

**DECLARATION OF COVENANTS, CONDITIONS
RESTRICTIONS AND EASEMENTS FOR
CAMERON CHASE, UNIT 42 OF KILLEARN ESTATES**

This **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS** (hereafter, "Declaration") is made 5th day of January, 2010, by **KILLEARN HOMES ASSOCIATION, INC.**, a Florida corporation, having as an address in Leon County, Florida, 2705 Killarney Way, Tallahassee, Florida 32309 (hereafter "Declarant").

STATEMENT OF PRELIMINARY FACTS

The Declaration is the owner of a parcel of real property situated, lying and being in Leon County, Florida, and being described on **Exhibit "A"** attached hereto, also to be known as **CAMERON CHASE, Unit 42 of Killearn Estates**, a subdivision as per map or plat thereof to be recorded in the Plat Book records of the Public Records of Leon County, Florida.

In order to develop and maintain **CAMERON CHASE, Unit 42 of Killearn Estates**, as a residential community and to preserve, protect, and enhance the values and amenities of **CAMERON CHASE, Unit 42 of Killearn Estates**, it is necessary to declare, commit, and subject each of the Lots and the improvements now and hereafter constructed thereon to covenants, conditions, restrictions, regulations, and easements and to delegate and assign to the **KILLEARN HOMES ASSOCIATION, INC.** certain powers and duties of ownership, administration, management, operation, operation, maintenance, and enforcement, all as set forth and provided in this Declaration.

NOW, THEREFORE, for and in consideration of the above premises and of the benefits to be derived by the Declarant and each and every subsequent owner of any of the Lots in **CAMERON CHASE, Unit 42 of Killearn Estates**, the Declarant does hereby set up, establish, promulgate, declare, and impose the hereinafter provided covenants, restrictions, obligations, conditions, and easements on all Lots in **CAMERON CHASE, Unit 42 of Killearn Estates**. These covenants, restrictions, obligations, conditions, and easements shall become effective immediately, and shall run with the land described on the attached **Exhibit "A"** and shall be binding upon the Declarant, the Declarant's successors, personal representatives, heirs, assigns, grantees and transferees deraigning title from and through Declarant.

**ARTICLE ONE
Property Subject To This Declaration**

The real property which is and shall be, held, transferred, sold, conveyed and occupied, subject to this Declaration, is located in Leon County, Florida, and is particularly described on the attached **Exhibit "A"**.

**ARTICLE TWO
Definitions**

The following words, when used in this Declaration, or any Supplemental Declarations (unless the context shall prohibit), shall have the following meanings:



UNOFFICIAL DOCUMENT

Section 2.1- Assessment shall mean that the sum of money initially set forth herein or hereinafter determined by the Board of Directors of the Association which shall be levied against each individual lot owner on a regular or special basis as set forth in there covenants, the Bylaws, and the Rules and Regulations of the Association for the upkeep, maintenance and other duties and responsibilities if the Association.

Section 2.2- Association shall mean and refer to **KILLEARN HOMES ASSOCIATION, INC.**, a nonprofit corporation and its successors and assigns which Association shall be formed for the maintenance and the management of property owned by the Association, and which shall have such other rights, duties and obligations as may be set forth in this Declaration or in such Association's Articles of Incorporation and Bylaws.

Section 2.3- Association lands shall mean the lands remaining as part of the Subdivision after deleting there from the legal description for each and every individual lot, road or street right-of-ways, utility easements and sidewalks dedicated to the City of Tallahassee, and which are hereinafter conveyed to the Association by the Declarant or others.

Section 2.4- Common Area shall mean that area of the recorded plat designated as "Common Area", together with the Association lands defined above.

Section 2.5- Common Expense shall mean that expenses incurred by the Association in the furtherance of its duties and obligations under theses, covenants, the Association's Articles of Incorporation, its Bylaws and its Rules and Regulations.

Section 2.6- Common Surplus shall mean the excess of all receipts of the Association, including, but not limited to, the assessments, rents, profits and revenues over the amount of common expenses.

Section 2.7- Declarant shall mean and refer to **KILLEARN HOMES ASSOCIATION, INC.**, a Florida corporation, the owner of the property known as **CAMERON CHASE, Unit 42 of Killearn Estates**.

Section 2.8- Dwelling or Unit shall mean and refer to any portion of a building situated within the Subdivision designed and intended for use and occupancy as a residence by a single family.

Section 2.9- Living Area shall mean and refer to those heated and/or air conditioned areas which are completely finished as living area and which shall not included garages, carports, porches, patios, attics or storage areas.

Section 2.10- Lot or lot shall mean and refer to any plot of land shown upon and recorded subdivision map of the Subdivision, and identified by lot and block description. It shall also include any lot sold by metes and bounds description before the plat is recorded. It is understood that any Lot conveyed prior to the recording of the plat shall be subordinate to the plat when it is



recorded and the grantee of such Lot shall be deemed to have joined in the dedication of the plat as if it had been signed by him/her/them.

Section 2.11- Owner shall mean and refer to the record owner, according to the Public Records of Leon County, Florida, whether one or more persons or entities, of full fee simple title to any Lot situated within the Subdivision. Notwithstanding any applicable theory of mortgage, title pursuant to foreclosure or any proceedings in lieu of foreclosure.

