls, shutters, trim, eaves and roofs or any portion thereof. Each owner agrees to maintain the exterior of any structure located upon any lands owned by him, in such condition as not to be detrimental to the best interest of the surrounding property owners. In the event that it becomes necessary for the Association or the Committee, to perform any exterior building maintenance as provided for in this paragraph, then the owner of all lands upon which such maintenance is performed is hereby made liable to the Association or the Committee, for the actual cost of performing the maintenance provided for herein and such cost shall become a lien upon such land upon the recording in the public records of a claim for same, which lien may be enforced in accordance with the provisions hereof.

15. MAINTENANCE OF SHRUBBERY AND LANDSCAPE. In order to insure further the beauty of this residential community, the owners of any and all lots covered hereby shall at all times maintain the shrubbery and landscape, including spraying, fertilizing and trimming located upon any lot in a neat, green and trim condition. Each owner shall also keep all driveways and other paved or pebbled areas in a neat and orderly condition. Each owner shall keep any vacant lot in a cleared condition with all weeds and growths other than trees removed or trimmed to not more than 1 foot in height. In the event that any owner fails or refuses to maintain his property pursuant to the requirements of these protective covenants, the Committee or its successor shall have the right upon reasonable notice to enter upon such property for the purpose of performing the maintenance necessary to comply with the provisions hereof. The cost of such maintenance shall be assessed against the owner of the lot upon which such work has been done and shall become a lien upon the property being maintained upon the recording in the public records of a claim for same which may be enforced in accordance with the provisions hereof.

16. THE COMMITTEE.

(A) For the purpose of insuring the development of the foregoing described lands as an area of high standards, the Association has the right and power to control the type, kind, character, color and style of the buildings, structures and other improvements to be placed on the foregoing described lands unless and until the plans and specifications thereof and the plot plan thereof have been submitted to and approved in writing by an architectural control committee (the Committee), as hereinafter provided, before any such construction is begun. No structure shall be placed, erected or altered on any lot until construction plans and specifications and a plot plan showing location of the structure upon the lot shall have been approved by the Committee, including any alteration involving a change in color, character or appearance of the exterior of any improvements.

(B) The Committee was established by BEHRING PROPERTIES, INC., to be composed of three members, and to serve until November 1, 1983. A majority of the Committee may designate a member to act for the Committee. In the event of the death, resignation or inability to serve of any member of the Committee, the remaining members shall have full authority to appoint a substitute member who shall not be entitled to compensation for services performed as committee members.

(C) At any time and from time to time after November 1, 1983, or sooner upon the resignation of all three of the members appointed initially by BEHRING PROPERTIES, INC., the then record owners of a majority of the lots, with one vote per lot being counted, in the subdivisions of the foregoing lands shall have the power, through a duly recorded written instrument, to change the membership of the Committee and modify the powers, duties and functions of the Committee, or to assign all the rights reserved herein to the Association referred to in paragraphs 7, 8, 9 and 10 above.

(D) The Committee shall have power, and it shall be the Committee's duty, to approve or disapprove the plans, specifications and plot plans of any structure to be erected within the foregoing described lands. In the exercise of its power and the performance of its duties, the

Committee shall give due consideration to the characteristics of the community as a residential community of high standards, quality and beauty, and the ability of any proposed structure to harmonize with that concept. The Committee shall be permitted to employ aesthetic values in making its determinations and any determinations made by it shall be final with respect to the matters covered by such determinations.

17. EXCLUSION OF CERTAIN LANDS. The following lands are hereby expressly excluded from the operation of the covenants, restrictions, reservations and servitudes contained herein:

Parcels R, G-1, G-2, G-3, G-4, G-5, G-6, G-7, G-31 and G-32, of THE WOODLANDS SECTION ONE, PHASE ONE, according to the plat thereof recorded in Plat Book 66, Page 22, Public Records of Broward County, Florida; and

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18. REMEDIES FOR VIOLATIONS, INVALIDATIONS. For a violation or breach of any of these covenants by any person claiming by, through or under the Association or by virtue of any judicial proceedings, the Association and/or the lot owners, or any of them severally or the Committee, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing right, the Association and the Committee shall have the right, whenever there shall have been built on any lot any structure which is in violation of these covenants, to enter upon the property where such violation of these covenants exists and summarily to abate or remove the same at the expense of the owner; and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any of the foregoing restrictions shall not constitute a waiver of subsequent enforcement of the same restrictions in other instances.

19. INVALIDITY CLAUSE. Invalidation of any one of these covenants by a court of competent jurisdiction shall in no wise affect any of the other covenants, which shall remain in full force and effect.

20. EXISTENCE OF DURATION. The foregoing covenants, restrictions, reservations and servitudes shall be considered and construed as covenants, restrictions reservations and servitudes running with the land, and the same shall bind all persons claiming ownership or use of any portions of said lands until the first day of October, 2048. After that date, said covenants, restrictions, reservations and servitudes shall be automatically extended for successive periods of ten years unless an instrument signed by the owners of a majority of the lots in said subdivision shall be recorded, which instrument shall alter, amend, extend, enlarge or repeal, in whole or in part, said covenants, restrictions, reservations and servitudes.

21. CONVEYANCE. Each and every conveyance of any lot in the foregoing described land shall be made subject to the provisions of the foregoing covenants and restrictions at all times during the life of such covenants and restrictions, and every subsequent owner shall be bound to comply with all the provisions hereof.

22. AMENDMENTS. This Revived Declaration may be amended by approval of not less than two thirds (2/3rds) of the voting interests of the entire membership in the Association at a duly noticed membership meeting at which a quorum is present. Membership approval at such

meeting may be evidenced by a vote cast in person or by limited proxy. This Declaration may also be amended with the written consent of two-thirds (2/3rds) of the membership in lieu of a meeting.

23. EXHIBITS. In accordance with Section 720.403(2), Florida Statutes, each parcel that is subject to this Revived Declaration is described by a legal description and name of the parcel owner in Exhibit "A attached hereto and made a part hereof. The Articles of Incorporation for the Association contained in Exhibit "B" are attached hereto and made a part hereof. The By-Laws for the Association contained in Exhibit "C" are attached hereto and made a part hereof and a graphic description of the real property subject to the Revived Declaration is contained in Exhibit "D" and is attached hereto and made a part hereof.

IN WITNESS WHEREOF, WOODLANDS I ASSOCIATION, INC. has caused this instrument to be executed in its corporate name by its duly authorized officers and its corporate seal affixed this 23 day of DECEMBER 2004

WOODLANDS I ASSOCIATION, INC.

By: Stanley R. Benson
President
Attest: Wayne Wise
Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of DECEMBER 2004 by STANLEY BENSON as President of Woodlands I Association, Inc., a Florida not-for-profit corporation.

Personally Known ☒ OR
Produced Identification ☐

Type of Identification _____

NOTARY PUBLIC - STATE OF FLORIDA

sign Marsha P. Cohen
print MARSHA P. COHEN
My Commission expires:



Marsha P. Cohen
Commission # DD125176
Expires July 7, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of DECEMBER 2004 by WAYNE WISE as Secretary of Woodlands I Association, Inc., a Florida not-for-profit corporation.

Personally Known ☒ OR
Produced Identification ☐

Type of Identification _____

NOTARY PUBLIC - STATE OF FLORIDA

sign Marsha P. Cohen
print Marsha P. Cohen
My Commission expires:



Marsha P. Cohen
Commission # DD125176
Expires July 7, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "A"**SCHEDULE OF PARCEL OWNERS****THE WOODLANDS SECTION ONE – PHASE ONE (172 lots)****THE WOODLANDS SECTION ONE – PHASE TWO (13 lots)**

All Lot and Block numbers below are included on the Plat of the Woodlands Section One – Phase One, BROWARD COUNTY, FLORIDA:

Lot/Block	Plat Book / Page / County	Parcel Owner
Lot 1 / Block 1	66 / 22 / Broward	Linda DeFrances
Lot 1 / Block 2	66 / 22 / Broward	Richard and Suzanne Rogero
Lot 1 / Block 3	66 / 22 / Broward	Jesse Dossick
Lot 1 / Block 4	66 / 22 / Broward	Dr. Arnold and Shirley Naroff
Lot 1 / Block 5	66 / 22 / Broward	Charles D. & Jeanne Marshall
Lot 1 / Block 6	66 / 22 / Broward	Joel Oringer
Lot 1 / Block 7	66 / 22 / Broward	Dr. Harold Stein
Lot 1 / Block 8	66 / 22 / Broward	Betty Oldack
Lot 1 / Block 9	66 / 22 / Broward	Milton & Phyllis Fratkin
Lot 1 / Block 10	66 / 22 / Broward	Fred & Marcelle Dickerman
Lot 1 / Block 11	66 / 22 / Broward	Herbert M. Greenbaum
Lot 1 / Block 12	66 / 22 / Broward	Gerald & Byrone Locasale
Lot 1 / Block 13	66 / 22 / Broward	Vincent Paolano
Lot 1 Block 14	66 / 22 / Broward	Eddie Timoszczuk
Lot 2 / Block 1	66 / 22 / Broward	Beverly P. Defour
Lot 2 / Block 2	66 / 22 / Broward	Thomas S. & Wendy M. Hopkins
Lot 2 / Block 3	66 / 22 / Broward	Bartholomew Arcoleo
Lot 2 / Block 4	66 / 22 / Broward	Arthur F. & Paulette Palmer
Lot 2 / Block 5	66 / 22 / Broward	Morris & Mildred Solomon
Lot 2 / Block 6	66 / 22 / Broward	Cosmin Ioan
Lot 2 / Block 7	66 / 22 / Broward	Joy Levine
Lot 2 / Block 8	66 / 22 / Broward	Mary Janet Pilger
Lot 2 / Block 9	66 / 22 / Broward	Ouan Liza
Lot 2 / Block 10	66 / 22 / Broward	Richard J. & Cori O. Doyle
Lot 2 / Block 11	66 / 22 / Broward	Stephanie & Michael Bristow

Lot 2 / Block 14	66 / 22 / Broward	Mildred Rose
Lot 3 / Block 1	66 / 22 / Broward	Vance & Rose Poole
Lot 3 / Block 2	66 / 22 / Broward	Doris H. & Philip Smith
Lot 3 / Block 3	66 / 22 / Broward	Mark & Geraldine Mooney
Lot 3 / Block 4	66 / 22 / Broward	Herman & Natalie Gross
Lot 3 / Block 5	66 / 22 / Broward	Lynda I. Vincent
Lot 3 / Block 6	66 / 22 / Broward	Dudley C. Warner
Lot 3 / Block 7	66 / 22 / Broward	Holly S. Robinson
Lot 3 / Block 8	66 / 22 / Broward	Irving & Adele Wildman
Lot 3 / Block 9	66 / 22 / Broward	Leonard & Patricia Sloane
Lot 3 / Block 10	66 / 22 / Broward	Allyn & Doris Zucker
Lot 3 / Block 11	66 / 22 / Broward	Francisco & Luz Claros
Lot 3 / Block 14	66 / 22 / Broward	Willie Jackson
Lot 4 / Block 1	66 / 22 / Broward	J. Leilani Kicklighter
Lot 4 / Block 2	66 / 22 / Broward	Dr. Stanley & Gladys Benson
Lot 4 / Block 3	66 / 22 / Broward	Marion L. Friedland
Lot 4 / Block 4	66 / 22 / Broward	Betty C. Lill
Lot 4 / Block 5	66 / 22 / Broward	Kenneth T. & Alice L. Tucker
Lot 4 / Block 6	66 / 22 / Broward	Alan Sloane & Wayne T. Wise
Lot 4 / Block 7	66 / 22 / Broward	Norman Oldfield
Lot 4 / Block 8	66 / 22 / Broward	Bernard & Frieda Schwartz
Lot 4 / Block 9	66 / 22 / Broward	Thomas J. Southerland
Lot 4 / Block 10	66 / 22 / Broward	Estelle Sendroff
Lot 4 / Block 11	66 / 22 / Broward	Pedro & Irma Mugabura
Lot 4 / Block 14	66 / 22 / Broward	Ronald & Robert Shane
Lot 5 / Block 1	66 / 22 / Broward	Anthony & Rosemarie DeLemma
Lot 5 / Block 4	66 / 22 / Broward	Manny & Adele Fayos
Lot 5 / Block 5	66 / 22 / Broward	Leo & Jane Kaplan
Lot 5 / Block 6	66 / 22 / Broward	Patrick Goodison
Lot 5 / Block 7	66 / 22 / Broward	Herbert Poses
Lot 5 / Block 8	66 / 22 / Broward	Morty & Evelyn Bass

Lot 5 / Block 9	66 / 22 / Broward	Bernard & Dorothy Seldon
Lot 5 / Block 10	66 / 22 / Broward	Anthony & Debbie Zazzi
Lot 5 / Block 11	66 / 22 / Broward	Wm. A. Jaxtheimer
Lot 5 / Block 14	66 / 22 / Broward	John San Antonio
Lot 6 / Block 5	66 / 22 / Broward	Rotman Trust
Lot 6 / Block 6	66 / 22 / Broward	Christopher & Myrva Turenne
Lot 6 / Block 7	66 / 22 / Broward	Cindy & Jim Beard
Lot 6 / Block 8	66 / 22 / Broward	Mackenzie K. Ross
Lot 6 / Block 9	66 / 22 / Broward	Raymond & Arlene Colbert
Lot 6 / Block 10	66 / 22 / Broward	Seymour & Helen Cowen
Lot 6 / Block 11	66 / 22 / Broward	Estelle Martens
Lot 6 / Block 14	66 / 22 / Broward	C. Letourneau / C. Labelle
Lot 7 / Block 5	66 / 22 / Broward	Virginia Vichi
Lot 7 / Block 6	66 / 22 / Broward	Raynooka & Vashista Jadoonanan
Lot 7 / Block 7	66 / 22 / Broward	Maxine Spewak
Lot 7 / Block 8	66 / 22 / Broward	Billie Young Cook
Lot 7 / Block 9	66 / 22 / Broward	Dale E. Kander
Lot 7 / Block 10	66 / 22 / Broward	Wayne Lazarus
Lot 7 / Block 11	66 / 22 / Broward	Ralph Hartnig
Lot 7 / Block 14	66 / 22 / Broward	Rick & Nancy Spring
Lot 8 / Block 6	66 / 22 / Broward	Kenny & Scarlett Mahadeo
Lot 8 / Block 7	66 / 22 / Broward	Alfred & Dorothy Berger
Lot 8 / Block 8	66 / 22 / Broward	Marvin & Ruth Hochman
Lot 8 / Block 9	66 / 22 / Broward	Edward Darrol
Lot 8 / Block 11	66 / 22 / Broward	Selma Herbst
Lot 9 / Block 6	66 / 22 / Broward	David L. & Karen L. Price
Lot 9 / Block 7	66 / 22 / Broward	Frank Slovenz
Lot 9 / Block 8	66 / 22 / Broward	Henry & Lucille Gervais
Lot 9 / Block 9	66 / 22 / Broward	Phyllis Brownie Revocable Trust
Lot 9 / Block 11	66 / 22 / Broward	Karen G. Metzger
Lot 10 / Block 6	66 / 22 / Broward	Joyce G. Clarke

Lot 10 / Block 7	66 / 22 / Broward	Paul Beneduci
Lot 10 / Block 8	66 / 22 / Broward	Sig Aron
Lot 10 / Block 9	66 / 22 / Broward	Darcel Waters-Metoyer
Lot 10 / Block 11	66 / 22 / Broward	Bernard & Anita Kaplan
Lot 11 / Block 6	66 / 22 / Broward	Guillermo Rivera
Lot 11 / Block 7	66 / 22 / Broward	Joyce O. Young-Joseph
Lot 11 / Block 8	66 / 22 / Broward	John & Lillian Train
Lot 11 / Block 9	66 / 22 / Broward	Sadie D'Onofrio
Lot 11 / Block 11	66 / 22 / Broward	Beatrice Schwartz
Lot 12 / Block 6	66 / 22 / Broward	Martin & Lori Schoenfeld
Lot 12 / Block 7	66 / 22 / Broward	Benjamin & Rowena Smith
Lot 12 / Block 8	66 / 22 / Broward	Renee Royce
Lot 12 / Block 9	66 / 22 / Broward	Susan Gren
Lot 12 / Block 11	66 / 22 / Broward	Rosemarie Crowl
Lot 13 / Block 6	66 / 22 / Broward	Mirza Baig
Lot 13 / Block 7	66 / 22 / Broward	Janet Weiner
Lot 13 / Block 8	66 / 22 / Broward	Dr Norman & Hilda Brody
Lot 13 / Block 9	66 / 22 / Broward	Robert & Joan Falcon
Lot 13 / Block 11	66 / 22 / Broward	Russell & Kay Beckman
Lot 14 / Block 6	66 / 22 / Broward	Lanette Cherisol
Lot 14 / Block 7	66 / 22 / Broward	Fay D. Francis
Lot 14 / Block 8	66 / 22 / Broward	Albert E. MacDonald III
Lot 14 / Block 9	66 / 22 / Broward	Joseph & Bernice Beckman
Lot 14 / Block 11	66 / 22 / Broward	Max & Arlyne Mittman
Lot 15 / Block 6	66 / 22 / Broward	Junior Tate
Lot 15 / Block 7	66 / 22 / Broward	Alan Baudanza
Lot 15 / Block 8	66 / 22 / Broward	Bertram Rothkopf
Lot 15 / Block 9	66 / 22 / Broward	Edwin & Maria Soto
Lot 15 / Block 11	66 / 22 / Broward	Sylvia Kuhr
Lot 16 / Block 7	66 / 22 / Broward	Daniel & Jacklin Murillo
Lot 16 / Block 8	66 / 22 / Broward	Herman Raphan
Lot 16 / Block 9	66 / 22 / Broward	Clarence & Theanita McGraw

