

98

THIS DOCUMENT PREPARED BY  
AND RETURN TO:  
Brian S. Hess, Esq.  
CLAYTON & MCCULLOH  
1065 Maitland Center Commons Boulevard  
Maitland, Florida 32751

\_\_\_\_\_  
The area above this line is for recording purposes only

**CERTIFICATE OF EXECUTION AND APPROVAL OF REVITALIZED  
DECLARATION OF COVENANTS AND OTHER GOVERNING DOCUMENTS  
FOR TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes, hereby certify that the REVITALIZED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, REVITALIZED ARTICLES OF INCORPORATION OF TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., and REVITALIZED AMENDED BY-LAWS OF TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC. (hereinafter "Revitalized Documents"), which are attached hereto and by reference made a part hereof, were duly adopted in accordance with Florida Statute 720.405(6), and are hereby to be recorded in the Public Records of Brevard County, Florida, in accordance with Florida Statute 720.407.

The purpose of the above-referenced Revitalized Documents is to revive the following documents of the Association: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 2029, Page 364; ARTICLES OF INCORPORATION OF TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., filed with the Florida Secretary of State on April 3, 1986; and AMENDED BY-LAWS OF TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., recorded in Official Records Book 3806, Page 0151, all of the Public Records of Brevard County, Florida. Nonetheless, the provisions in the Revitalized Documents shall be effective and shall govern the Association heretoforeward.

Pursuant to Florida Statute 720.405(6), an agreement to the above-mentioned Revitalized Documents was executed in writing by a majority of the affected parcel owners. Additionally, pursuant to Florida Statute 720.406, these Revitalized Documents were approved by the Department of Economic Opportunity, which said approval is attached hereto and by reference made a part hereof.

The Association is a not-for-profit corporation created pursuant to the laws of the State of Florida.

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 5 day of April, 2012.

Signed, sealed and delivered in the presence of:

TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.

K-J Bass  
(Sign - Witness 1)

BY: Randall J Conway  
(Sign)

Kim J Bass  
(Print - Witness 1)

Randall J Conway  
(Print)

Whitney Halt  
(Sign - Witness 2)

President, Town Homes of Paradise Park Owners Association, Inc.

Whitney Halt  
(Print - Witness 2)

STATE OF Florida

COUNTY OF Brevard

The foregoing was acknowledged before me this 5 day of April, 2012, by Randall Conway as President of TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me [ ] or have produced FLDL as identification.

NOTARY PUBLIC

K-J Bass  
(sign)

Kim J Bass  
(print)



**Kim J. Bass**  
State of Florida  
My Commission Expires 01/06/2016  
Commission No. EE 152076

(Notary Seal)  
State of Florida at Large  
My Commission Expires:

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 5<sup>th</sup> day of APRIL, 2012.

Signed, sealed and delivered in the presence of:

TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.

[Signature]  
(Sign - Witness 1)

ATTEST: [Signature]  
(Sign)

DONALD R. TRAFFON  
(Print - Witness 1)

PATRICK D. HARAN  
(Print)

[Signature]  
(Sign - Witness 2)

Secretary, Town Homes of Paradise Park Owners Association, Inc.

Angela Pace  
(Print - Witness 2)

STATE OF Florida

COUNTY OF Brevard

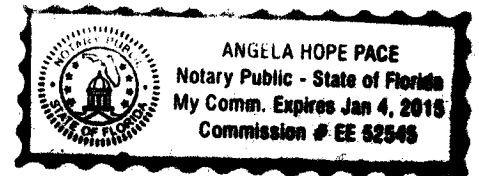
The foregoing was acknowledged before me this 5 day of APRIL, 2012, by Patrick Haran as Secretary of TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me [ ] or have produced FLDL H650664530050 ex 1-05-2011 as identification.

NOTARY PUBLIC

[Signature]  
(sign)

Angela Pace  
(print)

(Notary Seal)  
State of Florida at Large  
My Commission Expires:



**REVITALIZED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS:

That this Revitalized Declaration of Covenants, Conditions and Restrictions (hereinafter "Revitalized Restrictions") is made and entered into this 5th day of April, 2012, by TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a Florida non-profit corporation, herein referred to as the "Association", and the owners of properties within the unplatted community known as Town Homes of Paradise Park, with a legal description as provided in these Revitalized Restrictions. Said Revitalized Restrictions are a revival of the "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS," as entered into on the 31<sup>st</sup> day of October, 1978, by Victor J. Zelazny, as President, and Francine Haak, as Secretary, of ZEECO, INC., herein collectively referred to as the "Developer", and recorded on April 3, 1979, in Official Records Book 2029, at Page 364, et. seq., of the Public Records of Brevard County, Florida, as retyped below. This revival is sought pursuant to Chapter 720.403-720.407, Florida Statutes (2011).

The properties joined into these Revitalized Restrictions shall be as provided by the following chart, in accordance with Florida Statutes:

Name	Address	Legal Description	Parcel ID #
Black, Cynthia R.	255 Paradise Blvd., Unit 1 Indialantic, FL 32903	Unit 1, Building 1, in TOWN HOMES OF PARADISE PARK, situated in the City of Melbourne, Brevard County, Florida, more particularly described as follows: From the S. W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89° 28' 18" East along the South line of Said Gov't Lot 6, a distance of 778.45 ft.; thence North 0° 31' 42" West a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue North 0° 31' 42" West 29.33 ft.; thence South 89° 28' 18" West 75.00 ft.; thence South 0° 31' 42" East 16.67 ft.; thence South 89° 28' 18" West 23.33 ft.; thence South 0° 31' 42" East 12.66 ft.; thence North 89° 28' 18" East 98.33 ft. to the point of beginning.	27-37-24-00-00024.1-000 0.00



Name	Address	Legal Description	Parcel ID #
Prospero, Marie A. & Sguigna, Lena A. et al.	255 Paradise Blvd., Unit 2 Indialantic, FL 32903	Unit 2, Building 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't. Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run North 89°28'18" East along the South line of said Gov't. Lot 6, a distance of 778.45 feet; thence North 0°31'42" West a distance of 323.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 feet; thence South 89°28'18" West 98.33 feet; thence South 0°31'42" East 12.67 feet; thence North 89°28'18" East 23.33 feet; thence South 0°31'42" East 11.33 feet; thence North 89°28'18" East 9.00 feet; thence South 0°31'42" East 4.67 feet; thence North 89°28'18" East 66.00 feet to the Point of Beginning.	27-37-24-00- 00024.2-000 0.00
Byars, James E. & Byars, Mary E., Co-Trustees	255 Paradise Blvd., Unit 3 Indialantic, FL 32903	Unit 3, Building 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 feet; thence North 0°31'42" West a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 18.00 feet; thence South 89°28'18" West 66.00 feet; thence North 0°31'42" West 4.67 feet; thence South 89°28'18" West 9.00 feet; thence South 0°31'42" East 4.17 feet; thence South 89°28'18" West 23.33 feet; thence South 0°31'42" East 18.83 feet; thence North 89°28'18" East 98.33 feet to the Point of Beginning.	27-37-24-00- 00024.3-000 0.00

Name	Address	Legal Description	Parcel ID #
Argauer, Lisa	255 Paradise Blvd., Unit 4 Indialantic, FL 32903	Unit 4, Building 1, Town Homes of Paradise Park: From the S. W. corner of Gov't Lot 6, Sec. 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89° 28' 18" East along the South line of said Gov't Lot 6, a distance of 778.45 feet; thence North 0° 31' 42" West a distance of 287.63 feet; to the Point of beginning of the herein described parcel; thence continue North 0° 31' 42" West 18.00 feet; thence South 89° 28' 18" West 98.33 feet; thence South 0° 31' 42" East 18.83 feet; thence North 89° 28' 18" East 23.33 feet; thence South 0° 31' 42" East 4.17 feet; thence North 89° 28' 18" East 9.00 feet; thence North 0° 31' 42" West 4.67 feet; thence North 89° 28' 18" East 66.00 feet to the Point of Beginning.	27-37-24-00-00024.4-000 0.00
Mikuta, Allen W. & Mikuta, Sharon R., Husband and Wife et al	255 Paradise Blvd., Unit 5 Indialantic, FL 32903	From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 ft.; thence South 89°28'18" West 66.00 ft.; thence South 0°31'42" East 4.67 ft.; thence South 89°28'18" West 9.00 ft.; thence South 0°31'42" East 11.33 ft.; thence South 89°28'18" West 23.33 ft.; thence South 0°31'42" East 12.67 ft.; thence North 89°28'18" East 98.33 ft. to the Point of Beginning. S-24, T-27S, Range 37E. S-00 – RE NBR 1082159. ALSO KNOWN as Unit #5, Building #1, TOWN HOMES OF PARADISE PARK, according to the Declaration of Covenants, Conditions and Restrictions thereof, recorded in Official Record Book 2029, Page 364-375, Public Records of Brevard County, Florida.	27-37-24-00-00024.5-000 0.00

Name	Address	Legal Description	Parcel ID #
Hill, Ross A. & Hill, Rose E., Husband and Wife	255 Paradise Blvd., Unit 6 Indialantic, FL 32903	Unit 6, Bldg. 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West, a distance of 229.30 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.33 ft.; thence South 89°28'18" West 98.33 ft.; thence South 0°31'42" East 12.66 ft.; thence North 89°28'18" East, 23.33 ft.; thence South 0°31'42" East 16.67 ft.; thence North 89°28'18" East 75.00 ft. to the Point of Beginning.	27-37-24-00- 00024.6-000 0.00
430913 Ontario Limited & c/o A. D. Monkhouse	255 Paradise Blvd., Unit 7 Indialantic, FL 32903	Unit 7, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E., along the South line of said Gov't. Lot 6 a distance of 778.45 ft.; thence N.0°31'42" W. a distance of 169.97 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" W., 29.33 ft.; thence S.89°-8'18" W., 75.00 ft.; thence S.0°31'42" E., 16.67 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42"E., 12.66 ft.; thence N.89°28'18" E., 98.33 ft. to the Point of Beginning.	27-37-24-00- 00024.7-000 0.00
Conway, Randall J.	255 Paradise Blvd., Unit 8 Indialantic, FL 32903	Unit 8, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't. Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N.0°31'42" W., a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.00 ft.; thence S.89°28'18" W., 98.33 ft.; thence S.0°31'42" E., 12.67 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 11.33 ft.; thence N.89°28'18" E., 9.00 ft.; thence S.0°31'42" E., 5.00 ft.; thence N.89°28'18" E., 66.00 ft. to the Point of Beginning.	27-37-24-00- 00024.8-000 0.00

Name	Address	Legal Description	Parcel ID #
Gaus, John E. & Gaus, Linda M., Husband and Wife	255 Paradise Blvd., Unit 9 Indialantic, FL 32903	Unit 9, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N.0°31'42" W., a distance of 122.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 ft.; thence S.89°28'18" W. 66.00 ft.; thence N.0°31'42" W., 5.00 ft.; thence S.89°28'18" W. 9.00 ft.; thence S.0°31'24" E., 4.17 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42" E., 18.83 ft.; thence N.89°28'18" E. 98.33 ft. to the Point of Beginning.	27-37-24-00- 00024.9-000 0.00
Hutchins, Robert J.	255 Paradise Blvd., Unit 10 Indialantic, FL 32903	Unit #10, Building #2, Town Homes of Paradise Park From the S.W. corner of Gov't Lot 6, Section 24, Twsp. 27S., Range 37E., Brevard County, Florida; run N 89° 28' 18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N 0° 31' 42" W. a distance of 104.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W. 18.00 ft.; thence S 89° 28' 18" W. 98.33 ft.; thence S 0° 31' 42" E. 18.83 ft.; thence N 89° 28' 18" E. 23.33 ft.; thence S 0° 31' 42" E. 4.17 ft.; thence N 89° 28' 18" E. 9.00 ft.; thence N 0° 31' 42" W 5.00 ft.; thence N 89° 28' 18" E. 66.00 ft.; to the Point of Beginning.	27-37-24-00- 00025.0-000 0.00

Name	Address	Legal Description	Parcel ID #
Hale, Laura	255 Paradise Blvd., Unit 11 Indialantic, FL 32903	Unit 11, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 ft.; thence South 89°28'18" West 66.00 ft.; thence South 0°31'42" East 5.00 ft.; thence South 89°28'18" West 9.00 ft.; thence South 0°31'42" East 11.33 ft.; thence South 89°28'18" West 23.33 ft.; thence South 0°31'42" East 12.67 ft.; thence North 89°28'18" East 98.33 ft. to the Point of Beginning.	27-37-24-00-00025.1-000 0.00
Krubel, Richard C. & Krubel, Sharon E., Husband and Wife	255 Paradise Blvd., Unit 12 Indialantic, FL 32903	Unit 12, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" W., a distance of 46.64 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" W. 29.33 ft.; thence South 89°28'18" W., 98.33 ft.; thence South 0°31'42" E. 12.66 ft.; thence North 89°28'18" E. 23.33 ft.; thence S.0°31'42" E. 16.67 ft.; thence North 89°28'18" E. 75.00 ft. to the Point of Beginning.	27-37-24-00-00025.2-000 0.00