Section 2.12- Subdivision shall mean and refer to **CAMERON CHASE, Unit 42 of Killearn Estates** as described on the attached **Exhibit "A"**.

Section 2.13- Lake shall mean Cascade Lake as shown on the recorded map or plat of the Subdivision.

ARTICLE THREE Subdivision of Lots Prohibited

Section 3.1- Subdivision of Lots. No individual Lot as hereinabove defined may be divided or subdivide into smaller lot than that shown on the recorded plat for the Subdivision. No action or suit at law or in equity may be brought to partition any individual Lot or Lots, unless such partition is necessary to correct a title problem or to resolve a boundary dispute.

Section 3.2- Partition of Association Lands. No action or suit at law or in equity may be brought to partition any common lands or land owned or to be owned by the Association.

ARTICLE FOUR Maintenance of Lots, Exteriors of Homes and Association Property

Section 4.1- Structure Maintenance. Each owner shall maintain any dwelling and accessory structures and all improvements thereon constructed upon an individual Lot in a good state of repair and in an aesthetically pleasing manner consistent with the character and setting of the Subdivision as developed. Without limitation, each Owner shall specifically maintain in safe condition and a proper state of repair and maintenance the roof, windows, painting and staining of exterior walls and trim, steps, porches and any permitted out buildings, yard and driveways. The Association may, by rules duly adopted, reasonably regulate the use of all Association lands and property; provided, however, that any such rule of the Association may not be less restrictive than any covenant set forth herein. If the Owner shall fail to maintain or make repairs or replacement which are the responsibility of such Owner, then, upon a vote of a majority of the Board of Directors of the Association, and after not less than thirty (30) days notice to the Owner, the Association shall have the right (but not the obligation) to enter upon such lot and provide such maintenance or make such repairs or replacements as it deems necessary or appropriate, and the cost thereof shall be added to the assessments chargeable to such Owner and shall be payable to the Association by such Owner under such terms as the Board of Directors of the Association determines. For the purpose solely of performing the maintenance authorized by



this paragraph, the Association's agents or employees shall have the right after reasonable notice to enter upon any such lot during reasonable hours.

Section 4.2- Exterior Maintenance. Each Owner shall maintain the landscaping, including the trees, shrubs and grass within the boundaries of his/her/their Lot, and the exterior of the dwelling, including any other structure, located on the Lot in a neat and attractive condition. If an Owner shall fail to maintain or make the repairs or replacements which are the responsibility of such Owner, then upon vote of majority of the Board of Directors and after not less than ten (10) days notice to the Owner, the Association shall have the right (but not the obligation) to enter upon such Lot and provide such maintenance or make such repairs or replacements as it deems necessary or appropriate, and the cost thereof shall be payable to the Association by such owner within ten (10) days after the delivery to the Owner of a demand for payment. Amounts due hereunder may be enforced and collected, together with interest and attorney's fees, in the manner assessments are enforced and collected under Article Thirty-Five. For the purpose solely of performing the maintenance authorized by this paragraph, the Association's agents and employees shall have the right, after reasonable notice to the Owner, to enter upon any such Lot between the hours of 7:00 a.m. and 6:00 p.m.

ARTICLE FIVE **Use As Private Single-Family Residences; Leasing**

No dwelling, home or living unit constructed on any individual Lot shall be occupied and used except for single-family residential purposes by the individual Lot Owner. This provision is specifically intended and designed to prevent or prohibit the use of homes or dwelling units constructed on individual lots from being used as transient lodging facilities. Casual or social guests of the individual lot owner may utilize or live in such homes for an extended period of time so long as the Owner of the individual lot is also currently living therein. Nothing contained in this provision shall be deemed to prohibit, however, the lease of any dwelling provide for herein, provided any such lease shall be in writing and shall be for a term not less than six (6) months, and provided, further, however, that any such tenant shall comply with all of the terms of this Declaration, the Association Bylaws, and the Rules and Regulations promulgated by the Association. Nothing herein contained shall be deemed to prohibit a person having a contractual obligation to purchase a dwelling unit from taking occupancy of such dwelling unit under a lease arrangement prior to the closing thereof even though the lease arrangement may be for a period of less than six (6) months.

ARTICLE SIX **Nuisances; Lawful Use**

Section 6.1- Nuisances. No noxious or offensive activity shall be carried on, in, upon, or around any home or on any Association lands, nor shall anything be done on lots or Association lands which in any way interfere with the quiet and peaceful enjoyment of each individual lot Owner, or which shall in any way increase the rate of insurance for the property.

Section 6.2- Lawful Use Only. All lots shall be used in a manner consistent with all city and county ordinances and state and federal laws. No unlawful use shall be made of any lot or of the Association's lands and property.



ARTICLE SEVEN

Temporary Structures; Accessory Structures

Section 7.1- Temporary Structures. No structure of a temporary character, including, but not limited to the following: construction or storage trailer, mobile home, tent or shack shall be used, placed or erected upon any lot, either temporarily or permanently, nor upon any lands owned by the Association; provided, however, that the Declarant or Owners may maintain temporary offices or storage facilities for construction or remodeling of a dwelling or lot for construction or maintenance of subdivision improvements upon a Regulations promulgated by the Association or the Declarant.