Lot 16 / Block 11	66 / 22 / Broward	Karl & Murdith Brown
Lot 17 / Block 7	66 / 22 / Broward	Ernest & Florette Clarke
Lot 17 / Block 8	66 / 22 / Broward	Esther Reider
Lot 17 / Block 9	66 / 22 / Broward	Sonny-Lee Greenbaum
Lot 17 / Block 11	66 / 22 / Broward	Evelyn Meringoff
Lot 18 / Block 7	66 / 22 / Broward	Bethoyia Powell
Lot 18 / Block 8	66 / 22 / Broward	Robert Pure
Lot 18 / Block 9	66 / 22 / Broward	Dari McKenzie
Lot 18 / Block 11	66 / 22 / Broward	Howard & Hilda Shadlen
Lot 19 / Block 8	66 / 22 / Broward	Rita Wolf
Lot 19 / Block 9	66 / 22 / Broward	Les & Louise Farkas
Lot 19 / Block 11	66 / 22 / Broward	Linda DiPalma
Lot 20 / Block 8	66 / 22 / Broward	Joseph & Mary D'Amico
Lot 20 / Block 9	66 / 22 / Broward	Marilyn Rosenkrantz
Lot 20 / Block 11	66 / 22 / Broward	Alfred Wald
Lot 21 / Block 8	66 / 22 / Broward	Angelo DeStefano
Lot 21 / Block 9	66 / 22 / Broward	Lauren Guevara
Lot 21 / Block 11	66 / 22 / Broward	Robert E. & Elizabeth A. Chace
Lot 22 / Block 8	66 / 22 / Broward	Walter Redlich
Lot 22 / Block 9	66 / 22 / Broward	Dr. David & Beatrice Collier
Lot 22 / Block 11	66 / 22 / Broward	Isadore & Helen Bellis
Lot 23 / Block 8	66 / 22 / Broward	Esther Furman
Lot 23 / Block 9	66 / 22 / Broward	Marilyn Bader
Lot 23 / Block 11	66 / 22 / Broward	Robert and Marlene Hayes
Lot 24 / Block 8	66 / 22 / Broward	Dorothy Bendersky
Lot 24 / Block 9	66 / 22 / Broward	John & Denis Lundberg
Lot 24 / Block 11	66 / 22 / Broward	Sol & May Steinman
Lot 25 / Block 8	66 / 22 / Broward	Robert & Cora Spangler
Lot 25 / Block 9	66 / 22 / Broward	Jose Luis Zuluaga
Lot 25 / Block 11	66 / 22 / Broward	Morris Norwick
Lot 26 / Block 8	66 / 22 / Broward	Maxine Kander
Lot 26 / Block 9	66 / 22 / Broward	Anita Niser

Lot 26 / Block 11	66 / 22 / Broward	M/M Ralph Amdursky
Lot 27 / Block 8	66 / 22 / Broward	Howard Kaplan
Lot 27 / Block 9	66 / 22 / Broward	Daniel R. Sunday
Lot 27 / Block 11	66 / 22 / Broward	Samuel Savitsky
Lot 28 / Block 8	66 / 22 / Broward	Judith Cavallo
Lot 28 / Block 9	66 / 22 / Broward	Vincent P. Szary Jr.
Lot 28 / Block 11	66 / 22 / Broward	Richard Kelley
Lot 29 / Block 8	66 / 22 / Broward	David & Laura Quinn
Lot 29 / Block 11	66 / 22 / Broward	Frank L. Buscemi
Lot 30 / Block 8	66 / 22 / Broward	Harriet Seminer
Lot 30 / Block 11	66 / 22 / Broward	Joseph S. Greer
Lot 31 / Block 8	66 / 22 / Broward	Milton & Bernice Funk
Lot 31 / Block 11	66 / 22 / Broward	Kevin & Linda Kenney
Lot 32 / Block 8	66 / 22 / Broward	Jeffrey Mahl
Lot 32 / Block 11	66 / 22 / Broward	Zygmunt & Zofia Jastrzebski
Lot 33 / Block 8	66 / 22 / Broward	Hassan El Abed
Lot 34 / Block 8	66 / 22 / Broward	David & Deon Gray
Lot 35 / Block 8	66 / 22 / Broward	Barbara & Keisha Mock-Yen
Lot 36 / Block 8	66 / 22 / Broward	Mitchell & Bea Devorris
Lot 37 / Block 8	66 / 22 / Broward	Christopher Young
Lot 38 / Block 8	66 / 22 / Broward	Donald J. Samuels Revoc. Trust

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THE WOODLANDS SECTION ONE- PHASE TWO (13 lots)

All Lot and Block numbers below are included on the Plat of The Woodlands Section One – Phase Two, Broward County, Florida.

Lot / Block	Plat Book / Page / County	Parcel Owner
Lot 1 / Block 50	67 / 23 / Broward	C. Bruce & Karen M. Miller
Lot 2 / Block 50	67 / 23 / Broward	Bruce & Karen M. Miller
Lot 3 / Block 50	67 / 23 / Broward	William & Rose Feinstein
Lot 4 / Block 50	67 / 23 / Broward	Patricia Sechan
Lot 1 / Block 28	67 / 23 / Broward	Roslyn Cipriano
Lot 2 / Block 28	67 / 23 / Broward	Mona Bernstein
Lot 3 / Block 28	67 / 23 / Broward	Bernard & Mitchie Libros
Lot 4 / Block 28	67 / 23 / Broward	Gerrie Horne
Lot 5 / Block 28	67 / 23 / Broward	George Wechsler
Lot 6 / Block 28	67 / 23 / Broward	Susan & Michael Jula, Jr.
Lot 7 / Block 28	67 / 23 / Broward	Joseph & Ethel Meirowitz
Lot 8 / Block 28	67 / 23 / Broward	Brenda M. Johnson
Lot 9 / Block 28	67 / 23 / Broward	Rayfield & Natalie Reeves

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EXHIBIT "B"

OF
A CORPORATION NOT FOR PROFIT

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

ARTICLE I

NAME

The name of this corporation shall be WOODLANDS I ASSOCIATION INC., 5220 Rock Island Road, Tamarac, Florida 33313. For convenience, the corporation shall herein be referred to as the ASSOCIATION.

ARTICLE II

PURPOSES

The Association is organized for the following purposes:

(a) To insure that ~~that~~ the lands in WOODLANDS SECTION I PHASES I and II hereinafter defined shall remain an area of high standards, containing residences, improvements and facilities designed primarily for the comfort, convenience and accommodation of lot owners.

(b) To enforce the deed restrictions for PHASE I of the WOODLANDS SECTION I as recorded in Plat Book 66, page 22 and for PHASE II OF WOODLANDS SECTION I as recorded in Plat Book 67, page 23 of the Public Records of Broward County, Florida upon each and every present and future lot owner in WOODLANDS SECTION I.

(c) To insure that no trade, business, profession or any type of commercial activity shall be carried on upon any lands in WOODLANDS SECTION I, except where portions thereof shall have been expressly set aside for such uses by appropriate reservations at the time said lands are made subject to recorded subdivision plat by the DEVELOPER.

(d) To assume the rights, privileges, duties and responsibilities as set forth in paragraphs 7, 8, and 9 of that certain Declaration of Restrictions as recorded in Official Records, Plat Book 66, page 22 and Plat Book 67, page 23 of the Public Records of Broward County, Florida.