Name	Address	Legal Description	Parcel ID #
Alliano, Margaret	255 Paradise Blvd., Unit 13 Indialantic, FL 32903	<p>UNIT 13, BUILDING 3, TOWN HOMES OF PARADISE PARK:</p> <p>From the S.W. corner of Government Lot 6, Section 24, Township 27S., Range 37E., Brevard County, Florida; run N.89°28'18"E. along the South line of said Government Lot 6, a distance of 548.79 ft., thence N. 0°31'42" W., a distance of 46.64 ft., to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.33 ft., thence N.89°28'18"E. 95.33 ft., thence S. 0°31'42"E., 12.66 ft., thence S.89°28'18" W. 23.33 ft., thence S. 0°31'42"E. 16.67 ft., thence S.89°28'18" W., 72.00 ft., to the Point of Beginning.</p>	27-37-24-00-00025.3-000 0.00
Kochan, Carol	255 Paradise Blvd., Unit 14 Indialantic, FL 32903	<p>Unit 14, Building 3, TOWN HOMES OF PARADISE PARK</p> <p>From the S.W. corner of Government Lot 6, Section 24, Township 27S. Range 37E., Brevard County, Florida, run N89°28'18"E., along the South line of said Government Lot 6, a distance of 548.79 ft., thence N 0°31'42"W., a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; Thence continue N 0°31'42"W., 29.00 ft.; thence N 89°28'18"E. 63.33 ft.; thence S 0°31'42"E., 4.67 ft.; thence N 89°28'18"E., 8.67 ft.; thence S 0°31'42" E 11.67 ft.; thence N 89°28'18"E. 23.33 ft.; thence S 0°31'42"E. 12.67 ft.; thence S 89°28'18" W., 95.33 ft. to the Point of Beginning.</p>	27-37-24-00-00025.4-000 0.00

Name	Address	Legal Description	Parcel ID #
<p>Lowry, Charles H. &amp; Lowry, Joyce F. Trustees</p>	<p>255 Paradise Blvd., Unit 15 Indialantic, FL 32903</p>	<p>Unit 15, Building 3, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida; run North 89 degrees 28 minutes 18 seconds East along the South line of Government Lot 6, a distance of 548.79 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East, 95.33 feet; thence South 0 degrees 31 minutes 42 seconds East, 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 11.33 feet; thence South 89 degrees 28 minutes 18 seconds West, 8.66 feet; thence North 0 degrees 31 minutes 42 seconds West 12.17 feet; thence South 89 degrees 28 minutes 18 seconds West 63.33 feet to the Point of Beginning, together with an easement for ingress and egress on and over all those common areas or elements as shown on Declaration of Restrictions recorded in Official Records Book 2029 Page 364-375, Public Records of Brevard County, Florida.</p>	<p>27-37-24-00-00025.5-000 0.00</p>

Name	Address	Legal Description	Parcel ID #
Siwanowicz, Sandra C.	255 Paradise Blvd., Unit 16 Indialantic, FL 32903	Unit 16, Building 3, TOWNHOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida; run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6 a distance of 548.79 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 122.97 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 63.33 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence North 89 degrees 28 minutes 18 seconds E. 8.67 feet; thence South 0 degrees 31 minutes 42 seconds East 3.83 feet; thence North 89 degrees 28 minutes 18 seconds East 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 18.84 feet, thence South 89 degrees 28 minutes 18 seconds West 95.33 feet to the Point of Beginning.	27-37-24-00-00025.6-000 0.00
Saby, Victoria Ann	255 Paradise Blvd., Unit 17 Indialantic, FL 32903	Unit 17, Bldg. 3, THE TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N. 0°31'42" W. a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.00 Ft.; thence N. 89°28'18" E. 95.33 ft.; thence S. 0°31'42" E. 12.67 ft.; thence S. 89°28'18" W. 23.33 ft.; thence S. 0°31'42" E. 11.66 ft.; thence S. 89°28'18" W. 8.67 ft.; thence S. 0°31'42" E. 4.67 ft.; thence S. 89°28'18" W. 63.33 ft. to the Point of Beginning.	27-37-24-00-00025.7-000 0.00



Name	Address	Legal Description	Parcel ID #
Nakornprai, Chatchai	255 Paradise Blvd., Unit 18 Indialantic, FL 32903	UNIT 18, BUILDING 3, TOWN HOMES OF PARADISE PARK: From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18"E., along the south line of said Government Lot 6, a distance of 548.79 ft., thence N. 0°31'42"W., a distance of 169.97 ft., to the Point of Beginning of the herein described parcel; thence continue N.0°31'42"W., 29.33 ft., thence N.89°28'18"E., 72.00ft., thence S.0°31'42"E., 16.67ft., thence N.89°28'18"E., 23.33 ft., thence S.0°31'42"E., 12.66ft., thence S.89°28'18"W., 95.33 ft., to the Point of Beginning.	27-37-24-00-00025.8-000 0.00
Barnett, Jeffrey K. & Barnett, Cheryl A., Husband and Wife	255 Paradise Blvd., Unit 19 Indialantic, FL 32903	Unit 19, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 229.30 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.33 ft.; thence N.89°28'18" E., 95.33 ft.; thence S.0°31'42" E., 12.66 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42" E., 16.67 ft.; thence S.89°28'18" W., 72.00 ft. to the Point of Beginning.	27-37-24-00-00025.9-000 0.00
Henningsen, Christopher W. & Henningsen, Harald J.	255 Paradise Blvd., Unit 20 Indialantic, FL 32903	Unit 20, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 ft.; thence N.89°28'18" E. 63.33 ft.; thence S.0°31'42" E. 4.66 ft.; thence N.89°28'18" E. 8.67 ft.; thence S.0°31'42" E. 11.67 ft. thence N.89°28'18" E. 23.33 ft.; thence S.0°31'42" E. 12.67 ft.; thence S.89°28'18" W. 95.33 ft. to the Point of Beginning.	27-37-24-00-00026.0-000 0.00

Name	Address	Legal Description	Parcel ID #
<p>Bucko, Ryszard &amp; Bucko, Halina, Husband and Wife</p>	<p>255 Paradise Blvd., Unit 21 Indialantic, FL 32903</p>	<p>Unit No. 21, Building No. 4, in TOWN HOMES OF PARADISE PARK, situated in the City of Melbourne, Brevard County, Florida, further described as follows: From the S.W. corner of Government Lot 6, Section 24, Township 27S, Range 37E Brevard County, Florida, run N. 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6, a distance of 548.79 feet; thence N. 0 degrees 31 minutes 42 seconds West a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue N. 0 degrees 31 minutes 42 seconds West 18.00 feet; thence N. 89 degrees 28 minutes 18 seconds East 95.33 feet; thence S. 0 degrees 31 minutes 42 seconds East 18.83 feet; thence S. 89 degrees, 28 minutes 18 seconds West 23.33 feet; thence S. 0 degrees 31 minutes 42 seconds East 3.83 feet; thence S. 89 degrees 28 minutes 18 seconds West 8.67 feet; thence N. 0 degrees 31 minutes 42 seconds West 4.66 feet; thence S. 89 degrees 28 minutes 18 seconds West 63.33 feet to the Point of Beginning.</p>	<p>27-37-24-00-00026.1-000 0.00</p>
<p>Ashley, Bonnie A., Trustee</p>	<p>255 Paradise Blvd., Unit 22 Indialantic, FL 32903</p>	<p>Unit 22, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 305.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 18.00 ft.; thence N.89°28'18" E., 63.33 ft.; thence N.0°31'42" W. 4.66 ft.; thence N.89°28'18" E. 8.67 ft.; thence S.0°31'42" E. 3.83 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 18.83 ft.; thence S.89°28'18" W. 95.33 ft. to the Point of Beginning.</p>	<p>27-37-24-00-00026.2-000 0.00</p>

Name	Address	Legal Description	Parcel ID #
Aiello, Alexandra	255 Paradise Blvd., Unit 23 Indialantic, FL 32903	Unit 23, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 323.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 ft.; thence N.89°28'18" E. 95.33 ft.; thence S.0°31'42" E. 12.67 ft.; thence S.89°28'18" W. 23.33 ft.; thence S.0°31'42" E. 11.66 ft.; thence S.89°28'18" W. 8.67 ft.; thence S.0°31'42" E. 4.66 ft.; thence S.89°28'18" W. 63.33 ft. to the Point of Beginning.	27-37-24-00-00026.3-000 0.00
Matthews, Charles D. & Matthews, Norma, Husband and Wife	255 Paradise Blvd., Unit 24 Indialantic, FL 32903	Unit 24, Building 4, TOWN HOMES OF PARADISE PARK, more particularly described as follows: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37E., Brevard County, Florida; run N. 89 degrees 28'18" E. along the south line of Government Lot 6, a distance of 548.79 ft.; thence No. 0 degrees 31'42" W. a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue N. 0 degrees 31'42" W. 29.33 ft.; thence N. 89 degrees 28'18" E. 72.00 ft.; thence S. 0 degrees 31'42" E. 16.67 ft.; thence N. 89 degrees 28'18" E. 23.33 ft.; thence S. 0 degrees 31'42" E. 12.66 ft.; thence S. 89 degrees 28' 18"W. 95.33 to the Point of Beginning.	27-37-24-00-00026.4-000 0.00
Thoms, William G. & Thoms, Virginia F., Trustees	255 Paradise Blvd., Unit 25 Indialantic, FL 32903	Building 5, Unit 25, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Twp. 27 S., Rge. 37 E., Brevard County, Florida; run N 89° 28' 18" E along the south line of said Government Lot 6, a distance of 548.34 feet; thence N 0° 31' 42" W. a distance of 352.63 feet to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W 29.33 feet; thence S 89 28' 18" W. 70.00 feet; thence S 0° 31' 42" E. 16.67 feet, thence S 89° 28' 18" W. 23.33 feet; thence S 0° 31' 42" E. 12.66 feet; thence N 89° 28' 18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.5-000 0.00

Name	Address	Legal Description	Parcel ID #
Gage, Rex A., Estate & c/o Cynthia Gage Fernihough	255 Paradise Blvd., Unit 26 Indialantic, FL 32903	From the S.W. Corner of Govt. Lot #6, Section 24, Twmsp.27S., Range 37E., Brevard Cnty. Florida; run N.89°28'18" E. along the South line of said Govt. Lot 6, a distance of 548.34 Ft.; thence N.0°31'42" W. a distance of 323.63 Ft. to the Point of Beginning of the herein described Parcel; thence continue N. 0°31'42" W. 29.00 Ft.; thence S.89°28'18" W. 95.33 Ft.; thence S.0°31'42" E. 12.67 Ft.; thence N.89°28'18" E. 23.33 Ft.; thence S.0°31'42" E. 11.33 Ft.; thence N.89°28'18" E. 8.00 Ft. thence S.0°31'42" E. 4.67 Ft. thence N.89°28'18" E. 63.33 Ft. to the Point of Beginning.	27-37-24-00-00026.6-000 0.00
Cooney, Tom & Cooney, Stella, Husband and Wife	255 Paradise Blvd., Unit 27 Indialantic, FL 32903	Unit 27, Building 5, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E. along the south line of said Government Lot 6 a distance of 548.34 feet; thence N.0°31'42" W., a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 feet; thence S.89°28'18" W., 63.33 feet; thence N.0°31'42" W. 4.67 feet; thence S.89°28'18" W., 8.00 feet; thence S.0°31'42" E. 4.17 feet; thence S.89°28'18" W., 23.33 feet; thence S. 0°31'42" E., 18.83 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.7-000 0.00
Drummond, Robert J.	255 Paradise Blvd., Unit 28 Indialantic, FL 32903	Unit 28, Building 5, Townhomes of Paradise Park: UNIT 28: From the S. W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida: run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 ft; thence N 0° 31' 42" W. a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 31' 42" W. 18.00 feet; thence S. 89° 28' 18" W. 95.33 feet; thence S. 0° 31' 42" E. 18.83 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 31' 42" E. 4.17 feet thence N. 89° 28' 18" E. 8 feet; thence N. 0° 31' 42" W. 4.67 feet; thence N. 89° 28' 18" E. 63.33 feet to the Point of Beginning.	27-37-24-00-00026.8-000 0.00

Name	Address	Legal Description	Parcel ID #
Castoro, Carlo	255 Paradise Blvd., Unit 29 Indialantic, FL 32903	Unit 29, Building 5, TOWN HOMES OF PARADISE PARK: From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 feet; thence N 0° 31' 42" W. a distance of 258.63 feet to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W. 29.00 feet; thence S 89° 28' 18" W 63.33 feet; thence S 0° 31' 42" E. 4.67 feet; thence S 89° 28' 18" W. 8.00 feet; thence S 0° 31' 42" E. 11.33 feet; thence S 89° 28' 18" W 23.33 feet, thence S 0° 31' 42" E. 12.67 feet; thence N. 89° 28' 18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.9-000 0.00
Gornto, Samuel E. & Gornto, Angela T., Husband and Wife	255 Paradise Blvd., Unit 30 Indialantic, FL 32903	Building 5, Unit 30, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 feet; thence N. 0° 31' 42" W. a distance of 229.30 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 31' 42" W. 29.33 feet; thence S. 89° 28' 18" W. 95.33 feet; thence S. 0° 31' 42" E. 12.66 feet; thence N. 89° 28' 18" E. 72.00 feet to the Point of beginning.	27-37-24-00-00027.0-000 0.00
Ramos, Francisco J., Sr., Trustee & Ramos, Elsa P., Trustee	255 Paradise Blvd., Unit 31 Indialantic, FL 32903	Unit 31, Building 6, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N. 0°31'42" W. a distance of 169.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.33 feet; thence S. 89°28'18" W. 72.00 feet; thence S. 0°31'42" E. 16.67 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 12.66 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.1-000 0.00

Name	Address	Legal Description	Parcel ID #
Ydo, Maria C., Life Estate	255 Paradise Blvd., Unit 32 Indialantic, FL 32903	Unit 32, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W., a distance of 140.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 feet; thence S.89°28'18" W., 95.33 feet; thence S.0°31'42" E. 12.67 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 11.66 feet; thence N.89°28'18" E., 8.67 feet; thence S.0°31'42" E., 4.67 feet; thence N.89°28'18" E., 63.33 feet to the Point of Beginning.	27-37-24-00-00027.2-000 0.00
Nan, Fang	255 Paradise Blvd., Unit 33 Indialantic, FL 32903	Unit 33, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W. a distance of 122.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 18.00 feet; thence S. 89°28'18" W. 63.33 feet; thence S.0°31'42" W. 4.67 feet; thence S.89°28'18" W. 8.67 feet; thence S.0°31'42" E. 3.84 feet; thence S.89°28'18" W. 23.33 feet; thence S.0°31'42" E. 18.83 feet; thence N.89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.3-000 0.00