Section 7.2- Accessory Structures. Accessory structures of a permanent nature such as storage buildings, tool room, work shop, swimming pools, pool house, cabanas and the like shall be permitted only if harmonious with the dwelling on the lot, including exterior construction of the same types and colors of materials as the main residence, and provided that plans and specifications for any accessory structure shall be submitted to and approved by the Architectural Control Committee. Mechanical equipment for the operation of swimming pools, hot tubs and the like shall be concealed from view by passers-by and neighboring lots. No accessory structures other than swimming pools, pool houses and cabanas shall be constructed on lots with frontage on the Lake in such a manner to be visible from the Lake. No accessory structures of a height greater than 8 feet may be constructed on Lots 12 through 25 of Block B of the Subdivision.

ARTICLE EIGHT

Signs

No signs or billboards of any kind shall be placed, erected or constructed upon any individual lot or Association lands and displayed to public view except one sign of customary and reasonable dimensions [not to exceed (4) square feet] advising or advertising that the individual lot and the home thereon is for sale. Notwithstanding the above, the Declarant or its agents may erect and maintain during construction of the property and thereafter signs as it deems necessary to advertise the property, home or individual lots for sale. The provision shall not prohibit the Association from erecting directional or informational signs on the property, or a subdivision sign at the entrance to the Subdivision.

ARTICLE NINE

Garbage Disposal

All rubbish, trash and garbage shall be regularly placed in garbage cans or containers specifically intended for such use and such cans or containers and the area where regularly placed shall be kept in a clean and sanitary condition by the Owner. After collection, trash receptacles shall be promptly removed to a designated area screened from view of the road and Lake. All garbage containers and enclosures shall be maintained by the individual Owner. It shall be the responsibility of each Owner to provide for his/her/their own garbage collection.



ARTICLE TEN

Radio and Television Antennas; Utility Connections

Section 10.1- Radio and Television Antennas. No alteration to, modification of or placement of any radio, television or cable system erected by Declarant or any cable system or vendor on the individual lots or on Association lands shall be permitted, nor shall an individual lot owner construct, use or operate any external radio, television antenna, satellite dish or other such apparatus without prior written consent of the Architectural Control Committee. Nothing herein contained shall be deemed prohibit radio and television antenna systems erected or constructed wholly within a dwelling. Small satellite dishes are not prohibited must be on the property of the owner and not duly obstruct view of other property owners.

Section 10.2- Utility Connection. All connection to the dwelling for utilities, including but not limited to water, sewerage, electricity, telephone and cable television shall be run underground from the proper connecting points to the dwelling in such manner as to be acceptable to the authority furnishing such service.

ARTICLE ELEVEN

Pets

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for dogs, cats and other small household pets, provided they are not kept, bred or maintained for any commercial purpose; and provided further that they shall not be allowed to wander or roam freely about the neighborhood. No more than total of two (2) dogs and two (2) cats shall be maintained by any Owner and all dogs and cats must be leashed or be under the direct control of their respective owner when they are on any property other than upon their respective owner's Lot.

ARTICLE TWELVE

Boats, Trailers and Recreational Vehicles

No boat, trailer, recreational, inoperable motor vehicle or the like may be parked or stored on any street in the Subdivision. In addition, no boat, trailer, recreational vehicle, inoperable motor vehicle or the like shall be parked or stored on any lot except in an approved garage structure.

ARTICLE THIRTEEN

Oil and Mining Operations

No oil drilling, oil development operations, oil refining, quarrying, or mining operation of any kind shall be permitted within the Subdivision, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.



ARTICLE FOURTEEN

Minimum Dwelling Size, Setbacks, Garages and Parking

Section 14.1- Dwelling Size. No building shall be permitted to be constructed on any Lot in the Subdivision except a detached single-family residence no more than two (2) stories in height and containing in the main structure not less than 1,650 square feet of living area, exclusive of porches, garages and patios. Residences constructed of Lots 12 through 25 of Block B of the Subdivision shall be no more than one (1) story of height.

Section 14.2- Setbacks.

(a) No building on any lot shall be located on the site nearer to the front property line, rear property line, interior property line or nearer side street line than the minimum building set back lines established by the City of Tallahassee as may be specified on the recorded plat or plats of the Subdivision. The Architectural Control Committee shall have the right, but not the obligation, to grant variances to the setback lines.

(b) No driveway shall be located nearer than (3) feet to an interior property line except that portion thereof constituting a back up or turnaround pad or area, which may be located as near as one (1) foot to such interior property line.

(c) For the purposes of this Section 14.2, eaves, steps and open porches shall not be considered as part of a dwelling, provided, however, that this shall not be construed to permit any portion of a building or other improvement on a lot encroach upon any other lot nor shall this than two (2) feet to any adjacent property line.

Section 14.3- Garages. All residential units shall have a garage with doors. Garage doors shall remain closed except for when necessary to enter the garage.