ARTICLE III

POWERS

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

1. The ASSOCIATION shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

2. The ASSOCIATION shall have all of the powers and duties as set forth in the Declaration of Restrictions as recorded in Official Records Book 3515, pages 642 to 666 of the Public Records of Broward County, Florida, and all of the powers and duties reasonably necessary to fulfill the obligations and perform the

services as set forth in the Declaration of Restrictions herein mentioned, including, but not limited to the following:

(a) To make and collect assessments against members to defray the costs and expenses of:

- (1) operating, maintaining, repairing and altering the fresh water sprinkler system which it is obligated to operate, maintain, repair and alter;
- (2) maintaining and caring for all lawns, which it is obligated to maintain and care for and for replacing seed as may be required from time to time in the opinion of the Board, at the cost of the lot owner;
- (3) operating, maintaining, repairing and insuring the buildings, structures, parking facilities and other improvements from time to time located upon lands from time to time made subject to leases signed by the DEVELOPER, as Lessee, for recreation purposes for the exclusive use of WOODLANDS, SECTION I and which has been assigned to the ASSOCIATION who has to operate, maintain repair and insure said buildings, structures, parking facilities and other improvements;
- (4) paying the ad valorem real and personal property taxes and assessments with respect to lands from time to time made subject to leases for recreation purposes for the exclusive use of WOODLANDS, SECTION I, and which taxes the ASSOCIATION is obligated to pay by assignment on behalf of the Members;
- (5) insurance purchased by the ASSOCIATION which it is obligated to purchase on behalf of the Members and insurance purchased by the ASSOCIATION for the protection of the ASSOCIATION with respect to the recreational areas for the exclusive use of WOODLANDS, SECTION I;
- (6) such other activities of the ASSOCIATION which in the opinion of the Board of Directors thereof shall be reasonably appropriate to its accomplishment of the purposes for which it is organized and in the performance of its duties and obligations.

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

(c) To perform each and every duty and responsibility expressly conferred upon it by these Articles and as set forth in the heretofore mentioned Declaration of Restrictions to be assumed by this ASSOCIATION with respect to WOODLANDS, SECTION I, including but not limited to the following:

- (1) operation, maintenance, repair and alteration of fresh water sprinkler systems, and buildings, structures, and parking facilities located upon lands used for recreational purposes within
- (2) payment of taxes and assessments upon lands used for recreation purposes within WOODLANDS, SECTION I

(3) purchase of insurance on behalf of the Members of the ASSOCIATION.

(d) To reconstruct improvements located upon lands in WOODLANDS, SECTION I, PHASES I and II for recreational purposes and to assess the Members for the cost thereof.

(e) To make and amend reasonable regulations respecting the use of the lands in WOODLANDS, SECTION I leased by the DEVELOPER as lessee for recreational purposes; all such regulations and amendments thereto shall be approved by a majority of the votes of the entire membership of the ASSOCIATION before such shall become effective.

(f) To enforce by legal means the provisions of the Declaration of Restrictions with respect to lands in WOODLANDS, SECTION I, these Articles, the By-Laws of the ASSOCIATION, and the regulations adopted by the ASSOCIATION.

(g) To contract for the management of the ASSOCIATION and to delegate to such contractors all powers and duties of the ASSOCIATION except such as are specifically required by these Articles to have the approval of the Board of Directors or the membership of the ASSOCIATION.

(h) To employ personnel to perform the services required for the proper operation of the ASSOCIATION.

3. All funds and the title to all properties required by the ASSOCIATION and the proceeds thereof shall be held in trust for the members in accordance with the provisions of these Articles of Incorporation and the By-Laws.

4. The powers of the ASSOCIATION shall be subject to and shall be exercised in accordance with the provisions of the By-Laws.

5. The foregoing powers shall, except where otherwise expressed, be in no way limited or restricted by reference to, or inference from, the terms of any other clause of this or any other article of these Articles of Incorporation, and shall be construed as purposes as well as powers, notwithstanding the expressed enumerations of purposes elsewhere in these Articles.

ARTICLE IV

MEMBERS

1. The Members of the ASSOCIATION shall consist of all of the record owners of lots in WOODLANDS, SECTION I, PHASES I and II as recorded in Plat Book 66, page 22 and Plat Book 67, page 23 of the Public Records of Broward County Florida.

2. Change of membership in the ASSOCIATION shall be established by the recording in the Public Records of Broward County, Florida, of a deed or other instrument establishing a record title to a lot and the delivery to the ASSOCIATION of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the ASSOCIATION. The membership of the prior owner shall be thereby terminated.

3. The share of a member in the funds and assets of the ASSOCIATION cannot be assigned, hypothecated or transferred in any manner except upon transfer of his lot.

4. The members of the ASSOCIATION shall be entitled to one vote for each lot owned by them. If a lot is owned by one person, his right to vote shall be established by the record title to his lot. If a lot is owned by more than one person, or is under lease, the person entitled to cast the vote for the lot shall be designated by a certificate signed by all of the record owners of the lot and filed with the Secretary of the ASSOCIATION. If a lot is owned by a corporation, the person entitled to vote for the lot shall be designated by a certificate of appointment signed by the Secretary of the corporation and filed with the Secretary of the ASSOCIATION. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the lot concerned. A certificate designating the person entitled to cast the vote of a lot may be revoked by any owner thereof. If such a certificate is not on file, the vote of such owners shall not be considered in determining the requirement for a quorum nor for any other purpose. Except as hereinbefore expressly provided, the exact number of votes to be cast by owners of a lot and the manner of exercising voting rights shall be determined by the By-Laws of the ASSOCIATION.

ARTICLE V

DIRECTORS

1. The affairs of the ASSOCIATION will be managed by a Board of Directors consisting of the number of directors as shall be determined by the By-Laws, but not less than three(3) directors, and in the absence of such determination shall consist of three(3) directors.

2. Directors of the ASSOCIATION shall be elected at the annual meeting of the membership in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

3. The Directors herein named shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

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

William P. Kuipers	4600 Holly Drive Tamarac, Florida 33313
Anne F. Paul	4714 Holly Drive Tamarac, Florida 33313
Israel H. Wilderman	5005 Bayberry Lane Tamarac, Florida 33313

ARTICLE VI

OFFICERS

The affairs of the ASSOCIATION shall be administered by officers elected by the Members at its annual meetings, which officers shall serve at the pleasure of the Members. The names and

addresses of the officers who shall serve until their successors are designated by the Members are as follows:

President: William P. Kuipers
4900 Holly Drive Tamarac, Florida 33313

Vice President Israel H. Wilderman
5005 Bayberry Lane Tamarac, Florida 33313

Secretary-Treasurer
Anne F. Paul
4714 Holly Drive Tamarac, Florida 33313

ARTICLE VII

INDEMNIFICATION

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

ARTICLE VIII

BY-LAWS

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

ARTICLE IX

AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner.

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

2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the ASSOCIATION. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided such approval must be not less than a majority of the Board of Directors and of a majority of the entire membership of the ASSOCIATION.

3. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 2 of Article III and Section 3 of Article III, without approval in writing by all members.

4. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Broward County, Florida.

ARTICLE X

TERM

The existence of this corporation shall be perpetual and may not be terminated as long as the Declaration of Restrictions as recorded in Official Records Plat Book 66, page 22, and Plat Book 67, page 23 of the Public Records of Broward County, Florida are in full force and effect.

ARTICLE XI

INTERPRETATION

(a) In the event that there shall be a question of interpretation of these articles and deed restriction, the deed restrictions shall prevail.

(b) In the event that a court of competent jurisdiction shall invalidate any one or more parts of these articles, the balance remaining shall be enforced as if the invalidated articles were not a part thereof.

ARTICLE XII

SUBSCRIBERS

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

..... William P. Kuipers	4000 Holly Drive Tamarac, Florida 33313
..... Anne F. Paul	4714 Holly Drive Tamarac, Florida 33313
..... Israel H. Wilderman	5005 Bayberry Lane Tamarac, Florida 33313

IN WITNESS WHEREOF the subscribers have hereto affixed their signatures this 10th day of December, 1970

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared William P. Kuipers, Anne P. Paul and Israel H. Wilderman to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 10th day of December, 1970

Laura B. Sturtevant
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 6, 1976

EXHIBIT "C"
**AMENDED AND RESTATED BYLAWS OF
WOODLANDS I ASSOCIATION, INC.**

①

Section 1. Indemnification of Association.

These are the "Bylaws" of WOODLANDS I ASSOCIATION, INC. ("Association"), as duly adopted by its Board of Directors ("Board"). The Association is a corporation not for profit, organized pursuant to and under Chapter 617, Florida Statutes, as it may be amended from time to time.

1.1 The office of the Association shall be for the present in a Subdivision known as the "The Woodlands Section I" in the City of Tamarac, at a Clubhouse on Rock Island Road, Broward County, Florida 33319. The Board of Directors may, from time to time, move the principal office to any other address in Broward County, Florida.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 The general purpose of this corporation shall be to maintain the Woodlands as an area of high standards with residences, improvements and facilities designed for the comfort, pleasure, security and welfare of its residents; and to seek enforcement of such statutes, covenants, ordinances, restrictions and other actions of the Woodlands I Association, Inc. and its Board, for these purposes as enumerated herein, by legal or other means as shall be determined by the Board of Directors.

Section 2. Definitions.

The terms defined in the Articles of Incorporation of the Association ("Articles") as well as in the Declaration of Restrictions Relating to the Woodlands, Section One, Phase One, as set forth in the Public Records of Broward County, Florida at Official Records Book 3815, Page 642 ("Declaration") are incorporated herein by reference.