Name	Address	Legal Description	Parcel ID #
Trafton, Donald R.	255 Paradise Blvd., Unit 34 Indialantic, FL 32903	Unit 34, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W. a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 feet; thence S.89°28'18" W., 95.33 feet; thence S.0°31'42" E., 18.83 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 3.84 feet; thence N.89°28'18" E., 8.67 feet; thence North 0°31'42" W., 4.67 feet; thence N.89°28'18" E., 63.33 feet to the Point of Beginning.	27-37-24-00-00027.4-000 0.00
Calvisi, Anthony & Calvisi, Imogene, Co-Trustees	255 Paradise Blvd., Unit 35 Indialantic, FL 32903	UNIT 35, BUILDING 6, TOWN HOMES OF PARADISE PARK From the S. W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N. 0°31'42" W. a distance of 75.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.00 feet; thence S. 89°28'18" W. 63.33 feet; thence S. 0°31'42" E. 4.67 feet; thence S. 89°28'18" W. 8.67 feet; thence S. 0°31'42" E. 11.66 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 12.67 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.5-000 0.00

Name	Address	Legal Description	Parcel ID #
Hines, Kristine Race, Trustee	255 Paradise Blvd., Unit 36 Indialantic, FL 32903	Unit 36, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W., a distance of 46.64 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42"W., 29.33 feet; thence S. 89°28'18" W., 95.33 feet; thence S.0°31'42"W., 12.66 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 16.67 feet; thence N.89°28'18" E., 72.00 feet to the Point of Beginning.	27-37-24-00-00027.6-000 0.00
Kukoda, James	255 Paradise Blvd., Unit 37 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 37 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N. 0°31'42" W a distance of 46.64 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.33 ft.; thence N 89°28'18" E 95.79 ft.; thence S 0°31'42" E 12.66 ft.; thence S 89°28'18" W 23.33 ft.; thence S 0°31'42" E 16.67 ft.; thence S. 89°28'18" W 72.46 ft. to the Point of Beginning.	27-37-24-00-00027.7-000 0.00
Haran, Patrick D.	255 Paradise Blvd., Unit 38 Indialantic, FL 32903	Unit 38, Building 7, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.00 ft.; thence N.89°28'18" E., 63.79 ft.; thence S.0°31'42" E., 4.67 ft.; thence N.89°28'18" E., 8.67 ft.; thence S.0°31'42" E., 11.66 ft.; thence N.89°28'18" E., 23.33 ft. thence S.0°31'42" E., 12.67 ft.; thence S.89°28'18" W., 95.79 ft. to the Point of Beginning.	27-37-24-00-00027.8-000 0.00



Name	Address	Legal Description	Parcel ID #
Chadwick, Mary M.	255 Paradise Blvd., Unit 39 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 39 From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the South line of said Government Lot 6 a distance of 321.67 feet; thence N. 0°31'42" W. a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 18.00 feet; thence N. 89°28'18" E. 95.79 feet; thence S. 0°31'42" E. 18.83 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 3.84 feet; thence S. 89°28'18" W. 8.67 feet; thence N. 0°31'42" W. 4.67 feet; thence S. 89°28'18" W. 63.79 feet to the Point of Beginning.	27-37-24-00-00027.9-000 0.00
Pappas, Peter A.	255 Paradise Blvd., Unit 40 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 40 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 122.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W. 18.00 ft.; thence N 89°28'18" E 63.79 ft.; thence N 0°31'42" W 4.67 ft.; thence N 89°28'18" E 8.67 ft.; thence S 0°31'42" E. 3.04 ft.; thence N 89°28'18" E 23.33 ft.; thence S 0°31'42" E 18.83 ft.; thence S 89°28'18" W 95.79 ft. to the Point of Beginning.	27-37-24-00-00028.0-000 0.00
Kelley, Madeleine G., Life Estate	255 Paradise Blvd., Unit 41 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 41 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the southline of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.00 ft.; thence N 89°28'18" E 95.79 ft.; thence S 0°31'42" E 12.67 ft.; thence S. 89°28'18" W 23.33 ft.; thence S 0°31'42" E 11.66 ft.; thence S 89°28'18" W 8.67 ft. thence S 0°31'42" E 4.67 ft.; thence S 89°28'18" W 63.79 ft. to the Point of Beginning.	27-37-24-00-00028.1-000 0.00

Name	Address	Legal Description	Parcel ID #
Papadopoulos, Michael & Papadopoulos, Angelique, Husband and Wife	255 Paradise Blvd., Unit 42 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 42 From the S.W. corner of Gov't Lot 6, Section 24, Township 27S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 169.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.33 ft.; thence N 89°28'18" E 72.46 ft.; thence S 0°31'42" E 16.67 ft.; thence N 89°28'18" E 23.33 ft.; thence S 0°31'42" E 12.66 ft.; thence S 89°28'18" W 95.79 ft. to the Point of Beginning.	27-37-24-00- 00028.2-000 0.00
Otero, Lewis, Trustee & Rodriguez, Wilberto et al	255 Paradise Blvd., Unit 43 Indialantic, FL 32903	Unit 43, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 229.30 ft to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.33 ft.; thence N.89°28'18" E. 95.79 ft.; thence S.0°31'42" E. 12.66 ft.; thence S.89°28'18" W. 23.33 ft.; thence S.0°31'42" E. 16.67 ft.; thence S.89°28'18" W. 72.46 ft. to the Point of Beginning.	27-37-24-00- 00028.3-000 0.00
Behrmann, Diane	255 Paradise Blvd., Unit 44 Indialantic, FL 32903	Unit 44, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run No. 89 deg. 28'18" E. along the South line of said Government Lot 6, a distance of 321.67 ft.; thence N. 0 deg. 31'42" W. a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue No. 0 deg. 31'42" W. 29.00 ft.; thence N. 89 deg. 28'18" E., 63.79 ft.; thence S. 0 deg. 31'42" E. 4.67 ft.; thence N. 89 deg. 28'18" E. 8.67 ft.; thence S. 0 deg. 31'42" E. 11.67 ft.; thence N. 89 deg. 28'18" E. 23.33 ft.; thence S. 0 deg. 31'42" E. 12.66 ft.; thence S. 89 deg. 28'18" W. 95.79 ft. to the point of beginning.	27-37-24-00- 00028.4-000 0.00

Name	Address	Legal Description	Parcel ID #
Johnson, Cheryl A.	255 Paradise Blvd., Unit 45 Indialantic, FL 32903	Unit 45, Building 8, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6, a distance of 321.67 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 95.79 feet; thence South 0 degrees 31 minutes 42 seconds East 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 23.33 feet, thence South 0 degrees 31 minutes 42 seconds East 3.84 feet; thence South 89 degrees 28 minutes 18 seconds West 8.67 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence South 89 degrees 28 minutes 18 seconds West 63.79 feet to the Point of Beginning.	27-37-24-00-00028.5-000 0.00
Yowell, Ryan M.	255 Paradise Blvd., Unit 46 Indialantic, FL 32903	Unit 46, Building 8, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6 a distance of 321.67 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 63.79 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence North 89 degrees 28 minutes 18 seconds East 8.67 feet; thence South 0 degrees 31 minutes 42 seconds East 3.84 feet; thence North 89 degrees 28 minutes 18 seconds East 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 95.79 feet to the Point of Beginning.	27-37-24-00-00028.6-000 0.00

Name	Address	Legal Description	Parcel ID #
Duff, Susan A.	255 Paradise Blvd., Unit 47 Indialantic, FL 32903	Unit #47 Town Homes of Paradise Park, Building 8: From the S.W. corner of Government Lot 6, Section 24, Township 27S., Range 37E., Brevard County, Florida; run N 89° 28' 18" E along the south line of said Government Lot 6, a distance of 321.67 ft.; thence N 0° 31' 42"W a distance of 323.63 ft. to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42"W 29.00 ft.; thence N 89° 28' 18"E 95.79 ft.; thence S 0° 31' 42"E 12.67 ft.; thence S 89° 28' 18"W 23.33 ft.; thence S 0° 31' 42"E 11.66 ft.; thence S 89° 28' 18"W 8.67 ft.; thence S 0° 31' 42"E 4.67 ft.; thence S 89° 28' 18"W 63.79 ft. to the Point of Beginning. Together with an easement for ingress and egress on and over all those common areas as described and shown in declaration of restrictions recorded in Official Records Book 2029, Page 364, Brevard County, Florida public records.	27-37-24-00-00028.7-000 0.00
Card, Brian D.	255 Paradise Blvd., Unit 48 Indialantic, FL 32903	Unit 48, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.33 ft.; thence N.89°28'18" E., 72.46 ft.; thence S.0°31'42" E. 16.67 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 12.66 ft.; thence S.89°28'18" W. 95.79 ft. to the Point of Beginning.	27-37-24-00-00028.8-000 0.00

THIS DECLARATION, made on the date hereinafter set forth by ZEECO, INC., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in County of Brevard, State of Florida, which is more particularly described as:

From the S.W. corner of Government Lot 6, Section 24, Twp. 27 S., Rge. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet to the Point of Beginning of the herein described parcel; thence N. 0° 41' 42" W. a distance of 411.96 feet to the south R/W line of Paradise Boulevard; thence N. 89° 28' 18" E. along said south R/W line, a distance of 456.78 feet; thence S. 0° 41' 42" E. a distance of 411.96 feet to the south line of said Government Lot 6; thence S 89° 28' 18" W. along the south line of said Government Lot 6, a distance of 456.78 feet to the Point of Beginning.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

#### ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

#### Common Elements

LEGAL DESCRIPTION FOR TOWN HOMES OF PARADISE PARK

Date: October 10, 1978  
Job No. 78-1045

ENTIRE COMMON ELEMENTS:

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet to the Point of Beginning of the herein described parcel; thence N. 0° 41' 42" W. a distance of 411.96 feet to the south R/W line of Paradise Boulevard; thence N. 89° 28' 18" E. along said south R/W line, a distance of 454.78 feet; thence S. 0° 41' 42" E. a distance of 411.96 feet to the south line of said Government Lot 6; thence S 89° 28' 18" W. along the south line of said Government Lot 6, a distance of 454.78 feet to the Point of Beginning; less and except the following described parcels:

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 778.45 feet; thence N. 0° 41' 42" W. a distance of 229.33 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 18' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 75.00 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 778.45 feet; thence N. 0° 41' 42" W. a distance of 46.47 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 18' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 24.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 75.00 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 620.79 feet; thence N. 0° 41' 42" W. a distance of 46.64 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 16.67 feet; thence N. 89° 18' 18" E. 23.33 feet; thence N. 0° 41' 42" W. 25.33 feet; thence S. 89° 18' 18" W. 152.66 feet; thence S. 89° 18' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 89° 18' 18" W. 23.33 feet; thence N. 0° 41' 42" W. 23.33 feet; thence S. 89° 18' 18" W. 15.50 feet; thence S. 89° 18' 18" W. 144.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 144.00 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 620.79 feet; thence N. 0° 41' 42" W. a distance of 229.30 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 16.67 feet; thence N. 89° 18' 18" E. 23.33 feet; thence N. 0° 41' 42" W. 25.33 feet; thence S. 89° 18' 18" W. 152.66 feet; thence S. 89° 18' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 89° 18' 18" W. 23.33 feet; thence N. 0° 41' 42" W. 23.33 feet; thence S. 89° 18' 18" W. 15.50 feet; thence S. 89° 18' 18" W. 144.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 144.00 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet; thence N. 0° 41' 42" W. a distance of 46.42 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence N. 89° 18' 18" E. 72.46 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 72.46 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet; thence N. 0° 41' 42" W. a distance of 229.08 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence N. 89° 18' 18" E. 72.46 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 18' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 18' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 16.67 feet; thence N. 89° 18' 18" E. 72.46 feet to the Point of Beginning.

Section 5. "Lot" shall mean and refer to any plot of land shown upon the survey annexed hereto and made a part hereof with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to ZEECO, INC., its successors and assigns.

ARTICLE II PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- (a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (b) the right of the Association to suspend the voting rights and right to use the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;
- (c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Parking Rights. Ownership of each lot shall entitle the owner or owners thereof to the use of one automobile parking space, together with the right of ingress and egress in and upon said parking area. The Association shall permanently assign one parking space for each dwelling.

ARTICLE III MEMBERSHIP VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on November 30, 1983.

ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, and of the homes situated upon the Properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment shall be Four Hundred, Twenty Dollars (\$420.00) per Lot.

- (a) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.



- (b) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.
- (c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessment for Capital Improvements and Insurance.

- (a) In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property relating thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for that purpose.
- (b) In addition to the annual and special assessments authorized above, the Association may levy in any assessment year, an assessment for the purpose of obtaining fire and windstorm insurance upon the structures constructed on the Lots. The assessment for each owner for such insurance premium shall be the premium multiplied by the percentage which the value of each owners structure bears to the value of all structures covered by said insurance policy. Such assessments shall be established annually by the Board of Directors.

Section 5. Notice and Quorum for Any Action Authorized Under Section 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments, except assessments for insurance premiums, must be fixed at a uniform rate for all Lots upon which the improvements have been completed and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month

following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six percent (6%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure of any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

#### ARTICLE V ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

#### ARTICLE VI PROHIBITED ACTIVITIES

Section 1. No Lot shall be used except for residential purposes.

Section 2. No structure of a temporary character, trailer, mobile home, camping trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

Section 3. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

Section 4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs under ten pounds, cats or other household pets may be kept, provided that they are: kept within doors at all times, or kept on leash when outside, and will not be kept, bred, maintained for any commercial purposes.