Section 14.4- Parking. All motor vehicles shall be parked within garages or on owner's driveway on a regular basis. Parking shall be permitted in the streets on a temporary short term basis, (in accordance with City Ordinances), when an owner has guests. Examples of short term include, but are not limited to: (1-2 days for driveway maintenance, guests for functions or visits, etc.). Parking on street should not block emergency vehicles or right of way of any vehicles. No commercial vehicles shall be parked in driveways or in the streets on a permanent basis.

ARTICLE FIFTEEN

Architectural Control

Section 15.1- Approval by Architectural Control Committee. Prior to construction of any improvements on a Lot, the Owner (other than Declarant) shall submit professionally prepared plans and specifications for the proposed construction to the Architectural Control Committee, in duplicate, for approval, together with site plan which shall show by location and type all trees having a diameter greater than eight (8) inches, and indicating thereon tree scheduled for removal. The plans shall include landscaping details of the Lot.



Section 15.2- Completion of Construction. The improvements to such Lot, including landscaping shall be completed in a good and work like fashion within eight (8) months after the commencement of construction unless such completion shall be tendered impossible as a direct result of strikes, fires, national emergencies or natural calamities.

Section 15.3- Criteria for Approval, etc. Any plan submitted to the Architectural Control Committee for approval involving the construction or any improvement to a Lot shall, in addition to requirements set forth elsewhere in this Declaration, contain appropriate elevations showing the physical appearance of the proposed structure. The Architectural Control Committee shall have absolute right to approve or disapprove such plans and specifications insofar as the quality or type of materials, harmony in external design and color are concerned, as well as the location of the proposal improvements in relation to the surrounding structure and topography. The Architectural Control Committee shall have absolute discretion in the approval of plans for dwelling units and to grant variances from these covenants, conditions and restrictions for good cause shown, if the proposed residence size and location will not materially and adversely affect the quality of the whole development.

The effect of any construction, changes, improvements or alterations on the topography of the property in the Subdivision and the environmental impact thereof may also be considered by the Architectural Control Committee in determining whether approval may be given. If no written notice of approval or disapproval is given by the Architectural Control Committee within thirty (30) days after it has received full plans and specifications as required in this Declaration, approval will be deemed to have been granted by the Architectural Control Committee. Further, no work shall be commenced until such time as the Owner or contractor shall have obtained all permits required by law.

Section 15.4- Architectural Control Committee. 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 an architectural control committee composed of three (3) or more representatives appointed by the Board. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot-grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons and reasons connected with future development plans of said land or contiguous lands. Such building plans and specifications shall consist of not less than the following: Foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Architectural Control Committee for approval such samples of building materials proposed to be used as the Architectural Control Committee shall specify and require.



ARTICLE SIXTEEN **Water Supply and Sewerage Disposal**

No individual water supply system of any types shall be permitted on any lot unless approved in writing by the Architectural Control Committee. No individual sewerage disposal system shall be permitted on any Lot.

ARTICLE SEVENTEEN **HVAC Systems**

No window air conditioning units shall be installed in the front or on any side of any building or in the back of any building located on Lots 12 through 54 of Block B of the Subdivision and all exterior heating and/or air conditioning compressors or other machinery shall be located to the rear or side of the dwelling and landscaped.

ARTICLE EIGHTEEN **Tree Cutting- Penalties**

No living tree with a trunk diameter of eighteen (18) inches or greater as measured as measured three feet up from the ground shall be cut or have its roots or root system damaged except as approved in writing by the Architectural Control Committee.

Whosoever shall violate this provision may, in the discretion of the Architectural Control Committee, be assessed such penalty by that Committee as may be deemed to be reasonable and appropriate.

ARTICLE NINETEEN **Use of Motorcycles and Vehicles**

No motorcycle, automobile, truck, recreational vehicle, off-road vehicle of two, three, or four wheels shall be operated within the boundaries of the Subdivision except on paved roads and driveways intended for such vehicular operation; provided nothing herein shall be deemed to prohibit the use of such vehicles or construction equipment required on site during the construction of any improvements on a lot or the operation of any customary yard maintenance equipment on any lot or on Association lands operated only in such manner and during such hours so as not to disturb other property owners. No gas powered boats or gas powered personal water craft shall be operated at any time on the Lake.

ARTICLE TWENTY **Common Area and Open Space Area Maintenance**

The Common Area, including, but not limited to, the landscaping, signs, fences, sprinkler systems, lakeside swales, electrical fixtures and other improvements located thereon, and the Open Space area shown on the recorded plat of the Subdivision shall be maintained by the



Association to the extent allowed by any restrictions of the recorded plat of the Subdivision and to the extent allowed by any easement required by the City of Tallahassee.

ARTICLE TWENTY-ONE **Solicitation and Advertising**

No individual lot owner may carry on any business from his home within the Subdivision which involves pedestrian or automobile traffic to and from such individual owner's home. Notwithstanding this prohibition, the Association is authorized to duly enact Rules and Regulations for the type, nature and character of other businesses which may be carried on by any individual lot owner. No individual lot owner may display any business sign within the Subdivision except for a sign placed upon the property advertising the same for sale as is elsewhere permitted by this Declaration.