Section 3. Membership; Members' Meeting; Voting and Proxies.

3.1 Membership shall consist of the recorded owner(s) of property in the Subdivision known as "The Woodlands Section I". Each Membership in good standing is entitled to one vote per Lot. Members in good standing are those whose accounts are

current. For the purpose of these By-Laws any member in arrears for more than ninety (90) days shall be considered not in good standing and their vote shall be suspended until good standing is achieved. Membership in this Corporation is not transferable or assignable except as set forth in the Articles.

3.2 The Members shall meet annually at the office of the Association or at such other place within the State of Florida, at such date, time and place as determined by the Board and as designated in the notice of such meeting ("Annual Members' Meeting"). The purpose of the Annual Members' Meeting shall be to hear reports of the officers and transact any other business authorized to be transacted at such meeting.

3.3 Special meeting of the Members shall be held at any place within the State of Florida whenever called by the President or Vice President or by a majority of the Board. A special meeting must be called by the President or Vice President upon receipt of a written request from no less than twenty-five (25) Members having the right to vote at such meeting.

3.4 A written notice of all meetings of Members whether the Annual Members' Meeting or special meetings, shall be given to each Member at his last known address as it then appears on the books of the Association unless specifically waived in writing by a Member prior to the required notification period as set forth below. In the absence of any specific address for a Member, the Association shall use the address of any Dwelling Unit owned by such Member. Unless otherwise provided by law, as it may be amended from time to time, such notice of an Annual Members' Meeting shall be mailed to the said address not less sixty (60) days prior to the date of the Annual Meeting. Notice of any special meeting shall be mailed to the said address not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the Affidavit of the person who mailed such notice. The notice shall state the time and place of the meeting of Members to take place within the State of Florida and the purpose for which the meeting is called. The notice shall be signed by an officer of the Association or reflect a facsimile of such signature. If a meeting of the Membership, either Annual or special, is one which, by express provision of the Declaration or Articles permits or requires a greater or lesser amount of time for the mailing or posting of notice than is required or permitted by the provision of this Section 3.4, then the aforesaid express provision shall govern. Notwithstanding any provision

herein to the contrary, notice of any Meeting may be waived before, during or after such Meeting by a Member or by the person entitled to vote for such Member by signing a document setting forth the waiver of such notice or by participation at such meeting.

3.5 The Membership may, at the discretion of the Board, act by written agreement in lieu of a meeting. Unless some greater number is required under the Declaration or Articles, the decision of a majority of the votes cast by Members as to the matter(s) to be agreed or voted upon shall be binding, so long as at least the numbers of Members participating is equal to or in excess of what is required to be a quorum at a meeting. Notice with respect to actions to be taken by written response in lieu of a meeting shall set forth a time period in which the written response is to be received by the Association.

3.6 A quorum for a meeting of the Members shall consist of persons entitled to cast fifteen (15%) percent of all votes of the total Membership being present in person or by proxy, and must include a majority of the members of the Board. A Member may join in the action of a meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question which raises the jurisdiction of such meeting is presented, the holders of a majority of the voting rights present in person or by "Proxy" (as hereinafter defined) shall be required to decide the question unless the question is one upon which an express provision of the Declaration or Articles requires a vote other than the majority vote of a quorum, then such express provision shall govern and control the required vote on the decision of such question.

3.7 If any meeting of the Members cannot be organized because a quorum is not in attendance, the Board may adjourn the meeting from time to time until a quorum is present. In the case of the meeting being postponed, the notice provisions for the adjournment shall be as determined by the Board.

3.8 Voting rights of Members shall be as stated in the Articles. Except as otherwise provided herein, such votes may be cast in person or by Proxy. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted in the place and stead of the person or entity entitled to vote. Proxies shall be in writing signed by the person or entity giving the same and shall be valid

only for the particular meeting designated therein and, if so stated in the Proxy, any adjournments thereof. A Proxy must be filed with a designated representative of the Association before the appointed time of the meeting in order to be effective. A Proxy may be revoked only by a separate written instrument filed with the Association prior to the time a vote is cast according to such Proxy.

3.9 The voting interest of the Owners of any Lot owned by more than one (1) person, a corporation or other entity, or by one (1) person and a corporation and/or other entity, or by any combination of the aforesaid, shall be cast by the Owner, officer, partner or principal ("Voting Member") named in a voting certificate ("Voting Certificate") filed with the Association, signed by all of the Owners of such Lot or, if appropriate, by properly designated officers, principals or partners of the respective legal entity which owns the Lot. In the alternative, a Proxy as to a particular meeting may be executed in the same manner as the Voting Certificate. If neither a Proxy nor a Voting Certificate is on file, the voting interest associated with a Lot when the designation of a Voting Member or execution of a Proxy is required shall be considered in determining the requirement for a quorum, but not for any other purpose. In the event a valid Voting Certificate and a Valid Proxy are filed with the Secretary of the Association with respect to a particular Lot(s) which provide for different persons present at the meeting to vote for such Lot(s), the Voting Certificate shall control and the person named as the Voting Member therein shall be entitled to vote for such Lot(s).

3.10 Notwithstanding the provisions of Paragraph 3.9 above, whenever any Lot is owned by a husband and wife they may, but shall not be required to, designate a Voting Member. In the event a Voting Certificate designating a Voting Member is not filed by the husband and wife, the following provisions shall govern their right to vote:

- (a) When both husband and wife are present at a meeting, each shall be regarded as the agent and proxy for the other for purposes of casting the voting interest for each Lot owned solely by them. In the event they are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to exercise their voting interest on that subject at that meeting, but will be counted for purposes of determining if a quorum is present.
- (b) When only one (1) is present at a meeting, the spouse present may

exercise the voting interest of the Lot without establishing the concurrence of the other spouse, absent any prior written notice to the contrary to the Association by the other spouse. In the event of prior written notice to the contrary to the Association by the other spouse, the vote of said Lot shall not be considered in determining if there is a quorum or for any other purpose unless such prior notice to the contrary has been withdrawn by a subsequent written notice executed by both husband and wife.

- (c) When neither spouse is present, the person designated in a Proxy signed by either spouse may exercise the voting interest of the Lot, absent any prior written notice to the contrary to the Association by the other spouse or the designation of a different Proxy by the other spouse. In the event of prior written notice to the contrary to the Association or the designation of a different Proxy by the other spouse, the vote of said Lot shall not be considered in determining if there is a quorum or for any other purpose.

3.11 Any person intending to submit their name for nomination to the Board must do so in writing not less than thirty (30) days prior to the date of the Annual Meeting to be included on the ballot. Any person who submits their name subsequent to this deadline may run for the Board, but in order to vote for such person, such name will need to be hand-written onto a ballot at the Annual Meeting.

3.12 The Directors shall be elected by ballot or by Proxy at the Annual Meeting, and they shall take office at the organizational meeting.

Section 4. Board of Directors.

4.1 The form of administration of the Association shall be by a Board of thirteen (13) Directors, which number shall include the President, Vice President, Treasurer and Secretary, all of whom must remain in good standing, as defined herein, during their tenure of office.

4.2 The term of each Director's service shall be for two (2) years, unless he or she is removed prior to the end of such term as provided hereunder, or until his or her successor is duly elected as provided herein.

4.3 A Director may be removed by the vote of a majority of the Members of the Association, in the manner provided by law, as it may be amended from time to time. In addition, upon the finding by the Board that a Director has committed a breach of his fiduciary duty to the Association due to conduct detrimental to the Association, such a finding shall be a deemed resignation of that Director, which may be accepted by the majority of the Board at the meeting at which the breach of duty is determined, and shall be effective immediately. For the purpose of this provision, if a Director is determined to not be in good standing as defined herein, or to have missed three (3) meetings of the Board, whether special or otherwise, within a six (6) month period, without being excused by at least a majority of the remaining Board members, such Director shall be deemed to have resigned from the Board effective as of the date of the meeting at which it is determined. The determination of the Board of Directors as to such issues shall be final. The remaining Directors may appoint a successor Director, who shall serve for the remainder of the term of the Director who has deemed to have resigned.

4.4 The organizational meeting of the newly elected Board shall be held within ten (10) days of the Annual Members' Meeting at such place and time as shall be fixed and announced to the Membership by the Directors at the Annual Members' Meeting. No further notice of the organizational meeting shall be necessary, providing that a quorum shall be present at such organizational meeting. If the organizational meeting cannot be held within this time frame, notice in the same fashion as any other Board meeting shall be required.

4.5 Regular meetings of the Board shall be held at least quarterly, and may be held more frequently as deemed necessary by the Board, at such time and place as shall be determined from time to time by a majority of Directors. Special meetings of the Board may be called at the discretion of the President or the Vice President of the Association. Special Meetings must be called by the Secretary at the written request of at least one-third (1/3) of the Directors.