Section 5. No fence, wall, hedge or shrub planting shall be permitted unless approved by the Board of Directors of the Association or the architectural control committee.

Section 6. No Lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in plastic sanitary containers within designated trash rooms awaiting timely disposal off premises. All such disposal equipment shall be kept clean and in sanitary condition.

Section 7. Easements for installation and maintenance of utilities and drainage facilities are reserved. No structure, planting or other material shall be allowed to damage or interfere with the installation and maintenance of any such utilities or flow of drainage swales in the easements. The easement areas of each Lot and all improvements in such easements shall be maintained continuously by the Association, except for those improvements for which a public utility or authority is responsible.

Section 8. No building or any part thereof shall be erected on any Lot closer than 25 feet from the public road right-of-way.

Section 9. Inoperable automobiles, trucks, and other vehicles may not be stored on Lots. Owners are prohibited from making major repairs on vehicles on any Lot or adjacent streets. Parking spaces shall be used only for parking operable automobiles, trucks not larger than 3/4 ton.

Section 10. No antennas shall be erected on any roof exterior wall or on the ground.

Section 11. No Owner may lease or rent his dwelling for a term of less than three months.

Section 12. The number of residents of any Lot shall not exceed four.

## ARTICLE VII PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his neglect or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribute Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

## ARTICLE VIII GENERAL PROVISIONS

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

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 31<sup>st</sup> day of October, 1978.

ZEECO, INC.

By \_\_\_\_\_  
Victor J. Zelazny – President

Attest: \_\_\_\_\_  
Francine Haak – Secretary

STATE OF FLORIDA        )  
                                          ) SS.  
COUNTY OF BREVARD    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VICTOR J. ZELAZNY and FRANCINE HAAK, to me known to be President and Secretary, respectively, of ZEECO, INC., described in and who executed the foregoing instrument and who acknowledged before me that they executed the same pursuant to authority vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31<sup>st</sup> day of October, 1978.

\_\_\_\_\_  
Notary Public

My Commission Expires:

**REVITALIZED ARTICLES OF INCORPORATION OF  
TOWN HOMES OF PARADISE PARK  
OWNERS ASSOCIATION, INC.  
(a corporation not for profit)**

KNOW ALL MEN BY THESE PRESENTS:

That this Revitalized Articles of Incorporation of Town Homes of Paradise Park Owners Association, Inc. (hereinafter "Revitalized Articles") is Made and Entered into this 5th day of April, 2012, by TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a Florida non-profit corporation, herein called the "Association", and the owners of properties within the unplatted community known as Town Homes of Paradise Park, with a legal description as provided in the Revitalized Covenants, Conditions, and Restrictions, and also as provided in these Revitalized Articles. Said Revitalized Articles are a revival of the "Articles of Incorporation of Town Homes of Paradise Park Owners Association, Inc.", as entered into on the 26<sup>th</sup> day of March, 1986, by a multitude of owners and subscribers, and filed on April 3, 1986, as retyped below. This revival is sought pursuant to Chapter 720.403-720.407, Florida Statutes (2011).

The undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby certify:

ARTICLE I

The name of the corporation is TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC. (hereafter called the "Association").

ARTICLE II

The principal office of the Association is located at 255 E. Paradise Blvd., Indialantic, FL 32903.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

From the S.W. corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run N 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet to the Point of Beginning of the herein described parcel; thence N. 0° 31' 42" W., a distance of 411.96 feet to the south R/W line of Paradise Boulevard; thence N. 89° 28' 18" E.,

along said south R/W line, a distance of 456.78 feet; thence S 0° 31' 42" E., a distance of 411.96 feet to the south line of said Government Lot 6; thence S 89° 28' 18" W., along the south line of said Government Lot 6, a distance of 456.78 feet to the Point of Beginning.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the public records of Brevard County, Florida, and as the same may be amended from time to time as therein provided said Declaration being incorporated herein as set forth at length;

B. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

D. Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

E. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

F. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members; provided that additional land within the South 1004.1 feet of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, lying West of State Road A1A, less there from the road right of way for Paradise Boulevard, as described in Official Records Book 830, at Page 516, of the Public Records of Brevard County, Florida, may be annexed by the Declarant without the consent of members within five years from the date hereof;

G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV

The names and residences of the subscribers to these Articles are:

Tyrus Minnix  
255 E. Paradise Blvd.  
Unit 18  
Indialantic, FL 32903

John Kunkle  
255 E. Paradise Boulevard  
Unit 26  
Indialantic, FL 32903

Virginia Thoms  
644 Roberts Way  
Satellite Beach, FL 32937

Armand Copacino  
207 Birch Ave.  
Melbourne Beach, FL 32951

ARTICLE V  
MEMBERSHIP

Every person or entity who is a record owner of a fee of undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE V  
VOTING RIGHTS

The Association shall have one class of voting membership. The Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.



ARTICLE VII  
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors of at least three (3), who need not be members of the Association. The number of directors may be changed by amendment of by Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Tyrus Minnix  
255 E. Paradise Blvd.  
Unit 18  
Indialantic, FL 32903

John Kunkle  
255 E. Paradise Blvd.  
Unit 26  
Indialantic, FL 32903

Virginia Thomas  
644 Roberts Way  
Satellite Beach, FL 32937

Armand Copacino  
207 Birch Avenue  
Melbourne Beach, FL 32951

At the first annual meeting, the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII  
OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may be provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

President: Tyrus Minnix

Vice President: John Kunkle

Secretary: Virginia Thoms

Treasurer: Armand Copacino

Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

ARTICLE IX  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X  
DURATION

The corporation shall exist perpetually.

ARTICLE XI  
AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XII  
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is:

255 East Paradise Boulevard, Unit 18  
Indialantic, Florida 32903

and the name of the initial registered agent of this corporation at that address is:

Tyrus Minnix

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 26 day of March, 1986.

\_\_\_\_\_  
TYRUS MINNIX

\_\_\_\_\_  
JOHN KUNKLE

\_\_\_\_\_  
VIRGINIA THOMS

\_\_\_\_\_  
ARMAND COPACINO

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF BREVARD    )

BEFORE ME, a Notary Public authorized in the State and County to administer oaths, this day personally appeared TYRUS MINNIX, JOHN KUNKLE, VIRGINIA THOMS, and ARMAND COPACINO, to me known to be the persons who executed the foregoing Articles of Incorporation and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of March, 1986.

\_\_\_\_\_  
NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:

**REVITALIZED AMENDED BY-LAWS OF  
TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That these Revitalized Amended By-Laws of Town Homes of Paradise Park Owners Association, Inc. (hereinafter "Revitalized By-Laws") is Made and Entered into this 5<sup>th</sup> day of April, 2012, by TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a Florida non-profit corporation, herein called the "Association", and the owners of properties within the unplatted community known as Town Homes of Paradise Park, with a legal description as provided in the Revitalized Declaration of Covenants, Conditions and Restrictions. Said Revitalized By-Laws are a revival of the "Amended By-Laws of Town Homes of Paradise Park Owners Association, Inc.", as entered into on the 23<sup>rd</sup> day of February, 1998, by the Board of Directors of the Association, as retyped below. This revival is sought pursuant to Chapter 720.403-720.407, Florida Statutes (2011).

**ARTICLE I  
NAME AND LOCATION**

The name of the corporation is TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 255 Paradise Boulevard, Indialantic, Florida 32903, but meetings of members and directors may be held at such places within the State of Florida, County of Brevard, as may be designated by the Board of Directors.

**ARTICLE II  
DEFINITIONS**

Section 1. "Association" shall mean and refer to TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon the survey attached to the Declaration with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Clerk of the Circuit Court of Brevard County, Florida.

Section 7. "Member" shall mean and refer to such persons entitled to membership as provided in the Declaration.

ARTICLE III  
MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall be held during the month of January each year at a time and place to be determined by the Board of Directors.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of a least 10% of the total voting interests of the Association. Business conducted at a special meeting is limited to the purpose described in the notice of the meeting.

Section 3. Notice of Meetings. Written notice of each meeting shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, not less than ten (10) days nor more than thirty (30) days or by personal delivery before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, thirty (30) percent of the votes of the membership shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot. A proxy is effective only for the specific meeting for which it was originally given.

ARTICLE IV  
BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of at least three (3) directors who must be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one Director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

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

Section 4. Compensation. No director shall receive compensation for any service he or she may render to the Association. However, any director may be reimbursed for his or her actual expenses incurred in the performance of his duties.

#### ARTICLE V NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by the present Board of Directors. Nominations may also be made from the floor at the annual meeting. The Board of Directors shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations must be made from among members.

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

#### ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held at such time and place as called by the President of the Association. All meetings of the Board of Directors must be open to all members except for meetings between the board and its attorneys with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege.

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

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors

present at a duly held meeting at which a quorum is present shall be regarded as an act of the Board.

Section 4. Notice. Notice of the meetings shall be given in accordance with Section 617.303, Florida Statutes.

ARTICLE VII  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof.

The Board of Directors may enforce the rules and regulations of the Declaration by the imposition of a fine not to exceed the amount of fifty dollars (\$50.00) per occurrence against Lot owners for violation of the rules and regulations by said owners or their guests or their lessees/sub lessees and collect same as an assessment. No fine shall be imposed without notice and opportunity for hearing as requested by Subsection 617.305(2)(a) Florida Statute.

(b) suspend the right to use of any recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days, for infraction of published rules and regulations. No suspension for violation of rules and regulations shall be imposed without notice and opportunity for hearing as required by Subsection 617.305(2)(a) Florida Statutes.

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

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

(e) employ a manager, an independent contractor, or such other employee as they deem necessary, and to prescribe their duties.

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

(a) maintain records in accordance with Section 617.303, Florida Statutes;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

- (c) as more fully provided in the Declaration, to;
  - (1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;
  - (2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each assessment period; and
  - (3) foreclosure the lien against any property for which assessments are not paid in full within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
- (d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment only when co-signed by another officer of the Association;
- (e) procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the Common Area to be maintained.

## ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The Officers of this Association shall at all times be a member of the Board of Directors and shall be a President, a Vice-President, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

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

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.



Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any other office except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The Duties of the officers are as follows:

President

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

Vice-President

(b) The vice-president shall assume all the responsibilities of the president in his or her absence and shall have the authority to co-sign checks and promissory notes.

Secretary

(c) The secretary shall record the notes and keep the minutes of all meetings and proceedings of the Board and of the members; keeps the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records of the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy to each of its members.

ARTICLE IX  
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X  
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI  
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non use of the Common area or abandonment of his Lot.

In addition, the following late charges will be assessed:

(a) Annual Assessment – Five dollars (\$5.00) for each month that the installment is delinquent.

The annual assessment is to be paid in monthly installments.

The payment for each month is due on the first of each month and shall be delinquent if not paid within thirty (30) days.

(b) Special Assessments – Twenty – five dollars (\$25.00) for every month that the assessment is not paid in full.

The special assessment due date will be determined by the Board of Directors and provided to all members prior to the meeting at which all members will vote on the special assessment.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.

ARTICLE XIII  
AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV  
FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

ARTICLE XV  
MAINTENANCE RESPONSIBILITIES

Section 1. Lot Owners Responsibilities. Individual Lot Owners are responsible for the repair, replacement and or painting of all their own windows, doors, skylights, screens and gutters and must conform to the color and design of the surrounding structures. Any plumbing or electrical problem between the meters and the unit are the responsibility of the Lot Owner. All room additions are unit modifications are the responsibility of the Lot Owner, including maintenance, upkeep and insurance. The garden area in the rear of the one story units and the courtyard in the front of the one and two story units are the responsibility of the Lot Owner. Every effort must be made to keep the growth of plants, shrubs and trees under control.

Section 2. Association Responsibilities. The association will be responsible for the painting, repair and or replacement of the following: Roofs, fascia board, soffits, exterior walls, second story decks and front gates. The two (2) electrical fixtures at the front of each unit (on the front wall and garage wall) will be the only fixtures maintained by the Association. The Association is also responsible for the following: lawn, tree and plant care including cutting, trimming, spraying, fertilizing and replacement when necessary for all the common areas, street maintenance, street lights, sprinkler system and electric boxes.

IN WITNESS WHEREOF, we being Directors of the TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., have hereunto set our hands this 23<sup>rd</sup> day of February, 1998.

\_\_\_\_\_  
Randall Conway – President

\_\_\_\_\_  
Susan Duff – Vice-President

\_\_\_\_\_  
Barbara Huffmire - Treasurer

\_\_\_\_\_  
Cindy Conway – Secretary

CERTIFICATION

I, the undersigned do hereby certify:

That I am the duly elected and acting secretary of the TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a corporation, and,

That the foregoing By-Laws constitute the By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 26<sup>th</sup> day of January, 1998.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 23 day of February 1998.

\_\_\_\_\_  
Secretary



Rick Scott  
GOVERNOR

Cynthia R. Lorenzo  
INTERIM EXECUTIVE DIRECTOR

March 30, 2012

Brian S. Hess, Esq.  
Clayton & McCulloh, P.A.  
1065 Maitland Center Commons Boulevard  
Maitland, Florida 32751

RE: Town Homes of Paradise Park – Covenant Revitalization  
DEO-12-032

Dear Mr. Hess:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the Town Homes of Paradise Park Owners Association, Inc., and has determined that the documents comply with the requirements of Section 720.406, Florida Statutes (F.S.).

Please be advised that Section 720.407(1), F.S., requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the association with the Division of Corporations of the Department of State if the articles have not been previously filed with the Division. Also, Section 720.407(2), F.S., requires that the president and secretary of the association shall execute the revived declaration and other governing documents in the name of the association, and have the documents recorded with the clerk of the circuit court in the county where the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

Pursuant to Section 720.407(4), F.S., a complete copy of all of the approved, recorded documents must be mailed or hand delivered to the owner of each affected parcel. The revived declaration and other governing documents will be effective upon recordation in the public records.