ARTICLE TWENTY-TWO **Prohibition Against Firearms**

All types of firearms, including but not limited to shotguns, rifles, pistols, pellet guns, BB guns or air rifles are prohibited from being used, discharged or displayed upon any part of the Subdivision, according to State Laws. Notwithstanding the above prohibition, firearms may be kept within the dwelling of any individual lot owner.

ARTICLE TWENTY-THREE **Fences, Walls & Clotheslines**

Section 23.1- Fences and Walls. No Owner shall erect any fence or wall until the plans and specifications showing the nature, kind, shape, height, materials, color, location, landscaping and other details thereof shall have been submitted to and approved by the Architectural Control Committee as to the quality of the materials, harmony, design and colors, as well as its location in regard to the surrounding structure and topography. Approval of a type of fence on one occasion does not mean or assure that the same or a similar fence will be allowed thereafter.

Section 23.2- Clotheslines. Clotheslines or other apparatus for the purpose of drying clothing or other material shall not be permitted in the Subdivision except within the interior of a dwelling unit. No clothes, bedding, or other materials shall be allowed to hang from or be draped upon any exterior portion of any dwelling unit, including patio or deck railings, fences and the like.

ARTICLE TWENTY-FOUR **Notice of Rules to Guests**

All licensees, guests, invitees and tenants of each and every lot owner shall be subject to the provisions of this Declaration and of the Rules and Regulations of the Association governing the use and enjoyment of all lands contained within the subdivision, and they shall abide by such covenants, conditions, restrictions, and Rules and Regulations.



ARTICLE TWENTY-FIVE **Maintenance of Original Appearance**

No individual Owner shall make or commence any alteration in exterior shape, color or appearance of the dwelling located upon such Lot, nor construct any fence, wall or other pertinent structure in a manner materially changing or altering the appearance or integrity of any Association property, or any individual lot unless or until such changes are approved in writing and in advance by the Architectural Control Committee.

ARTICLE TWENTY-SIX **Driveway and Walkway Construction**

All driveways shall be constructed of materials approved by the Architectural Control Committee. Walkways from the front entrance of any residence to any sidewalk shall be constructed of such materials and shall be placed in such locations as may be approved by the Architectural Control Committee. Where curbs are required to be broken for driveways entrances, the curb shall be repaired in a neat and orderly fashion and in such a way as to be accepted to the Architectural Control Committee.

ARTICLE TWENTY-SEVEN **Mailboxes**

No mailbox, paper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar materials shall be erected or located on any lot unless and until the size, location, design and type of material for said boxes or receptacle shall have been approved in writing by the Architectural Control Committee. The Architectural Control Committee or the Association may develop uniform standards for all such receptacles. If and when United States mail service, newspapers or the like shall indicate a willingness to make a delivery to wall receptacles attached to residences of each Owner, each Owner upon request of the Association or the Architectural Control Committee, shall replace detached boxes or receptacles attached to the dwellings or residences.

ARTICLE TWENTY-EIGHT **Sight Distance at Intersections**

No fence, wall, hedge, shrub plant or any structure which obstructs sight lines at elevations between three (3) and ten (10) feet above average grade of the streets or roadways (measured from the center line) lying within the Subdivision shall be placed or permitted to remain on any corner lot within a triangular area formed by the street for a roadway right-of-way line and line connecting them at points twenty-five (25) feet from the intersection of the right-of-way or, in case of a rounded property corner, from the intersection of such right-of-way lines as extended. No fence, wall, hedge, shrub plant or structure shall be maintained in such manner as to obstruct visibility from any alley or driveway located within the Subdivision. For this purpose, the same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted



to remain within such distances as set forth above unless the foliage line is maintained at a sufficient minimum and maximum height to prevent obstruction of such sight lines.

ARTICLE TWENTY-NINE **Easements**

Easements for installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of the Subdivision. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company shall be responsible.

ARTICLE THIRTY **Repair and Construction of Association Lands or Property**

Within a reasonable time after a casualty loss or a loss or damage to property for which the Association has the responsibility of maintaining, the Association shall obtain reasonably accurate estimates of the costs of repairing or replacing said damaged property. The Association shall diligently repair or replace any such damaged property.

ARTICLE THIRTY-ONE **Development By Declarant**

No provision set forth in this Declaration shall prohibit Declarant, its agents, contractors or subcontractors from performing work and activities as Declarant shall deem necessary, advisable or appropriate in connection with the development of the Subdivision nor shall said provisions in any way prevent or restrict Declarant from maintaining such sign or signs on its property as it, in its sole discretion, shall deem necessary or desirable for the sale or other disposition thereof.

ARTICLE THIRTY-TWO **Killearn Homes Association**

Section 32.1- Association. Under the laws of the State of Florida a nonprofit corporation named **KILLEARN HOMES ASSOCIATION, INC.**, and which shall be governed by a Board of Directors.