4.6 Except in an emergency, notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or telegraph at least seventy-two (72) hours prior to the day specified for such meeting. Any Director may waive notice of the meeting before, during or after a meeting and such waiver shall be deemed equivalent to the receipt of notice by such Director.

4.7 Quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as specifically provided otherwise in the Declaration, the Articles or herein.

4.8 The presiding officer at Board meetings shall be the President. In the absence of the President, the Directors present shall designate any one of their number to preside.

4.9 The Directors shall not receive any salaries or other remuneration for their services as Directors, but "out of pocket" expenses may be reimbursable if incurred in the furtherance of Corporation Business. Directors may be employed by the Board for other services performed including the management of the Association Common Area.

4.10 The Board shall have the power to appoint executive committees consisting of not less than three (3) Directors. Executive committees shall have and exercise such powers of the Board as may be delegated to such executive committee by the Board.

4.11 Except for meetings between the Board and its attorney for matters which would be governed by the attorney-client privilege, meetings of the Board shall be open to all Owners. Except as may otherwise be provided by law, as it may be amended from time to time, unless an Owner serves as a Director or unless he has been specifically invited by the Directors to participate in the meeting, the Owner shall not be entitled to participate in the meeting, but shall only be entitled to act as an observer. In the event an Owner not serving as a Director or not otherwise invited by the Directors to participate in the meeting attempts to intervene in or interrupt the meeting or conducts himself in a manner detrimental to the carrying on of the meeting, then the Board may expel said Owner from the meeting by any reasonable means which may be necessary to accomplish said Owner's expulsion. Also, the Board shall have the right to exclude from any meeting of the Board any person who is not able to provide sufficient proof that he is an Owner or a duly authorized representative, agent or proxy holder of an Owner, unless said person has been specifically invited by the Board to participate in such meeting.

4.12 Any action required or permitted to be taken at a meeting of the Board may be taken without a meeting if a written consent, specifically setting forth the

action to be taken, shall be signed by all the Directors. Such consent shall have the same force and effect as a unanimous vote of Directors.

Section 5. Powers and Duties of the Board of Directors.

5.1 All of the powers and duties of the Association shall be exercised by the Board. Such powers and duties of the Board shall include, but not be limited to, all powers and duties granted to it by law, Florida Statutes Sections 617 and 720, the Declaration and Articles, as well as all of the powers and duties of a director of a corporation not for profit.

5.2 The determination of the expenses required for the operation of the Association and the collection of Assessments from Owners required to pay same. Assessments shall be collected by the Association in payments made directly to it by each Owner as set forth in the Declaration. The Board shall be empowered to levy fines and late fees in order to effectuate the enforcement of the provisions of the Declaration and the timely payment of all Assessments levied thereunder.

5.3 The operation, care, upkeep and maintenance of Common Areas and of Association Property.

5.4 Except in case of emergency, the Board is authorized to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Corporation for capital improvements to the Common Areas not exceeding \$5,000.00 without the approval of the Membership.

5.5 The employment and dismissal of personnel necessary for the maintenance and use of the Property.

5.6 The adoption and amendment of rules and regulations for the operation and use of the Common Areas and Lots.

5.7 Maintaining bank accounts on behalf of the Association and designating signatories required therefor.

5.8 Obtaining and reviewing insurance.

5.9 Making of repairs, additions or improvements to, or alterations of, Common

Areas or Association Property, and repairs to and restoration of Common Areas or Association Property, in accordance with the provisions of the Declaration, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

5.10 Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Areas and Association Property.

5.11 Contracting for the management and maintenance of the Common Areas and Association Property authorizing a management agent or company to assist the Board in carrying out its powers and duties.

Section 6. Officers of the Association.

6.1 Executive officers of the Association shall be the President, Vice President, a Treasurer, a Secretary and, if the Board so determines, an Assistant Secretary and an Assistant Treasurer. The President, Vice President, Treasurer and Secretary shall be Directors. Any officer may be removed without cause from office by the Board at any meeting of the Board. The Board shall, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

6.2 The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit. If in attendance, the President shall preside at all meetings of the Board. The President shall be a delegate from Section I to the W.H.O.A. during his term of office and shall appoint an additional delegate from Section I to the W.H.O.A. The President shall also appoint one alternate to act in the absence of any delegate of Section I to the W.H.O.A. Board of Directors.

6.3 In the absence or disability of the President, or should the President refuse to perform his or her functions, a Vice President shall exercise the powers and perform the duties of the President. The Vice President(s) shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. The Vice President shall be a delegate from Section I to the W.H.O.A. during his term of office. The Vice president shall perform such other duties as

may be assigned especially to him by the President or the Board of Directors.

6.4 The Secretary shall cause to be kept the minutes of all meetings of the Board and the Members, and the Official Records of the Association, which Records shall be kept in a businesslike manner and shall be available for inspection by Members and Directors at all reasonable times. He or she shall be responsible for all notices required by these By-Laws or by law, shall maintain a current roster of each Member's address and telephone number, shall keep the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary and do such other duties as defined by the Board from time to time.

6.5 The Treasurer shall have custody of the Association's financial records, including funds, securities and evidences of indebtedness except those in the W.H.O.A. account, keep appropriate records, assist in the preparation and submission of the financial budget for the ensuing calendar year. He or she shall keep the assessment rolls and accounts of the Members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all of the duties incident to the office of Treasurer. The Treasurer shall report to the Board members who are delinquent, for appropriate action. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent and shall assist the Treasurer and do such other duties as defined by the Board from time to time.

6.6 The Officers shall not receive any salaries or other remuneration for their services, but "out of pocket" expenses may be reimbursable if incurred in the furtherance of Corporation Business. This provision shall not preclude the Board from employing an Officer as an employee of the Association or preclude the contracting with an Officer for the management of the Association Common Area.

Section 7. Committees.

7.1 The members of the Board of Directors shall serve as Chairmen of the following Standing Committees: Architectural, Finance/Budget and any other Special Committee as may be appointed by the Board.

7.2 The functions of the Standing Committees are as follows:

(a) The Architectural Committee shall be responsible for the approval or disapproval of any plans, specifications and plot plans of any structure to be erected or remodeled within Section I. The Architectural Committee shall be responsible for the observance of all of the applicable Deed Restrictions and the limitations as set forth by the City of Tamarac, and the W.H.O.A.

(b) The Finance/Budget Committee shall assist the Treasurer in the performance of his duties, including the preparation of the budget. It shall maintain a continuing review of the Corporation's Finances.

7.3 The Board shall appoint the Chairman of each Standing Committee. The Chairman shall select his or her committee members and submit them to the Board of Directors.

7.4 Vacancies in any Committee may be filled by appointment by the Committee Chairman and submitted to the Board of Directors for approval.

7.5 Each Committee may adopt rules for its own government, not inconsistent with these By-Laws, the Declaration, Articles, or rules adopted by the Board of Governors.

Section 8. Accounting Records; Fiscal Management

8.1 The Association shall maintain accounting records in accordance with good accounting practices, which shall be open to inspection by Members or their authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. If Member authorizes a representative to inspect records, Member may not also be present. Written summaries of the accounting records shall be available at least annually to the Members. Such records shall include, but not be limited to, (a) a record of all receipts and expenditures; and (b) an account for each contributing Lot which shall designate the name and address of the contributing Lot Owner thereof, the amount of individual Lot Assessments and all other Assessments, if any, charged to the contributing Lot, the amounts and due dates for payment of same, the amounts paid upon the account and the balance due.

8.2 The Board shall adopt a Budget (as provided for in the Declaration) of the anticipated "Common Expenses" of the Association for each forthcoming

calendar year (the fiscal year of the Association being the calendar year ending December 31st) at a regular or special meeting of the Board ("Budget Meeting") called for that purpose to be held during the first two weeks of November of the year preceding the year to which the Budget applies. Prior to the Budget Meeting, a proposed Budget for the Common expenses shall be prepared by or on behalf of the Board. Within thirty (30) days after adoption of the Budget, a copy thereof shall be furnished to each Member and each contributing Lot Owner shall be given notice of the individual Lot Assessment applicable to his contributing Lot(s). The copy of the Budget shall be deemed furnished and the notice of the individual Lot Assessment shall be deemed given upon its delivery or upon its being mailed to the Member or contributing Lot Owner shown on the records of the Association at the address for giving notices to such member or contributing Lot Owner as provided in Section 3.4 hereof.

8.3 In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any income received by the Association in any calendar year may be used by the Association to pay expenses incurred in the same calendar year; (iii) there shall be apportioned between calendar year on a pro rata basis any expenses which are prepared in any one calendar year for Common expenses which cover more than such calendar year; (iv) Assessments shall be made monthly or quarterly in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Common expenses and for all unpaid Common Expenses previously incurred; and (v) items of Common Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such expenses is received.