4-2-12  
BSH  
#5531-2

The Caldwell Building | 107 E. Madison Street | Tallahassee, Florida 32399-4120  
850.245.7105 | TTY/TDD 1-800-955-8771 | Voice 1-800-955-8770 | FloridaJobs.org BSH JLM



Bryan S. Hess, Esq.  
DEO-12-032  
Page 2 of 3

If you have any questions concerning this matter, please contact David L. Jordan, Assistant General Counsel at (850) 717-8527 or Paul Piller at (850) 717-8501.

Sincerely,



J. Thomas Beck, AICP  
Director, Division of Community Development

NOTICE OF RIGHTS

ANY INTERESTED PARTIES ARE HEREBY NOTIFIED OF THEIR RIGHT TO SEEK JUDICIAL REVIEW OF THIS FINAL AGENCY ACTION IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(b)(1)(C) AND 9.110.

TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK, 107 EAST MADISON STREET, CALDWELL BLDG., MSC 110, TALLAHASSEE, FLORIDA 32399-4128, WITHIN 30 DAYS OF THE DAY THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

YOU WAIVE YOUR RIGHT TO JUDICIAL REVIEW IF THE NOTICE OF APPEAL IS NOT TIMELY FILED WITH THE AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

Bryan S. Hess, Esq.  
DEO-12-032  
Page 3 of 3

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document has been filed with the Department's designated Agency Clerk and that true and correct copies have been furnished to the persons listed below in the manner described, on the 30th day of March, 2012.

  
\_\_\_\_\_  
Miriam Snipes  
Agency Clerk

By U.S. Mail:

Brian S. Hess, Esq.  
Clayton & McCulloh, P.A.  
1065 Maitland Center Commons Boulevard  
Maitland, Florida 32751

By Interoffice Delivery:

David Jordan  
Assistant General Counsel  
Department of Economic Opportunity  
Office of the General Counsel  
107 E. Madison Street, MSC 110  
Tallahassee, Florida 32399

Paul Piller  
Community Program Manager  
Department of Economic Opportunity  
107 E. Madison Street, MSC 160  
Tallahassee, Florida 32399

5-11-12

Name	Address	Legal Description	Parcel ID #
Black, Cynthia R.	255 Paradise Blvd., Unit 1 Indialantic, FL 32903	Unit 1, Building 1, in TOWN HOMES OF PARADISE PARK, situated in the City of Melbourne, Brevard County, Florida, more particularly described as follows: From the S. W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89° 28' 18" East along the South line of Said Gov't Lot 6, a distance of 778.45 ft.; thence North 0° 31' 42" West a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue North 0° 31' 42" West 29.33 ft.; thence South 89° 28' 18" West 75.00 ft.; thence South 0° 31' 42" East 16.67 ft.; thence South 89° 28' 18" West 23.33 ft.; thence South 0° 31' 42" East 12.66 ft.; thence North 89° 28' 18" East 98.33 ft. to the point of beginning.	27-37-24-00-00024.1-0000.00
Prospero, Marie A. & Sguigna, Lena A. et al.	255 Paradise Blvd., Unit 2 Indialantic, FL 32903	Unit 2, Building 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't. Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run North 89°28'18" East along the South line of said Gov't. Lot 6, a distance of 778.45 feet; thence North 0°31'42" West a distance of 323.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 feet; thence South 89°28'18" West 98.33 feet; thence South 0°31'42" East 12.67 feet; thence North 89°28'18" East 23.33 feet; thence South 0°31'42" East 11.33 feet; thence North 89°28'18" East 9.00 feet; thence South 0°31'42" East 4.67 feet; thence North 89°28'18" East 66.00 feet to the Point of Beginning.	27-37-24-00-00024.2-0000.00



<p>Byars, James E. &amp; Byars, Mary E., Co-Trustees</p>	<p>255 Paradise Blvd., Unit 3 Indialantic, FL 32903</p>	<p>Unit 3, Building 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 feet; thence North 0°31'42" West a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 18.00 feet; thence South 89°28'18" West 66.00 feet; thence North 0°31'42" West 4.67 feet; thence South 89°28'18" West 9.00 feet; thence South 0°31'42" East 4.17 feet; thence South 89°28'18" West 23.33 feet; thence South 0°31'42" East 18.83 feet; thence North 89°28'18" East 98.33 feet to the Point of Beginning.</p>	<p>27-37-24-00-00024.3-0000.00</p>
<p>Argauer, Lisa</p>	<p>255 Paradise Blvd., Unit 4 Indialantic, FL 32903</p>	<p>Unit 4, Building 1, Town Homes of Paradise Park: From the S. W. corner of Gov't Lot 6, Sec. 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89° 28' 18" East along the South line of said Gov't Lot 6, a distance of 778.45 feet; thence North 0° 31' 42" West a distance of 287.63 feet; to the Point of beginning of the herein described parcel; thence continue North 0° 31' 42" West 18.00 feet; thence South 89° 28' 18" West 98.33 feet; thence South 0° 31' 42" East 18.83 feet; thence North 89° 28' 18" East 23.33 feet; thence South 0° 31' 42" East 4.17 feet; thence North 89° 28' 18" East 9.00 feet; thence North 0° 31' 42" West 4.67 feet; thence North 89° 28' 18" East 66.00 feet to the Point of Beginning.</p>	<p>27-37-24-00-00024.4-0000.00</p>

<p>Mikuta, Allen W. &amp; Mikuta, Sharon R., Husband and Wife et al</p>	<p>255 Paradise Blvd., Unit 5 Indialantic, FL 32903</p>	<p>From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 ft.; thence South 89°28'18" West 66.00 ft.; thence South 0°31'42" East 4.67 ft.; thence South 89°28'18" West 9.00 ft.; thence South 0°31'42" East 11.33 ft.; thence South 89°28'18" West 23.33 ft.; thence South 0°31'42" East 12.67 ft.; thence North 89°28'18" East 98.33 ft. to the Point of Beginning. S-24, T-27S, Range 37E. S-00 - RE NBR 1082159. ALSO KNOWN as Unit #5, Building #1, TOWN HOMES OF PARADISE PARK, according to the Declaration of Covenants, Conditions and Restrictions thereof, recorded in Official Record Book 2029, Page 364-375, Public Records of Brevard County, Florida.</p>	<p>27-37-24-00- 00024.5- 0000.00</p>
<p>Hill, Ross A. &amp; Hill, Rose E., Husband and Wife</p>	<p>255 Paradise Blvd., Unit 6 Indialantic, FL 32903</p>	<p>Unit 6, Bldg. 1, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West, a distance of 229.30 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.33 ft.; thence South 89°28'18" West 98.33 ft.; thence South 0°31'42" East 12.66 ft.; thence North 89°28'18" East, 23.33 ft.; thence South 0°31'42" East 16.67 ft.; thence North 89°28'18" East 75.00 ft. to the Point of Beginning.</p>	<p>27-37-24-00- 00024.6- 0000.00</p>

430913 Ontario Limited & c/o A. D. Monkhouse	255 Paradise Blvd., Unit 7 Indialantic, FL 32903	Unit 7, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E., along the South line of said Gov't. Lot 6 a distance of 778.45 ft.; thence N.0°31'42" W. a distance of 169.97 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" W., 29.33 ft.; thence S.89°-8'18" W., 75.00 ft.; thence S.0°31'42" E., 16.67 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42"E., 12.66 ft.; thence N.89°28'18" E., 98.33 ft. to the Point of Beginning.	27-37-24-00-00024.7-0000.00
Conway, Randall J.	255 Paradise Blvd., Unit 8 Indialantic, FL 32903	Unit 8, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't. Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N.0°31'42" W., a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.00 ft.; thence S.89°28'18" W., 98.33 ft.; thence S.0°31'42" E., 12.67 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 11.33 ft.; thence N.89°28'18" E., 9.00 ft.; thence S.0°31'42" E., 5.00 ft.; thence N.89°28'18" E., 66.00 ft. to the Point of Beginning.	27-37-24-00-00024.8-0000.00
Gaus, John E. & Gaus, Linda M., Husband and Wife	255 Paradise Blvd., Unit 9 Indialantic, FL 32903	Unit 9, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N.0°31'42" W., a distance of 122.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 ft.; thence S.89°28'18" W. 66.00 ft.; thence N.0°31'42" W., 5.00 ft.; thence S.89°28'18" W. 9.00 ft.; thence S.0°31'24" E., 4.17 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42" E., 18.83 ft.; thence N.89°28'18" E. 98.33 ft. to the Point of Beginning.	27-37-24-00-00024.9-0000.00

Hutchins, Robert J.	255 Paradise Blvd., Unit 10 Indialantic, FL 32903	Unit #10, Building #2, Town Homes of Paradise Park From the S.W. corner of Gov't Lot 6, Section 24, Twsp. 27S., Range 37E., Brevard County, Florida; run N 89° 28' 18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence N 0° 31' 42" W. a distance of 104.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W. 18.00 ft.; thence S 89° 28' 18" W. 98.33 ft.; thence S 0° 31' 42" E. 18.83 ft.; thence N 89° 28' 18" E. 23.33 ft.; thence S 0° 31' 42" E. 4.17 ft.; thence N 89° 28' 18" E. 9.00 ft.; thence N 0° 31' 42" W 5.00 ft.; thence N 89° 28' 18" E. 66.00 ft.; to the Point of Beginning.	27-37-24-00-00025.0-0000.00
Hale, Laura	255 Paradise Blvd., Unit 11 Indialantic, FL 32903	Unit 11, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run North 89°28'18" East along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" West a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" West 29.00 ft.; thence South 89°28'18" West 66.00 ft.; thence South 0°31'42" East 5.00 ft.; thence South 89°28'18" West 9.00 ft.; thence South 0°31'42" East 11.33 ft.; thence South 89°28'18" West 23.33 ft.; thence South 0°31'42" East 12.67 ft.; thence North 89°28'18" East 98.33 ft. to the Point of Beginning.	27-37-24-00-00025.1-0000.00
Krubel, Richard C. & Krubel, Sharon E., Husband and Wife	255 Paradise Blvd., Unit 12 Indialantic, FL 32903	Unit 12, Building 2, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run North 89°28'18" E. along the South line of said Gov't Lot 6, a distance of 778.45 ft.; thence North 0°31'42" W., a distance of 46.64 ft. to the Point of Beginning of the herein described parcel; thence continue North 0°31'42" W. 29.33 ft.; thence South 89°28'18" W., 98.33 ft.; thence South 0°31'42" E. 12.66 ft.; thence North 89°28'18" E. 23.33 ft.; thence S.0°31'42" E. 16.67 ft.; thence North 89°28'18" E. 75.00 ft. to the Point of Beginning.	27-37-24-00-00025.2-0000.00

<p>Alliano, Margaret</p>	<p>255 Paradise Blvd., Unit 13 Indialantic, FL 32903</p>	<p>UNIT 13, BUILDING 3, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27S., Range 37E., Brevard County, Florida; run N.89°28'18"E. along the South line of said Government Lot 6, a distance of 548.79 ft., thence N. 0°31'42" W., a distance of 46.64 ft., to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.33 ft., thence N.89°28'18"E. 95.33 ft., thence S. 0°31'42"E., 12.66 ft., thence S.89°28'18" W. 23.33 ft., thence S. 0°31'42"E. 16.67 ft., thence S.89°28'18" W., 72.00 ft., to the Point of Beginning.</p>	<p>27-37-24-00-00025.3-0000.00</p>
<p>Kochan, Carol</p>	<p>255 Paradise Blvd., Unit 14 Indialantic, FL 32903</p>	<p>Unit 14, Building 3, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27S. Range 37E., Brevard County, Florida, run N89°28'18"E., along the South line of said Government Lot 6, a distance of 548.79 ft., thence N 0°31'42"W., a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; Thence continue N 0°31'42"W., 29.00 ft.; thence N 89°28'18"E. 63.33 ft.; thence S 0°31'42"E., 4.67 ft.; thence N 89°28'18"E., 8.67 ft.; thence S 0°31'42" E 11.67 ft.; thence N 89°28'18"E. 23.33 ft.; thence S 0°31'42"E. 12.67 ft.; thence S 89°28'18" W., 95.33 ft. to the Point of Beginning.</p>	<p>27-37-24-00-00025.4-0000.00</p>

<p>Lowry, Charles H. &amp; Lowry, Joyce F. Trustees</p>	<p>255 Paradise Blvd., Unit 15 Indialantic, FL 32903</p>	<p>Unit 15, Building 3, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida; run North 89 degrees 28 minutes 18 seconds East along the South line of Government Lot 6, a distance of 548.79 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East, 95.33 feet; thence South 0 degrees 31 minutes 42 seconds East, 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 11.33 feet; thence South 89 degrees 28 minutes 18 seconds West, 8.66 feet; thence North 0 degrees 31 minutes 42 seconds West 12.17 feet; thence South 89 degrees 28 minutes 18 seconds West 63.33 feet to the Point of Beginning, together with an easement for ingress and egress on and over all those common areas or elements as shown on Declaration of Restrictions recorded in Official Records Book 2029 Page 364-375, Public Records of Brevard County, Florida.</p>	<p>27-37-24-00-00025.5-0000.00</p>
<p>Siwanowicz, Sandra C.</p>	<p>255 Paradise Blvd., Unit 16 Indialantic, FL 32903</p>	<p>Unit 16, Building 3, TOWNHOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida; run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6 a distance of 548.79 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 122.97 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 63.33 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence North 89 degrees 28 minutes 18 seconds E. 8.67 feet; thence South 0 degrees 31 minutes 42 seconds East 3.83 feet; thence North 89 degrees 28 minutes 18 seconds East 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 18.84 feet, thence South 89 degrees 28 minutes 18 seconds West 95.33 feet to the Point of Beginning.</p>	<p>27-37-24-00-00025.6-0000.00</p>