Section 32.2- Powers and Authority. The Association shall have the authority to enact reasonable Rules and Regulations for the implementation of the covenants, conditions, and restrictions set forth in this Declaration and shall have the following additional powers, duties, and responsibilities:



(a) it shall own in fee simple, maintain, repair and otherwise manage lands and properties of the Association, including all facilities, improvements, personal property and landscaping thereon;

(b) it shall have the right to enact reasonable rules and regulations governing the use of the Association lands and common area consistent with the Covenants, Conditions, and Restrictions set forth in this Declaration;

(c) it shall maintain such policy or policies of insurance as the Board of Directors of the Association shall deem necessary, desirable and advisable;

(d) it shall have the authority to employ a manager or other persons and to contact with independent contractors or business entities to perform all or any part of its duties and responsibilities

(e) it shall have the authority to employ persons and to contract with independent contractors or business entities to perform maintenance as provided in Articles Four and Twenty of this Declaration; and

(f) it shall maintain the restricted, common and conservation area or areas, if any, in compliance with all requirements of the recorded plat of the Subdivision and all governmental entities with jurisdiction over such area or areas.

Section 32.3- Membership. Each owner of a Lot lying within the Subdivision shall upon acquisition of legal title to such Lot, become a member of the Association and shall retain such membership until such time as he/she/they shall no longer own a Lot subject to this Declaration, at which time his/her/their membership in the Association shall terminate.

Section 32.4- Voting. Members shall be all Lot Owners and shall be entitled to one (1) vote for each Lot owned. When there shall exist multiple ownership in a given Lot, all such person shall be members and the vote from such lot shall be exercised as they may determine among themselves, or as may hereinafter be determined by the bylaws. In no event shall more than one (1) vote be cast with respect to any Lot. Notwithstanding, the Declarant shall have the right to appoint all the members of the Board of Directors of the Association until it has sold all of its Lots in the Subdivision.

ARTICLE THIRTY-THREE **Limitation of Liability of Association**

Notwithstanding the duties of the Association, specifically including, but not limited to, its duties and obligations to maintain or repair Association lands or property, the Association shall not be liable to owners, their invites, licensees or guests for injury or damage caused by any latent defect or condition of Association, or any or damage caused by acts of God or by third parties.



ARTICLE THIRTY-FOUR

Enforcement of Obligations

Each Owner shall be governed by and shall comply with the terms if this Declaration, the Articles of Incorporation and Bylaws of the Association, and any rule or regulation adopted by the Association. Upon failure of an Owner to comply, the Association shall have the right to institute legal proceedings at law for damages or in equity to enforce the terms of these provisions against the offending Owner, and the prevailing party shall be entitled to recover costs and a reasonable attorney's fee. The failure to enforce any right, requirement, restriction, covenant or other provision of this Declaration, including any rule or regulation or bylaw adopted by the Association, shall not be deemed to be a waiver of the right to seek any remedy in equity or damages at law against any subsequent noncompliance.

ARTICLE THIRTY-FIVE

Assessments and Liens

Section 35.1- Covenant to Pay Assessments. Each Owner by acceptance of a deed for a lot located within the Subdivision, whether or not it shall be so expresses in such deed, covenants and agrees to pay to the Association: (a) annual and monthly assessments or charges as herein set forth and as established by the Association from time to time; and (b) special assessments for capital or other improvements or acquisitions, which assessments are to be established and collected as hereinafter provided.

Section 35.2- Lien for Assessments. The annual, monthly and special assessments, together with interest, service charge, if any, costs and reasonable attorney's fees required to collect the same, if any, shall be a lien against the lot owner by the party failing to pay the same ; provided however, that any such lien shall be subordinate and inferior to any first mortgage encumbering such lot. Assessments shall be made pursuant to the bylaws of the Association. No owner of a lot may exempt himself from liability for his contribution toward the common expenses by waiver of the use or enjoyment of any of the property owned by the Association or by the abandonment of his lot.

Section 35.3- Purpose of Assessments. Assessments levied by the Association from time to time shall be used exclusively to promote and maintain the recreation, health, safety and welfare of the members of the Association, and for maintaining all the property within the Subdivision as provided in this Declaration.

Section 35.4- Deposits or Assessments. Any and all sums collected from assessments or related payments may be commingled with each other in a single account and shall be held and used for the purposes set forth in this Declaration, the Articles of Incorporation or Bylaws of the Association, or other agreements among the Owners of the Lots subject to this Declaration.

Section 35.5- Maximum Annual Assessments. Until January 1, 2010, the maximum annual assessment for a Owner shall by \$150.00 per year per lot, payable as is provided in Section 35.9 hereinafter, or as otherwise determined by the Board of Directors of the Association. From and after January 1, 2011, the maximum annual assessment may be increased



each year by not more than ten percent (10%) above the maximum assessment for the previous year by the Association's Board of Directors without a vote of the membership.

Section 35.6- Monthly Assessments. The Association has the right to maintain landscaping as provided in Section 4.2 of this Declaration. Payment for this service shall be by a monthly assessment as contained in a written notice from the Association to each lot owner. Payments of the monthly assessment are due on the 1st day of each month.

Section 35.7- Special Assessments. 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 any area or improvement which is the responsibility of the Association, including improvements, fixtures, real or personal property related thereto; provided, however, that any such special assessment shall be made in accordance with the Bylaws of the Association.