Notwithstanding the foregoing, the Assessments for Common expenses and any periodic installments thereof shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting.

8.4 All Assessments shall be payable as provided for in the Declaration and Articles of the Woodlands I Association, Inc. and shall have the right to exercise such remedies in furtherance thereof as set forth in the Declaration relating to the Woodlands I Association, Inc. and the aforementioned Articles.

8.5 The depository of the Association shall be such bank or banks as shall be

designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

8.6 A financial report of actual receipts and expenditures for the immediately preceding fiscal year of the Association shall be made annually and a copy of the report shall be provided to each member not later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the member upon its delivery or mailing to the member at the address for giving notice to such member as provided in Section 3.4 hereof. The holder, insurer or guarantor of any first mortgage upon written request therefor, shall receive such financial report of the Association for the prior fiscal year without charge. The Board may authorize a higher level of financial reporting from time to time, at its sole discretion.

Section 9. Rules and Regulations

The Board may adopt rules and regulations or amend, modify or rescind existing rules and regulations for the operation and use of the Common Facilities and Lots; provided such rules and regulations are not inconsistent with the Declaration or Articles. Copies of any rules and regulations promulgated, modified, amended or rescinded shall be mailed or delivered to all Members at the address for giving notices to such Member as provided in Section 3.4 hereof. Notwithstanding the foregoing, when rules and regulations are to regulate the use of specific portions of the Common Facilities such rules and regulations may be conspicuously posted at such facility and such rules and regulations shall be effective immediately upon such posting.

Section 10. Amendments of the By-Laws.

10.1 These By-Laws may be amended by a majority vote of the Members entitled to vote, in person or by proxy, at any Annual Members' Meeting or any special meeting of the Members called for that purpose or by majority action of the Members who have acted by written response in lieu of a meeting as permitted by these By-Laws.

10.2 Notwithstanding any provision of this Section 10 to the contrary, these By-Laws shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights or obligations set forth in the Declaration or

Articles, as the same may be amended from time to time in accordance with the provisions thereof, including, without limitation, any rights of an Institutional Mortgagee without the prior written consent thereto by the Institutional Mortgagee.

10.3 Any instrument amending, modifying, repealing or adding By-Laws shall identify the particular Section(s) affected and give the exact language of such modification, amendment or addition or of the provisions repealed. Copy of each such amendment, modification, repeal or addition certified to by the Secretary or Assistant Secretary of the Association shall be recorded amongst the Public Records of the County.

Section 11. Interpretation

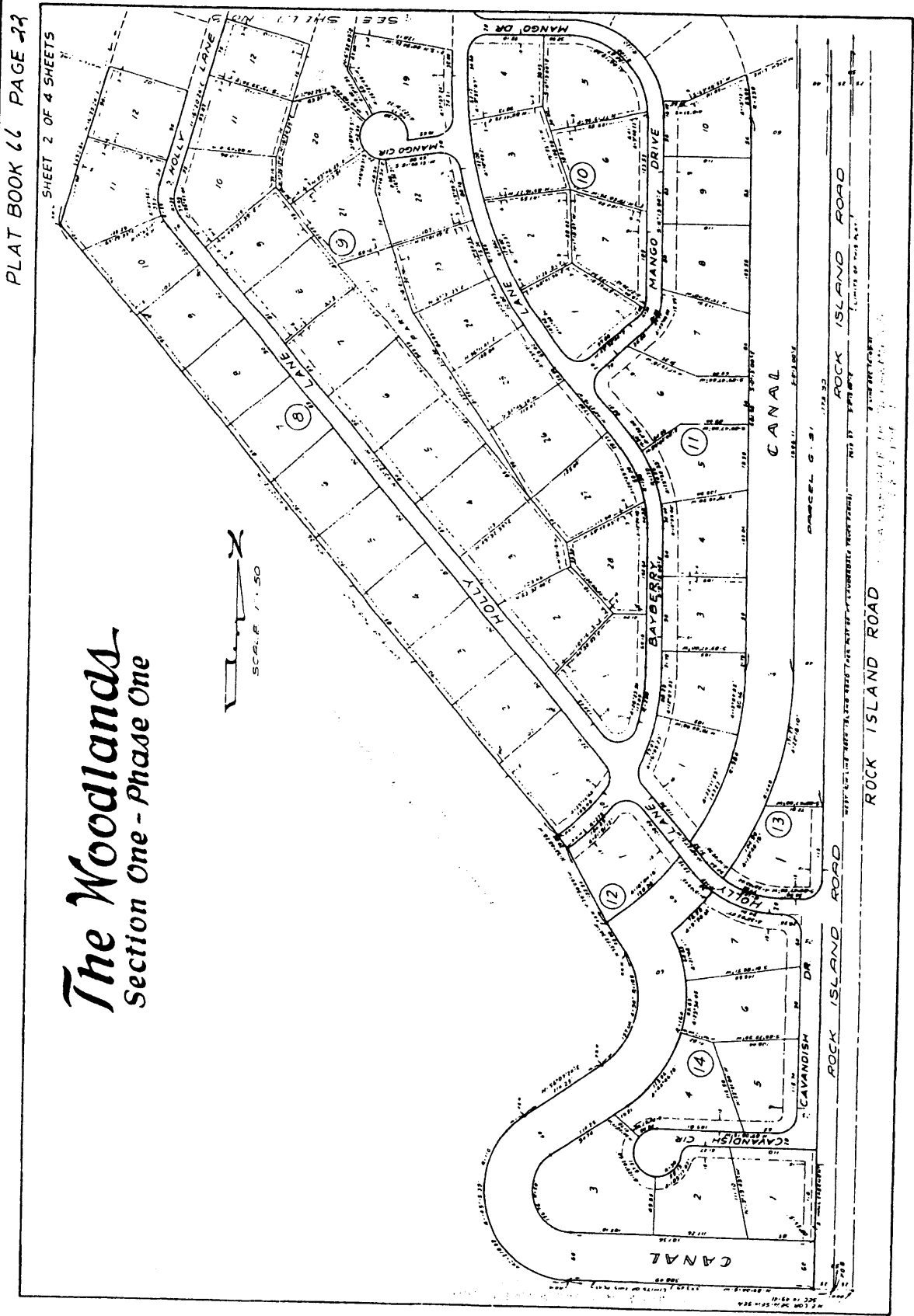
In the event of a conflict between the By-laws and the provisions of the Articles and/or the Declaration the provision in the Articles and/or Declaration shall control.

Section 12. Miscellaneous Provisions

12.1 The Corporation may bring suit in any court in the State of Florida in all matters not inconsistent with its corporate purposes. Any legal action, however, must be approved by the Board of Directors.

12.2 Neither the Directors nor the Officers of the Woodlands I Association, Inc. shall be individually liable for the debts of the Association. The Association shall indemnify and hold harmless each person who shall serve at any time hereafter as a Directors or Officer from and against any and all claims and liabilities to which such person shall become subject by reason of his having been, or hereafter being, a Director or Officer of the Association, or by reason of any action alleged to have been taken or omitted by him or her by reason of his or her being or having been a Director of Officer whether or not he or she is a Director or Officer at the time, and shall reimburse each person for all legal and other expenses reasonably occurred by him or her in connection with any such claim or liability, or any settlement thereof; provided, however, that no such person shall be indemnified against or be reimbursed for any expense incurred in connection with any claim or liability arising out of his gross negligence or willful misconduct in the performance of his or her duties.

THE FOREGOING WERE DULY APPROVED AS THE BY-LAWS OF WOODLANDS I ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AT THE FIRST MEETING OF THE BOARD OF DIRECTORS.