Saby, Victoria Ann	255 Paradise Blvd., Unit 17 Indialantic, FL 32903	Unit 17, Bldg. 3, THE TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N. 0°31'42" W. a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.00 Ft.; thence N. 89°28'18" E. 95.33 ft.; thence S. 0°31'42" E. 12.67 ft.; thence S. 89°28'18" W. 23.33 ft.; thence S. 0°31'42" E. 11.66 ft.; thence S. 89°28'18" W. 8.67 ft.; thence S. 0°31'42" E. 4.67 ft.; thence S. 89°28'18" W. 63.33 ft. to the Point of Beginning.	27-37-24-00-00025.7-0000.00
Nakornprai, Chatchai	255 Paradise Blvd., Unit 18 Indialantic, FL 32903	UNIT 18, BUILDING 3, TOWN HOMES OF PARADISE PARK: From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18"E., along the south line of said Government Lot 6, a distance of 548.79 ft., thence N. 0°31'42"W., a distance of 169.97 ft., to the Point of Beginning of the herein described parcel; thence continue N.0°31'42"W., 29.33 ft., thence N.89°28'18"E., 72.00ft., thence S.0°31'42"E., 16.67ft., thence N.89°28'18"E., 23.33 ft., thence S.0°31'42"E., 12.66ft., thence S.89°28'18"W., 95.33 ft., to the Point of Beginning.	27-37-24-00-00025.8-0000.00
Barnett, Jeffrey K. & Barnett, Cheryl A., Husband and Wife	255 Paradise Blvd., Unit 19 Indialantic, FL 32903	Unit 19, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 229.30 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.33 ft.; thence N.89°28'18" E., 95.33 ft.; thence S.0°31'42" E., 12.66 ft.; thence S.89°28'18" W., 23.33 ft.; thence S.0°31'42" E., 16.67 ft.; thence S.89°28'18" W., 72.00 ft. to the Point of Beginning.	27-37-24-00-00025.9-0000.00

<p>Henningsen, Christopher W. &amp; Henningsen, Harald J.</p>	<p>255 Paradise Blvd., Unit 20 Indialantic, FL 32903</p>	<p>Unit 20, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 ft.; thence N.89°28'18" E. 63.33 ft.; thence S.0°31'42" E. 4.66 ft.; thence N.89°28'18" E. 8.67 ft.; thence S.0°31'42" E. 11.67 ft. thence N.89°28'18" E. 23.33 ft.; thence S.0°31'42" E. 12.67 ft.; thence S.89°28'18" W. 95.33 ft. to the Point of Beginning.</p>	<p>27-37-24-00- 00026.0- 0000.00</p>
<p>Bucko, Ryszard &amp; Bucko, Halina, Husband and Wife</p>	<p>255 Paradise Blvd., Unit 21 Indialantic, FL 32903</p>	<p>Unit No. 21, Building No. 4, in TOWN HOMES OF PARADISE PARK, situated in the City of Melbourne, Brevard County, Florida, further described as follows: From the S.W. corner of Government Lot 6, Section 24, Township 27S, Range 37E Brevard County, Florida, run N. 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6, a distance of 548.79 feet; thence N. 0 degrees 31 minutes 42 seconds West a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue N. 0 degrees 31 minutes 42 seconds West 18.00 feet; thence N. 89 degrees 28 minutes 18 seconds East 95.33 feet; thence S. 0 degrees 31 minutes 42 seconds East 18.83 feet; thence S. 89 degrees, 28 minutes 18 seconds West 23.33 feet; thence S. 0 degrees 31 minutes 42 seconds East 3.83 feet; thence S. 89 degrees 28 minutes 18 seconds West 8.67 feet; thence N. 0 degrees 31 minutes 42 seconds West 4.66 feet; thence S. 89 degrees 28 minutes 18 seconds West 63.33 feet to the Point of Beginning.</p>	<p>27-37-24-00- 00026.1- 0000.00</p>



Ashley, Bonnie A., Trustee	255 Paradise Blvd., Unit 22 Indialantic, FL 32903	Unit 22, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 305.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 18.00 ft.; thence N.89°28'18" E., 63.33 ft.; thence N.0°31'42" W. 4.66 ft.; thence N.89°28'18" E. 8.67 ft.; thence S.0°31'42" E. 3.83 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 18.83 ft.; thence S.89°28'18" W. 95.33 ft. to the Point of Beginning.	27-37-24-00- 00026.2- 0000.00
Aiello, Alexandra	255 Paradise Blvd., Unit 23 Indialantic, FL 32903	Unit 23, Building 4, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 ft.; thence N.0°31'42" W. a distance of 323.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 ft.; thence N.89°28'18" E. 95.33 ft.; thence S.0°31'42" E. 12.67 ft.; thence S.89°28'18" W. 23.33 ft.; thence S.0°31'42" E. 11.66 ft.; thence S.89°28'18" W. 8.67 ft.; thence S.0°31'42" E. 4.66 ft.; thence S.89°28'18" W. 63.33 ft. to the Point of Beginning.	27-37-24-00- 00026.3- 0000.00
Matthews, Charles D. & Matthews, Norma, Husband and Wife	255 Paradise Blvd., Unit 24 Indialantic, FL 32903	Unit 24, Building 4, TOWN HOMES OF PARADISE PARK, more particularly described as follows: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37E., Brevard County, Florida; run N. 89 degrees 28'18" E. along the south line of Government Lot 6, a distance of 548.79 ft.; thence No. 0 degrees 31'42" W. a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue N. 0 degrees 31'42" W. 29.33 ft.; thence N. 89 degrees 28'18" E. 72.00 ft.; thence S. 0 degrees 31'42" E. 16.67 ft.; thence N. 89 degrees 28'18" E. 23.33 ft.; thence S. 0 degrees 31'42" E. 12.66 ft.; thence S. 89 degrees 28' 18"W. 95.33 to the Point of Beginning.	27-37-24-00- 00026.4- 0000.00

Thoms, William G. & Thoms, Virginia F., Trustees	255 Paradise Blvd., Unit 25 Indialantic, FL 32903	Building 5, Unit 25, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Twp. 27 S., Rge. 37 E., Brevard County, Florida; run N 89° 28' 18" E along the south line of said Government Lot 6, a distance of 548.34 feet; thence N 0° 31' 42" W. a distance of 352.63 feet to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W 29.33 feet; thence S 89° 28' 18" W. 70.00 feet; thence S 0° 31' 42" E. 16.67 feet, thence S 89° 28' 18" W. 23.33 feet; thence S 0° 31' 42" E. 12.66 feet; thence N 89° 28' 18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.5-0000.00
Gage, Rex A., Estate & c/o Cynthia Gage Fernihough	255 Paradise Blvd., Unit 26 Indialantic, FL 32903	From the S.W. Corner of Govt. Lot #6, Section 24, Twmsp.27S., Range 37E., Brevard Cnty. Florida; run N.89°28'18" E. along the South line of said Govt. Lot 6, a distance of 548.34 Ft.; thence N.0°31'42"W. a distance of 323.63 Ft. to the Point of Beginning of the herein described Parcel; thence continue N. 0°31'42" W. 29.00 Ft.; thence S.89°28'18" W. 95.33 Ft.; thence S.0°31'42" E. 12.67 Ft.; thence N.89°28'18" E. 23.33 Ft.; thence S.0°31'42" E. 11.33 Ft.; thence N.89°28'18" E. 8.00 Ft. thence S.0°31'42" E. 4.67 Ft. thence N.89°28'18" E. 63.33 Ft. to the Point of Beginning.	27-37-24-00-00026.6-0000.00
Cooney, Tom & Cooney, Stella, Husband and Wife	255 Paradise Blvd., Unit 27 Indialantic, FL 32903	Unit 27, Building 5, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida, run N.89°28'18" E. along the south line of said Government Lot 6 a distance of 548.34 feet; thence N.0°31'42" W., a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 feet; thence S.89°28'18" W., 63.33 feet; thence N.0°31'42" W. 4.67 feet; thence S.89°28'18" W., 8.00 feet; thence S.0°31'42" E. 4.17 feet; thence S.89°28'18" W., 23.33 feet; thence S. 0°31'42" E., 18.83 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.7-0000.00

Drummond, Robert J.	255 Paradise Blvd., Unit 28 Indialantic, FL 32903	Unit 28, Building 5, Townhomes of Paradise Park: UNIT 28: From the S. W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida: run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 ft; thence N 0° 31' 42" W. a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 31' 42" W. 18.00 feet; thence S. 89° 28' 18" W. 95.33 feet; thence S. 0° 31' 42" E. 18.83 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 31' 42" E. 4.17 feet thence N. 89° 28' 18" E. 8 feet; thence N. 0° 31' 42" W. 4.67 feet; thence N. 89° 28' 18" E. 63.33 feet to the Point of Beginning.	27-37-24-00-00026.8-0000.00
Castoro, Carlo	255 Paradise Blvd., Unit 29 Indialantic, FL 32903	Unit 29, Building 5, TOWN HOMES OF PARADISE PARK: From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 feet; thence N 0° 31' 42" W. a distance of 258.63 feet to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42" W. 29.00 feet; thence S 89° 28' 18" W 63.33 feet; thence S 0° 31' 42' E. 4.67 feet; thence S 89° 28' 18" W. 8.00 feet; thence S 0° 31' 42" E. 11.33 feet; thence S 89° 28' 18" W 23.33 feet, thence S 0° 31' 42" E. 12.67 feet; thence N. 89° 28' 18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00026.9-0000.00
Gornto, Samuel E. & Gornto, Angela T., Husband and Wife	255 Paradise Blvd., Unit 30 Indialantic, FL 32903	Building 5, Unit 30, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 548.34 feet; thence N. 0° 31' 42" W. a distance of 229.30 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 31' 42" W. 29.33 feet; thence S. 89° 28' 18" W. 95.33 feet; thence S. 0° 31' 42" E. 12.66 feet; thence N. 89° 28' 18" E. 72.00 feet to the Point of beginning.	27-37-24-00-00027.0-0000.00

Ramos, Francisco J., Sr., Trustee & Ramos, Elsa P., Trustee	255 Paradise Blvd., Unit 31 Indialantic, FL 32903	Unit 31, Building 6, TOWN HOMES OF PARADISE PARK: From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N. 0°31'42" W. a distance of 169.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.33 feet; thence S. 89°28'18" W. 72.00 feet; thence S. 0°31'42" E. 16.67 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 12.66 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.1-0000.00
Ydo, Maria C., Life Estate	255 Paradise Blvd., Unit 32 Indialantic, FL 32903	Unit 32, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W., a distance of 140.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.00 feet; thence S.89°28'18" W., 95.33 feet; thence S.0°31'42" E. 12.67 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 11.66 feet; thence N.89°28'18" E., 8.67 feet; thence S.0°31'42 E., 4.67 feet; thence N.89°28'18" E., 63.33 feet to the Point of Beginning.	27-37-24-00-00027.2-0000.00
Nan, Fang	255 Paradise Blvd., Unit 33 Indialantic, FL 32903	Unit 33, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W. a distance of 122.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 18.00 feet; thence S. 89°28'18" W. 63.33 feet; thence S.0°31'42" W. 4.67 feet; thence S.89°28'18" W. 8.67 feet; thence S.0°31'42" E. 3.84 feet; thence S.89°28'18" W. 23.33 feet; thence S.0°31'42" E. 18.83 feet; thence N.89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.3-0000.00

Trafton, Donald R.	255 Paradise Blvd., Unit 34 Indialantic, FL 32903	Unit 34, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W. a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 18.00 feet; thence S.89°28'18" W., 95.33 feet; thence S.0°31'42" E., 18.83 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 3.84 feet; thence N.89°28'18" E., 8.67 feet; thence North 0°31'42" W., 4.67 feet; thence N.89°28'18" E., 63.33 feet to the Point of Beginning.	27-37-24-00-00027.4-0000.00
Calvisi, Anthony & Calvisi, Imogene, Co-Trustees	255 Paradise Blvd., Unit 35 Indialantic, FL 32903	UNIT 35, BUILDING 6, TOWN HOMES OF PARADISE PARK From the S. W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the south line of said Government Lot 6, a distance of 548.79 feet; thence N. 0°31'42" W. a distance of 75.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 29.00 feet; thence S. 89°28'18" W. 63.33 feet; thence S. 0°31'42" E. 4.67 feet; thence S. 89°28'18" W. 8.67 feet; thence S. 0°31'42" E. 11.66 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 12.67 feet; thence N. 89°28'18" E. 95.33 feet to the Point of Beginning.	27-37-24-00-00027.5-0000.00
Hines, Kristine Race, Trustee	255 Paradise Blvd., Unit 36 Indialantic, FL 32903	Unit 36, Building 6, TOWN HOMES OF PARADISE PARK From the S.W. Corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E., along the south line of said Government Lot 6, a distance of 548.79 feet; thence N.0°31'42" W., a distance of 46.64 feet to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.33 feet; thence S. 89°28'18" W., 95.33 feet; thence S.0°31'42" W., 12.66 feet; thence N.89°28'18" E., 23.33 feet; thence S.0°31'42" E., 16.67 feet; thence N.89°28'18" E., 72.00 feet to the Point of Beginning.	27-37-24-00-00027.6-0000.00