Section 35.8- Collection of Assessments. Annual assessments shall be due and payable on January 1 of each year beginning January 1, 2010 and shall be delinquent if not paid by the 31st day of March of each year. Special assessments shall be due and payable in accordance with such dates and such terms as may be adopted by the Association. No setoffs shall be allowed to any Owner for repairs or improvements, or services contracted for by any Owner without the express written authorization of the Board of Directors of the Association. The Association shall be entitled to collect from the Owners all legal costs, including a reasonable attorney's fees, incurred by the Association in connection with or incident to the collection of such assessment and/or service charges or fees in connection with the enforcement of the lien resulting therefrom.

Section 35.9- Service Charge for Delinquent Assessment. In order to defray the cost of bookkeeping, billing, and related expenses, all assessments not paid by the due date of March 31st of each year shall bear a service charge of \$25 or the maximum allowed by Florida Statutes, whichever is greater. In addition, a fine of \$50 for the first day (April 1st) and \$5 everyday thereafter shall be imposed against Owner for delinquent assessments.

Section 35.10- Effective Transfer of Title on Assessment. The sale or transfer of any lot shall not adversely affect the assessment lien; provided, however, the sale or transfer of any lot pursuant to a mortgage foreclosure or any proceeding or transfer in lieu thereof shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer. No sale or transfer, however, shall relieve such lot from liability for any assessment thereafter becoming due or from the lien thereof. In any voluntary conveyance, the Grantee of a lot upon which there shall exist any unpaid assessments due he Association, shall be jointly and severally liable with the Grantor for all such unpaid assessments up to the time of such voluntary conveyance without prejudice to the rights of the Grantee shall be entitled to a statement from the Association setting forth the amount of the unpaid assessments against the Grantor to the Association upon request, and such Grantee shall not be liable for, nor shall the lot conveyed be subject to a lien for any unpaid assessments made by the Association against the Grantor in excess of the amount of the statement; provided further, however, the Grantee thereof shall be liable for all assessments becoming due after the date of such transfer.



Section 35.11- Rights of Declarant. Notwithstanding anything herein to the contrary, Declarant shall be exempt from the payment of assessments against Lots owned by the Declarant. Declarant covenants and agrees that so long as this exemption is in effect, Declarant shall pay on behalf of the Association, or reimburse the Association for, all expenses incurred by the Association in the performance of its duties hereunder, exclusive of reserves, in excess of the amount of assessments levied against owners other than Declarant; provided, however, that in no event shall Declarant be liable for payment of an amount in excess of the amount Declarant would be obligated to pay if this exemption from payment of assessments was not in effect.

ARTICLE THIRTY-SIX
Amendments to this Declaration; Waiver of Minor Violations

(a) The Declarant, at any time, further reserves and shall have the sole right to amend this Declaration for the purpose of curing any ambiguity or any inconsistency between the provisions contained in this Declaration. The Declarant, at any such time, further reserves the right to waive any violation of these covenants, conditions, and restrictions (including, without limiting the foregoing, violations of building restriction lines or minimum living area requirements and the provisions hereof relating thereto) if the Declarant, in its sole judgment, determines such violation or need for amendment to be minor.

(b) The Architectural Control Committee shall have the power and authority to waive any violation of this Declaration where in judgment of the Architectural Control Committee, any such violation is judged to be minor.

ARTICLE THIRTY-EIGHT
Termination of Declarant's Legal Obligation

At such time as the Declarant shall sell, convey or otherwise dispose of its interest in and to all of the Lots in the Subdivision, Declarant shall be entitled to be relieved of the performance of any duty or obligation set forth herein.

ARTICLE THIRTY-NINE
Duration

These restrictive covenants shall run with the land and shall be binding until December 31, 2025, after which time they shall be automatically extended for two (2) successive periods of ten (10) years unless as instrument in writing signed by at least a majority of the then lot owners has been recorded agreeing to change, amend or terminate said covenants and restrictions.

ARTICLE FORTY
Notice

Any notice required to be sent to any Owner under the provisions of this Declaration or to any member of the Association shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of the person who appears as the record Owner according to



the Public Records of Leon County, Florida, at the time of such mailing, or at such other address as may be designated in writing to the Association or its Board of Directors shall be sent to the address of the Association reflected by the Division of Corporations, Department of State.

ARTICLE FORTY-ONE

Miscellaneous

Section 41.1- Titles. The titles of each article, section or paragraph and subparagraph of this Declaration are for the convenience only and shall be deemed to have no legal effect in the interpretation of the provisions of this Declaration.

Section 41.2- Severability. The invalidity in whole or in part of any covenant, condition, restriction, agreement, provisions, article, section, subsection sentence, clause, phrase, or word contained in this Declaration, or any Article of Incorporation, Bylaws and Rules and Regulations of the Association shall not affect the validity of the remaining portions thereof.

Section 41.3- Governing Law. This declaration shall be governed in all respects under the laws of the State of Florida.

Section 41.4- Reference to Gender, Number. The reference to the masculine, the feminine, neuter, singular or plural, as the case may be, shall mean and include the opposite sex, gender or number wherever the context so requires or admits.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Covenants, Conditions, Restrictions and Easements to be executed as of the day and year first above written.