The Woodlands

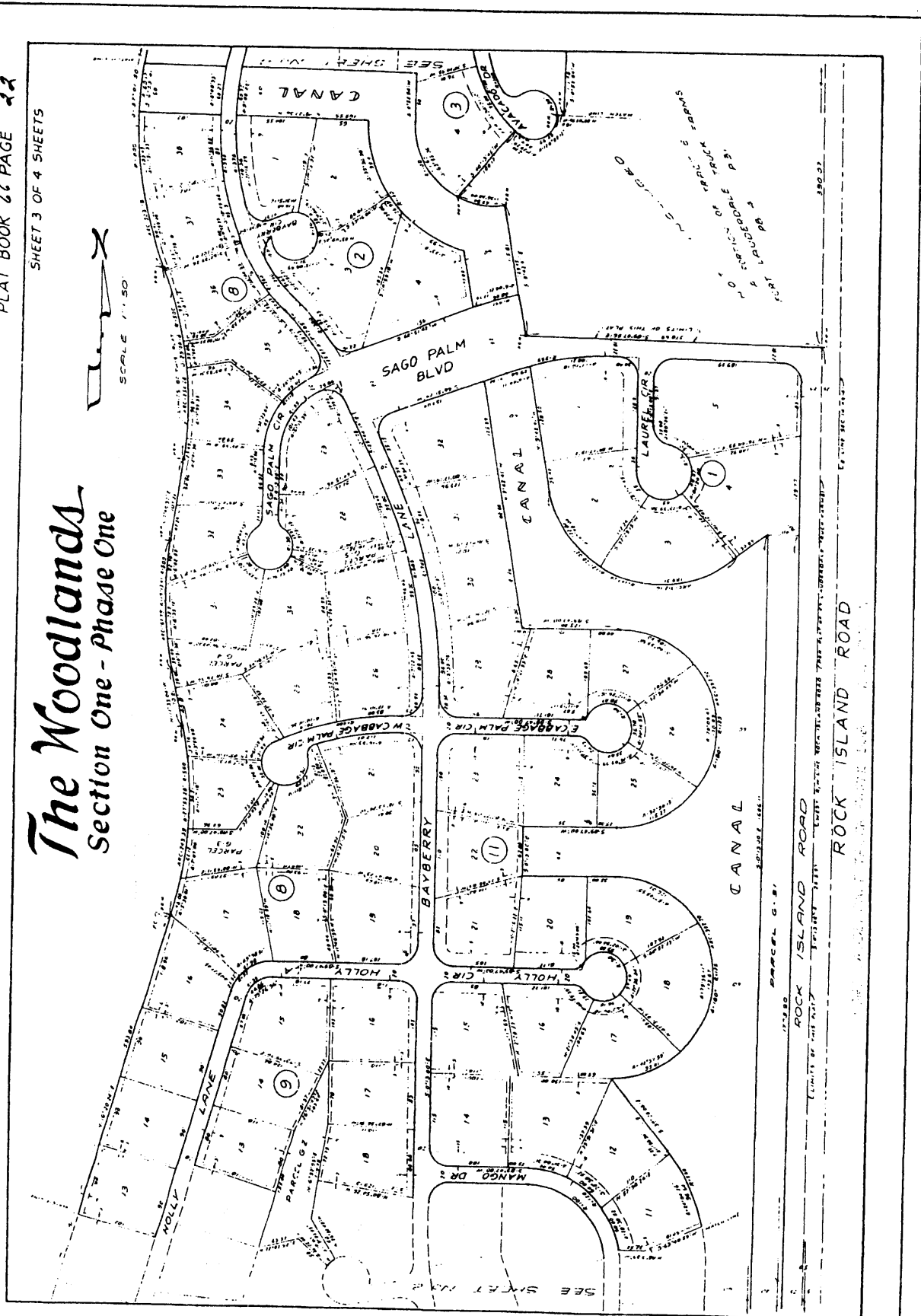


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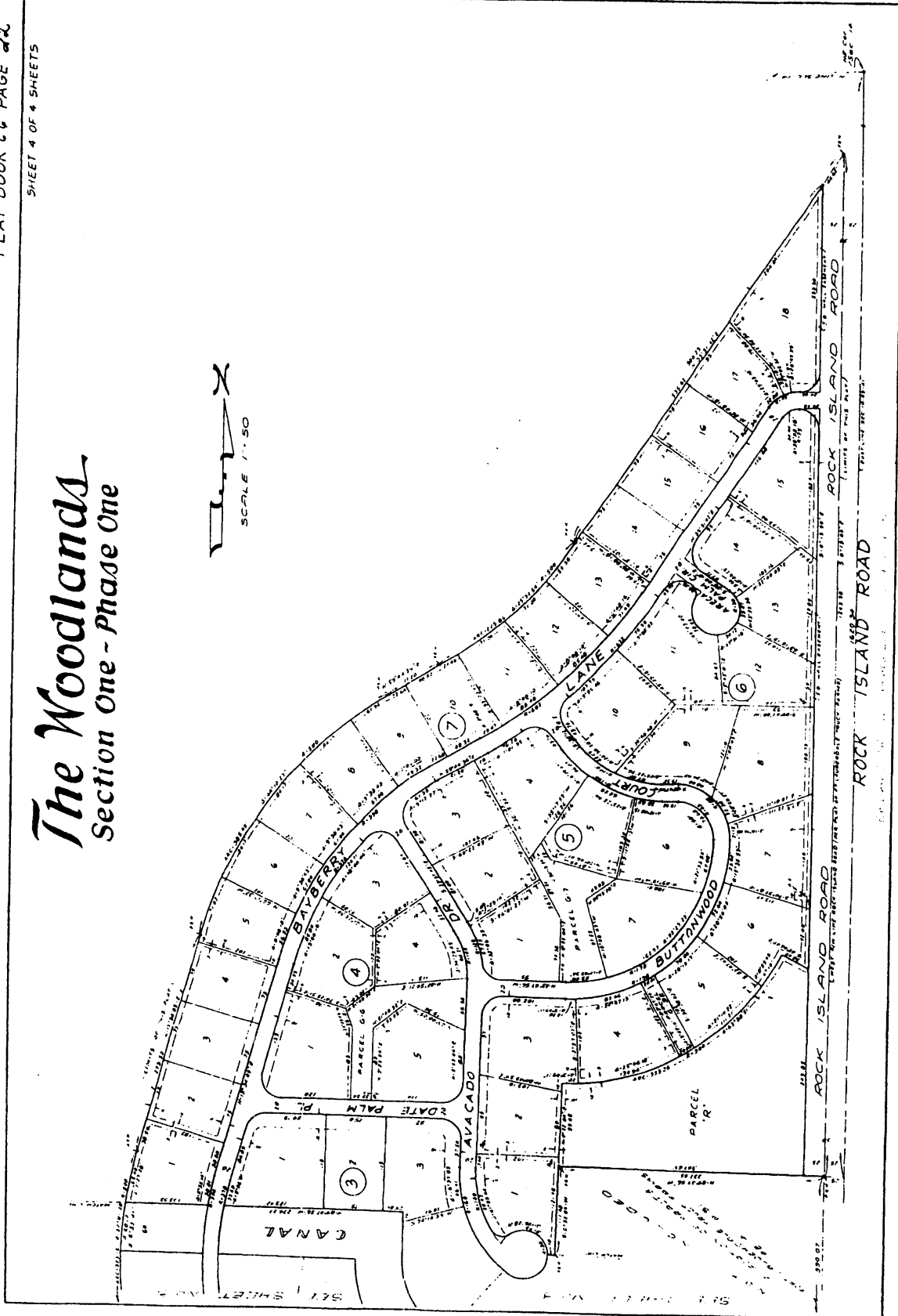
Page 4 of 4

PLAT BOOK 66 PAGE 22

SHEET 4 OF 4 SHEETS

The Woodlands

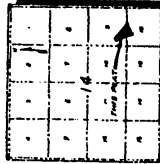
Section One - Phase One



The Woodlands

Section One - Phase Two

A SUBDIVISION IN SECTION 14, TWP. 49 S., RGE. 41 E.
CITY OF TAMARAC, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

SCALE IN SEET (1 IN. = 50 FT.)

DESCRIPTION:

4. portions of Tracts 8 and 10 in lot 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679,

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD

ACKNOWLEDGEMENT:

STATE OF ALABAMA
COUNTY OF BARBOUR ss

CITY OF TAMARAC:

CITY COUNCIL'S AGENDA:
This is 19 Century most
pleasant, in and by resolution adopted
in written evidence, the
to be signed this 2nd day of Dec.
MAJOR'S SIGNATURE:
This is 19 Century most

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF BROWARD

This plot is hereby approved for

property as described herein this 12th day of December A.D. 1944.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF SANGRE DE TORO
I, _____, hereby certify that to the best of my knowledge and belief, the plat herein shown is a true and correct representation of the lands platted and that permanent reference monuments have been set as indicated on the plat.

ANSWER:

ALL COUNTRIES REPORTED NEW DEATHS AND CONTINUED TO REPORT CASES
AND TO REPORT VARIATIONS IN CASES THROUGHOUT THE YEAR.

ALL REPORTING COUNTRIES ARE ADVISED TO REPORT TO THE

THE INDICATED APPROPRIATE AGENCIES FOR THE

AREA PLANNING BOARD:

This is to certify that the above country area planning board approved this plan with regard to dedication of right-of-way for Trafficways by resolution duly adopted the 19 day of Sept. 20 1952

COUNTY ENGINEER:

THIS MAP OF THE WOODLANDS, SECTION ONE - PART TWO, IS HEREBY APPROVED

7. 2.

St. Andrew's Lake

JOHN W. GREGG, JR.
CLARK COUNTY

RECEIVED
APR 10 1985

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

Abstract