Kukoda, James	255 Paradise Blvd., Unit 37 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 37 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N. 0°31'42" W a distance of 46.64 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.33 ft.; thence N 89°28'18" E 95.79 ft.; thence S 0°31'42" E 12.66 ft.; thence S 89°28'18" W 23.33 ft.; thence S 0°31'42" E 16.67 ft.; thence S. 89°28'18" W 72.46 ft. to the Point of Beginning.	27-37-24-00-00027.7-0000.00
Haran, Patrick D.	255 Paradise Blvd., Unit 38 Indialantic, FL 32903	Unit 38, Building 7, TOWN HOMES OF PARADISE PARK From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E., along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 75.97 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.00 ft.; thence N.89°28'18" E., 63.79 ft.; thence S.0°31'42" E., 4.67 ft.; thence N.89°28'18" E., 8.67 ft.; thence S.0°31'42" E., 11.66 ft.; thence N.89°28'18" E., 23.33 ft. thence S.0°31'42" E., 12.67 ft.; thence S.89°28'18" W., 95.79 ft. to the Point of Beginning.	27-37-24-00-00027.8-0000.00
Chadwick, Mary M.	255 Paradise Blvd., Unit 39 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 39 From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N. 89°28'18" E. along the South line of said Government Lot 6 a distance of 321.67 feet; thence N. 0°31'42" W. a distance of 104.97 feet to the Point of Beginning of the herein described parcel; thence continue N. 0°31'42" W. 18.00 feet; thence N. 89°28'18" E. 95.79 feet; thence S. 0°31'42" E. 18.83 feet; thence S. 89°28'18" W. 23.33 feet; thence S. 0°31'42" E. 3.84 feet; thence S. 89°28'18" W. 8.67 feet; thence N. 0°31'42" W. 4.67 feet; thence S. 89°28'18" W. 63.79 feet to the Point of Beginning.	27-37-24-00-00027.9-0000.00

Pappas, Peter A.	255 Paradise Blvd., Unit 40 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 40 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 122.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W. 18.00 ft.; thence N 89°28'18" E 63.79 ft.; thence N 0°31'42" W 4.67 ft.; thence N 89°28'18" E 8.67 ft.; thence S 0°31'42" E. 3.04 ft.; thence N 89°28'18" E 23.33 ft.; thence S 0°31'42" E 18.83 ft.; thence S 89°28'18" W 95.79 ft. to the Point of Beginning.	27-37-24-00-00028.0-0000.00
Kelley, Madeleine G., Life Estate	255 Paradise Blvd., Unit 41 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 41 From the S.W. corner of Gov't Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the southline of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 140.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.00 ft.; thence N 89°28'18" E 95.79 ft.; thence S 0°31'42" E 12.67 ft.; thence S. 89°28'18" W 23.33 ft.; thence S 0°31'42" E 11.66 ft.; thence S 89°28'18" W 8.67 ft. thence S 0°31'42" E 4.67 ft.; thence S 89°28'18" W 63.79 ft. to the Point of Beginning.	27-37-24-00-00028.1-0000.00
Papadopoulos, Michael & Papadopoulos, Angelique, Husband and Wife	255 Paradise Blvd., Unit 42 Indialantic, FL 32903	Bldg. #7, Town Homes of Paradise Park Unit 42 From the S.W. corner of Gov't Lot 6, Section 24, Township 27S., Range 37 E., Brevard County, Florida; run N 89°28'18" E along the south line of said Gov't Lot 6, a distance of 321.67 ft.; thence N 0°31'42" W a distance of 169.97 ft. to the Point of Beginning of the herein described parcel; thence continue N 0°31'42" W 29.33 ft.; thence N 89°28'18" E 72.46 ft.; thence S 0°31'42" E 16.67 ft.; thence N 89°28'18" E 23.33 ft.; thence S 0°31'42" E 12.66 ft.; thence S 89°28'18" W 95.79 ft. to the Point of Beginning.	27-37-24-00-00028.2-0000.00

<p>Otero, Lewis, Trustee &amp; Rodriguez, Wilberto et al</p>	<p>255 Paradise Blvd., Unit 43 Indialantic, FL 32903</p>	<p>Unit 43, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the South line of said Government Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 229.30 ft to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W. 29.33 ft.; thence N.89°28'18" E. 95.79 ft.; thence S.0°31'42" E. 12.66 ft.; thence S.89°28'18" W. 23.33 ft.; thence S.0°31'42" E. 16.67 ft.; thence S.89°28'18" W. 72.46 ft. to the Point of Beginning.</p>	<p>27-37-24-00- 00028.3- 0000.00</p>
<p>Behrmann, Diane</p>	<p>255 Paradise Blvd., Unit 44 Indialantic, FL 32903</p>	<p>Unit 44, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run No. 89 deg. 28'18" E. along the South line of said Government Lot 6, a distance of 321.67 ft.; thence N. 0 deg. 31'42" W. a distance of 258.63 ft. to the Point of Beginning of the herein described parcel; thence continue No. 0 deg. 31'42" W. 29.00 ft.; thence N. 89 deg. 28'18" E., 63.79 ft.; thence S. 0 deg. 31'42" E. 4.67 ft.; thence N. 89 deg. 28'18" E. 8.67 ft.; thence S. 0 deg. 31'42" E. 11.67 ft.; thence N. 89 deg. 28'18" E. 23.33 ft.; thence S. 0 deg. 31'42" E. 12.66 ft.; thence S. 89 deg. 28'18" W. 95.79 ft. to the point of beginning.</p>	<p>27-37-24-00- 00028.4- 0000.00</p>



<p>Johnson, Cheryl A.</p>	<p>255 Paradise Blvd., Unit 45 Indialantic, FL 32903</p>	<p>Unit 45, Building 8, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6, a distance of 321.67 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 287.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 95.79 feet; thence South 0 degrees 31 minutes 42 seconds East 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 23.33 feet, thence South 0 degrees 31 minutes 42 seconds East 3.84 feet; thence South 89 degrees 28 minutes 18 seconds West 8.67 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence South 89 degrees 28 minutes 18 seconds West 63.79 feet to the Point of Beginning.</p>	<p>27-37-24-00-00028.5-0000.00</p>
<p>Yowell, Ryan M.</p>	<p>255 Paradise Blvd., Unit 46 Indialantic, FL 32903</p>	<p>Unit 46, Building 8, TOWN HOMES OF PARADISE PARK: From the Southwest corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run North 89 degrees 28 minutes 18 seconds East along the South line of said Government Lot 6 a distance of 321.67 feet; thence North 0 degrees 31 minutes 42 seconds West a distance of 305.63 feet to the Point of Beginning of the herein described parcel; thence continue North 0 degrees 31 minutes 42 seconds West 18.00 feet; thence North 89 degrees 28 minutes 18 seconds East 63.79 feet; thence North 0 degrees 31 minutes 42 seconds West 4.67 feet; thence North 89 degrees 28 minutes 18 seconds East 8.67 feet; thence South 0 degrees 31 minutes 42 seconds East 3.84 feet; thence North 89 degrees 28 minutes 18 seconds East 23.33 feet; thence South 0 degrees 31 minutes 42 seconds East 18.83 feet; thence South 89 degrees 28 minutes 18 seconds West 95.79 feet to the Point of Beginning.</p>	<p>27-37-24-00-00028.6-0000.00</p>

Duff, Susan A.	255 Paradise Blvd., Unit 47 Indialantic, FL 32903	Unit #47 Town Homes of Paradise Park, Building 8: From the S.W. corner of Government Lot 6, Section 24, Township 27S., Range 37E., Brevard County, Florida; run N 89° 28' 18" E along the south line of said Government Lot 6, a distance of 321.67 ft.; thence N 0° 31' 42"W a distance of 323.63 ft. to the Point of Beginning of the herein described parcel; thence continue N 0° 31' 42"W 29.00 ft.; thence N 89° 28' 18"E 95.79 ft.; thence S 0° 31' 42"E 12.67 ft.; thence S 89° 28' 18"W 23.33 ft.; thence S 0° 31' 42"E 11.66 ft.; thence S 89° 28' 18"W 8.67 ft.; thence S 0° 31' 42"E 4.67 ft.; thence S 89° 28' 18"W 63.79 ft. to the Point of Beginning. Together with an easement for ingress and egress on and over all those common areas as described and shown in declaration of restrictions recorded in Official Records Book 2029, Page 364, Brevard County, Florida public records.	27-37-24-00-00028.7-0000.00
Card, Brian D.	255 Paradise Blvd., Unit 48 Indialantic, FL 32903	Unit 48, Building 8, TOWN HOMES OF PARADISE PARK From the S.W. corner of Government Lot 6, Section 24, Township 27 S., Range 37 E., Brevard County, Florida; run N.89°28'18" E. along the south line of said Government Lot 6, a distance of 321.67 ft.; thence N.0°31'42" W. a distance of 352.63 ft. to the Point of Beginning of the herein described parcel; thence continue N.0°31'42" W., 29.33 ft.; thence N.89°28'18" E., 72.46 ft.; thence S.0°31'42" E. 16.67 ft.; thence N.89°28'18" E., 23.33 ft.; thence S.0°31'42" E. 12.66 ft.; thence S.89°28'18" W. 95.79 ft. to the Point of Beginning.	27-37-24-00-00028.8-0000.00

RECORDED AT 10:58 AM  
FEB 20 2020  
BY [Signature]  
COUNTY CLERK  
BREVARD COUNTY, FLORIDA

FEB 20 2020 REC 364

DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by ZEECO, INC., hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in County of Brevard, State of Florida, which is more particularly described as:

From the S.W. corner of Government Lot 6, Section 24, Twp. 27 S., Rge. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.87 feet to the Point of Beginning of the herein described parcel; thence N. 0° 41' 42" W. a distance of 411.98 feet to the south R/W line of Paradise Boulevard; thence N. 89° 28' 18" E. along said south R/W line, a distance of 458.78 feet; thence S. 0° 41' 42" E. a distance of 411.98 feet to the south line of said Government Lot 6; thence S 89° 28' 18" W. along the south line of said Government Lot 6, a distance of 458.78 feet to the Point of Beginning.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., its successors and assigns.

THIS INSTRUMENT WAS PREPARED BY:

ZEECO, INC.  
PO BOX 3795, INDIAN WELLS, FLA.  
33485-3795 32903

-1-

312007

819 JAN -3 AM 10 23

MAY 2020 #M: 365

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

Common Elements

9/11/2020 3:36

LEGAL DESCRIPTION FOR TOWN HOMES OF PARADISE PARK

Date: October 10, 1978  
Job No. 78-1045

ENTIRE COMMON ELEMENTS:

From the E. W. corner of Government Lot 3, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 3, a distance of 321.67 feet to the Point of Beginning of the herein described parcel; thence N. 0° 41' 42" W. a distance of 411.76 feet to the south 1/4" line of Paradise Boulevard; thence N. 89° 28' 18" E. along said south 1/4" line, a distance of 456.78 feet; thence S. 0° 41' 42" E. a distance of 411.96 feet to the south line of said Government Lot 3; thence S. 89° 28' 18" W. along the south line of said Government Lot 3, a distance of 456.78 feet to the Point of Beginning; less and except the following described parcels:

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 378.45 feet; thence N. 0° 41' 42" W. a distance of 229.33 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 28' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 378.45 feet; thence N. 0° 41' 42" W. a distance of 46.67 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 28' 18" W. 75.00 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 329.79 feet; thence N. 0° 41' 42" W. a distance of 46.66 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 15.00 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 0° 41' 42" E. 23.33 feet; thence N. 89° 28' 18" W. 23.33 feet; thence S. 89° 28' 18" W. 15.50 feet; thence N. 89° 28' 18" E. 23.33 feet; thence N. 0° 41' 42" W. 23.33 feet; thence S. 89° 28' 18" W. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 329.79 feet; thence N. 0° 41' 42" W. a distance of 229.30 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 15.00 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 0° 41' 42" E. 23.33 feet; thence N. 89° 28' 18" W. 23.33 feet; thence S. 89° 28' 18" W. 15.50 feet; thence N. 89° 28' 18" E. 23.33 feet; thence N. 0° 41' 42" W. 23.33 feet; thence S. 89° 28' 18" W. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet; thence N. 0° 41' 42" W. a distance of 46.42 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 28' 18" W. 72.46 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

From the S. W. corner of Government Lot 6, Section 24, Twp. 27 S., Rgs. 37 E., Brevard County, Florida; run N. 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet; thence N. 0° 41' 42" W. a distance of 229.08 feet to the Point of Beginning of the herein described parcel; thence continue N. 0° 41' 42" W. 152.66 feet; thence S. 89° 28' 18" W. 72.46 feet; thence S. 0° 41' 42" E. 16.67 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence S. 0° 41' 42" E. 17.66 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 15.50 feet; thence S. 89° 28' 18" W. 23.33 feet; thence N. 89° 28' 18" E. 23.33 feet; thence S. 0° 41' 42" E. 25.33 feet to the Point of Beginning.

PREPARED BY BUCKNER REALTY & SURVEYING, INC.

REC 2029 VOL 367

Section 5. "Lot shall mean and refer to any plot of land shown upon the survey annexed hereto and made a part hereof with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to ZEECO, INC., its successors and assigns.

ARTICLE II PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- (a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (b) the right of the Association to suspend the voting rights and right to use the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;
- (c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

No such dedication or transfer shall be effective, unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Parking Rights. Ownership of each lot shall entitle the owner or owners thereof to the use of one automobile parking space, together with the right of ingress and egress in and

REC 2029 PAGE 368

Upon said parking area. The Association shall permanently assign one parking space for each dwelling.

ARTICLE III MEMBERSHIP VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on November 30, 1983.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge

REVISED 2020 no. 369

on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area, and of the homes situated upon the Properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment shall be Four Hundred, Twenty Dollars (\$420.00) per Lot.

- (a) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.
- (b) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.
- (c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessment for Capital Improvements and Insurance.

- (a) In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of



REV 2020 H&amp;I 370

any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property relating thereto, pro- vided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for that purpose.

- (b) In addition to the annual and special assessments authorized above, the association may levy in any assessment year, an assessment for the purpose of obtaining fire and windstorm insurance upon the structures constructed on the Lots. The assessment for each owner for such insurance premium shall be the premium multiplied by the percentage which the value of each owner's structure bears to the value of all structures covered by said insurance policy. Such assessments shall be established annually by the Board of Directors.

Section 3. Notice and Quorum for Any Action Authorized Under Section 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

Section 4. Uniform Rate of Assessment. Both annual and special assessments, except assessments for insurance premiums, must be fixed at a uniform rate for all Lots upon which the improvements have been completed and may be collected on a monthly basis.

REV 2029 371

Section 7. Date of Commencement of Annual Assessments:

Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six percent (6%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

REV 2029 MC 372

ARTICLE V ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI PROHIBITED ACTIVITIES

Section 1. No lot shall be used except for residential purposes.

Section 2. No structure of a temporary character, trailer, mobile home, camping trailer, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

Section 3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood:

Section 4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs under ten pounds, cats or other household pets may be kept, provided that they are kept within doors at all times, or kept on leash when outside, and will not be kept, bred, maintained for any commercial purposes.

Section 5. No fence, wall, hedge or shrub planting shall be permitted unless approved by the Board of Directors of the Association or the architectural control committee.

Section 6. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in plastic sanitary containers within designated trash rooms

REV 2029 373

awaiting timely disposal off premises. All such disposal equipment shall be kept clean and in sanitary condition.

Section 7. Easements for installation and maintenance of utilities and drainage facilities are reserved. No structure, planting or other material shall be allowed to damage or interfere with the installation and maintenance of any such utilities or flow of drainage swales in the easements. The easement areas of each Lot and all improvements in such easements shall be maintained continuously by the Association, except for those improvements for which a public utility or authority is responsible.

Section 8. No building or any part thereof shall be erected on any Lot closer than 25 feet from the public road right-of-way.

Section 9. Inoperable automobiles, trucks, and other vehicles may not be stored on Lots. Owners are prohibited from making major repairs on vehicles on any Lot or adjacent streets. Parking spaces shall be used only for parking operable automobiles, trucks not larger than 3/4 ton.

Section 10. No antennas shall be erected on any roof exterior wall or on the ground.

Section 11. No Owner may lease or rent his dwelling for a term of less than three months.

Section 12. The number of residents of any Lot shall not exceed four.

#### ARTICLE VII PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

NOV 20 2020 11:37A

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his neglect or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

#### ARTICLE VIII GENERAL PROVISIONS

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

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after

REC-2029 PAGE 375

which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 31<sup>st</sup> day of October, 1978.

ZEECO, INC.

By [Signature]  
Victor J. Zelazny - President

Attest: [Signature]  
Francine Haak - Secretary



STATE OF FLORIDA )  
COUNTY OF BREVARD ) SS.

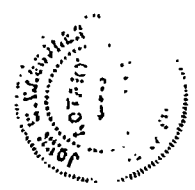
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VICTOR J. ZELAZNY and FRANCINE HAAK, to me known to be President and Secretary, respectively, of ZEECO, INC., described in and who executed the foregoing instrument and who acknowledged before me that they executed the same pursuant to authority vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31<sup>st</sup> day of October, 1978.

[Signature]  
Notary Public

My Commission Expires:  
Notary Public, State of Florida  
My Commission Expires Aug. 23, 1980  
Bonded by the State of Florida

Notary Public, State of Florida  
My Commission Expires Aug. 23, 1980  
Bonded by the State of Florida



# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on April 3, 1986, as shown by the records of this office.

The document number of this corporation is N14169.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 4th day of April, 1986.



George Firestone  
Secretary of State

RECORDED  
1983-3 11:02

ARTICLES OF INCORPORATION  
TOWN HOMES OF PARADISE PARK  
OWNERS ASSOCIATION, INC., a condominium  
(a corporation not for profit)

---

The undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby certify:

ARTICLE I

The name of the corporation is TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC. (hereafter called the "Association").

ARTICLE II

The principal office of the Association is located at  
255 E. Paradise Blvd., Indialantic, FL 32903

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

From the S.W. corner of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, run N 89° 28' 18" E. along the south line of said Government Lot 6, a distance of 321.67 feet to the Point of Beginning of the herein described parcel; thence N. 0° 31' 42" W., a distance of 411.96 feet to the south R/W line of Paradise



Boulevard; thence N. 89° 28' 18" E., along said south E/W line, a distance of 456.78 feet; thence S 3° 31' 42" E., a distance of 411.96 feet to the south line of said Government Lot 6; thence S 89° 28' 18" W., along the south line of said Government Lot 6, a distance of 456.78 feet to the Point of Beginning.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the public records of Brevard County, Florida, and as the same may be amended from time to time as therein provided said Declaration being incorporated herein as set forth at length;

B. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

D. Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

E. Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes

and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

F. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members; provided that additional land within the South 1004.1 feet of Government Lot 6, Section 24, Township 27 South, Range 37 East, Brevard County, Florida, lying West of State Road 11A, less there from the road right of way for Paradise Boulevard, as described in Official Records Book 830, at Page 516, of the Public Records of Brevard County, Florida, may be annexed by the Declarant without the consent of members within five years from the date hereof;

G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### ARTICLE IV

The names and residences of the subscribers to these Articles are:

Tyrus Minnix  
255 E. Paradise Blvd.  
Unit 18  
Indialantic, FL 32903

John Kunkle  
255 E. Paradise Boulevard  
Unit 26  
Indialantic, Florida 32903

Virginia Thoms  
444 Roberts Way  
Satellite Beach, FL 32937

Armand Copaine  
207 Birch Ave.  
Melbourne Beach, FL 32951

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE V

VOTING RIGHTS

The Association shall have one class of voting membership. The Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors of at least three (3), who need not be members of the Association. The number of directors may be changed by amendment of by Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until

the selection of their successors are:

Tyrus Minnix  
255 E. Paradise Blvd.  
Unit 18  
Indialantic, FL 32903

John Kunkle  
255 E. Paradise Blvd.  
Unit 26  
Indialantic, FL 32903

Virginia Thomas  
644 Roberts Way  
Satellite Beach, FL 32937

Armand Copacino  
207 Birch Avenue  
Melbourne Beach, FL 32951

At the first annual meeting, the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII

OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may be provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

- President: Tyrus Minnix
- Vice President: John Kunkle
- Secretary: Virginia Thoms
- Treasurer: Armand Copacino

Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the

members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XII

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is:

255 East Paradise Boulevard, Unit 18  
Indianapolis, Florida 32903

and the name of the initial registered agent of this corporation at that address is:

Tyrus Minnix

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 26 day of March, 1986.

Tyrus Minnix  
TYRUS MINNIX

John Kunkle  
JOHN KUNKLE

Virginia Thoms  
VIRGINIA THOMS

Armand Copacino  
ARMAND COPACINO

STATE OF FLORIDA )  
                          )ss:  
COUNTY OF BREVARD )

BEFORE ME, a Notary Public authorized in the State and County to administer oaths, this day personally appeared TYRUS MINNIX, JOHN KUNKLE, VIRGINIA THOMS and ARMAND COPACINO, to me known to be the persons who executed the foregoing Articles of Incorporation and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of March, 1986.

Arminie Hand  
NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. FEB 16, 1989  
BONDED THRU GENERAL INS. CO.



CFN 98036810 02-27-98 03:13 pm  
OR Book/Page: 3806 / 0151

AMENDED  
BY- LAWS  
OF  
TOWN HOMES OF PARADISE PARK OWNERS  
ASSOCIATION, INC.

**Sandy Crawford**

Clerk Of Courts, Brevard County

ARTICLE I

#Pgs: 8 #Names: 2 Serv: 0.00  
Trust: 4.50 Rec: 33.00 Exclse: 0.00  
Deed: 0.00 Mtg: 0.00 nt Tax: 0.00

NAME AND LOCATION

The name of the corporation is TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 255 Paradise Boulevard, Indialantic, Florida 32903, but meetings of members and directors may be held at such places within the State of Florida, County of Brevard, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon the survey attached to the Declaration with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Clerk of the Circuit Court of Brevard County, Florida.

Section 7. "Member" shall mean and refer to such persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall be held during the month of January each year at a time and place to be determined by the Board of Directors.

Section 2. Special Meetings. Special meetings of the members may be called at any



CFN 98036810

OR Book/Page: 3806 / 0152

time by the president or by the Board of Directors, or upon written request of a least 10 % of the total voting interests of the Association. Business conducted at a special meeting is limited to the purpose described in the notice of the meeting.

Section 3. Notice of Meetings. Written notice of each meeting shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, not less than ten (10) days nor more than thirty (30) days or by personal delivery before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, thirty (30) percent of the votes of the membership shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot. A proxy is effective only for the specific meeting for which it was originally given.

#### ARTICLE IV

##### BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of at least three (3) directors who must be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one Director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

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

Section 4. Compensation. No director shall receive compensation for any service he or she may render to the Association. However, any director may be reimbursed for his or her actual expenses incurred in the performance of his duties.

#### ARTICLE V

##### NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by the present Board of Directors. Nominations may also be made from the floor at the annual meeting. The Board of Directors shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations must be made from among members.





CFN 98038810

OR Book/Page: 3806 / 0153

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

## ARTICLE VI

### MEETINGS OF DIRECTORS

**Section 1. Regular Meetings.** Regular meetings of the Board of Directors shall be held at such time and place as called by the President of the Association. All meetings of the Board of Directors must be open to all members except for meetings between the board and its attorneys with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege.

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

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

**Section 4. Notice.** Notice of the meetings shall be given in accordance with Section 617.303, Florida Statutes.

## ARTICLE VII

### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

**Section 1. Powers.** The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof.

The Board of Directors may enforce the rules and regulations of the Declaration by the imposition of a fine not to exceed the amount of fifty dollars (\$50.00) per occurrence against Lot owners for violation of the rules and regulations by said owners or their guests or their lessees/sub lessees and collect same as an assessment. No fine shall be imposed without notice and opportunity for hearing as requested by Subsection 617.305 (2) (a) Florida Statute.

(b) suspend the right to use of any recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days, for infraction of published rules and regulations. No suspension for violation of rules and regulations shall be imposed without notice and opportunity for hearing as required by Subsection 617.305 (2) (a) Florida Statutes.

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

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



CFN 98036810  
OR Book/Page: 3806 / 0154

Directors; and

(e) employ a manager, an independent contractor, or such other employee as they deem necessary, and to prescribe their duties.

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

(a) maintain records in accordance with Section 617.303, Florida Statutes;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each assessment period; and

(3) foreclose the lien against any property for which assessments are not paid in full within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment only when co-signed by another officer of the Association;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

#### ARTICLE VIII

#### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The Officers of this Association shall at all times be a member of the Board of Directors and shall be a President, a Vice-President, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

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

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.



CFN 98036810  
OR Book/Page: 3806 / 0155

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any other office except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The Duties of the officers are as follows:

President

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

Vice-President

(b) The vice-president shall assume all the responsibilities of the president in his or her absence and shall have the authority to co-sign checks and promissory notes.

Secretary

(c) The secretary shall record the notes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records of the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy to each of its members.

ARTICLE IX

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any

member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI  
ASSESSMENTS



CFN 98036810  
OR Book/Page: 3806 / 0156

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non use of the Common area or abandonment of his Lot.

In addition, the following late charges will be assessed:

(a) Annual Assessment - Five dollars (\$5.00) for each month that the installment is delinquent.

The annual assessment is to be paid in monthly installments.

The payment for each month is due on the first of each month and shall be delinquent if not paid within thirty (30) days.

(b) Special Assessments - Twenty - five dollars (\$25.00) for every month that the assessment is not paid in full.

The special assessment due date will be determined by the Board of Directors and provided to all members prior to the meeting at which all members will vote on the special assessment.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC.

ARTICLE XIII  
AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.



ARTICLE XIV

CFN 98036810  
OR Book/Page: 3806 / 0157

FISCAL YEAR

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

ARTICLE XV

MAINTENANCE RESPONSIBILITIES

Section 1. Lot Owners Responsibilities. Individual Lot Owners are responsible for the repair, replacement and or painting of all their own windows, doors, skylights, screens and gutters and must conform to the color and design of the surrounding structures. Any plumbing or electrical problem between the meters and the unit are the responsibility of the Lot Owner. All room additions and unit modifications are the responsibility of the Lot Owner, including maintenance, upkeep and insurance. The garden area in the rear of the one story units and the courtyard in the front of the one and two story units are the responsibility of the Lot Owner. Every effort must be made to keep the growth of plants, shrubs and trees under control.

Section 2. Association Responsibilities. The association will be responsible for the painting, repair and or replacement of the following: Roofs, fascia board, soffits, exterior walls, second story decks and front gates. The two (2) electrical fixtures at the front of each unit (on the front wall and garage wall) will be the only fixtures maintained by the Association. The Association is also responsible for the following; lawn, tree and plant care including cutting, trimming, spraying, fertilizing and replacement when necessary for all the common areas, street maintenance, street lights, sprinkler system and electric boxes.

IN WITNESS WHEREOF, we being Directors of the TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., have hereunto set our hands this 23rd day of February, 1998

Randall J. Conway  
Randall Conway - President  
Susan Duff  
Susan Duff - Vice-President  
Barbara Huffmire  
Barbara Huffmire - Treasurer  
Cindy R. Conway  
Cindy Conway - Secretary

CERTIFICATION

I, the undersigned do hereby certify:

That I am the duly elected and acting secretary of the TOWN HOMES OF PARADISE PARK OWNERS ASSOCIATION, INC., a corporation, and,  
That the foregoing By-Laws constitute the By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 26<sup>th</sup> day of January, 1998.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 23 day of February 1998.

Cindy R. Conway  
Secretary



CFN 98036810  
OR Book/Page: 3806 / 0158