WITNESSES:

Brad Trotman

Print Name: Brad Trotman

C. Lee Johnson

Print Name: C. Lee Johnson

KILLEARN HOMES ASSOCIATION, INC.,
a Florida Corporation

By: Bob Ippolito

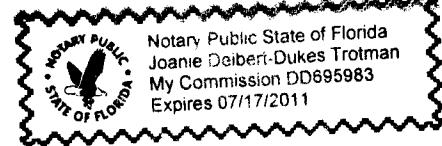
Print Name: Bob Ippolito
Its President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 5th day of January, 2010, by Bob Ippolito as President of Killearn Homes Association, Inc., a Florida corporation on behalf of the corporation who is personally known to me or has produced _____ as identification.

Joanie Dukes
Notary Public

My Commission Expires:



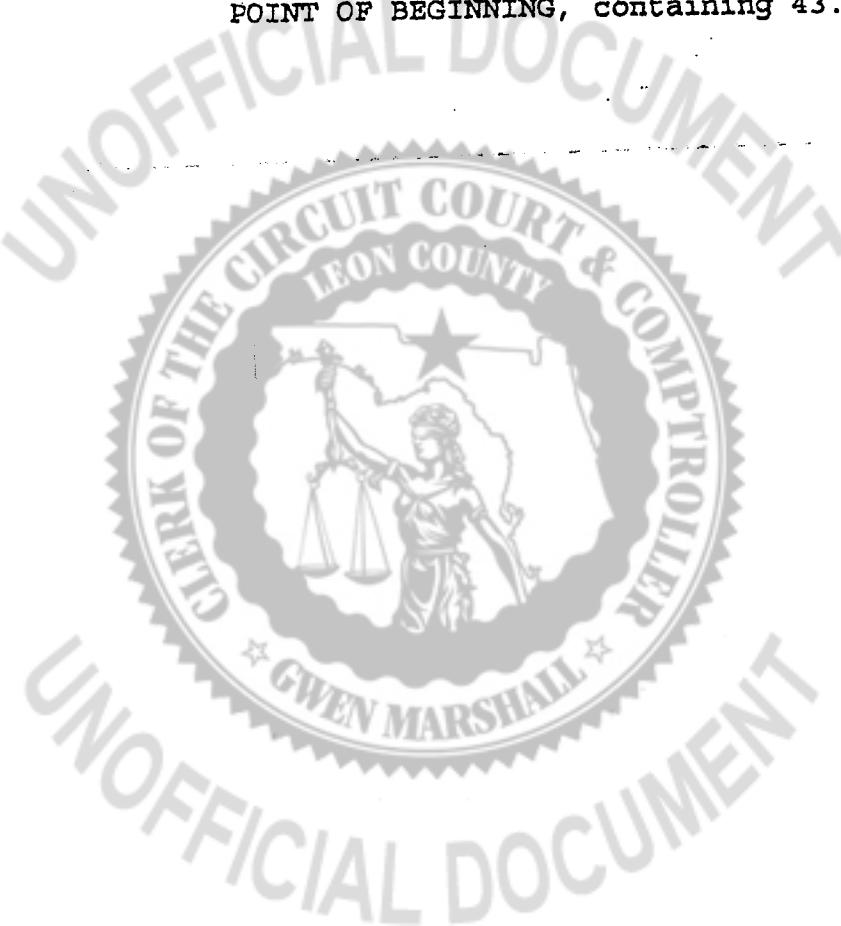
UNOFFICIAL DOCUMENT

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1 (REVISED 3/15/02):

Commence at a found terra cotta monument marking the Northwest corner of Section 11, Township 1 North, Range 1 East, Leon County, Florida (as per Certified Corner Record #16880) and thence run North 89 degrees 45 minutes 23 seconds East 65.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, thence run along the Section line the following three courses: North 89 degrees 45 minutes 23 seconds East 197.03 feet to a concrete monument marking the Southwest corner of Killearn Estates Unit 41, Phase III, as per map or plat thereof recorded in Plat Book 11, Page 59, of the Public Records of Leon County, Florida, thence run along the Southerly boundary of said Killearn Estates Unit 41, Phase III North 89 degrees 53 minutes 27 seconds East 1117.15 feet to a concrete monument marking the Southeast corner of said Killearn Estates Unit 41, Phase III, thence North 89 degrees 54 minutes 21 seconds East 525.25 feet, thence run South 31 degrees 55 minutes 25 seconds East 137.60 feet, thence run South 15 degrees 04 minutes 30 seconds West 199.70 feet, thence run South 89 degrees 56 minutes 36 seconds East 145.11 feet, thence run North 16 degrees 18 minutes 08 seconds East 322.94 feet, thence run South 89 degrees 56 minutes 36 seconds East 83.57 feet to a point lying on the Westerly maintained right of way of Centerville Road (as determined from "Maintenance Map" of Centerville Road by Post, Buckley, Schuh & Jernigan for Leon County, dated May 8, 1985 as recorded in Road Plat Book 2, Page 83), thence along said Westerly maintained right of way as follows: South 17 degrees 30 minutes 14 seconds West 118.29 feet, thence South 16 degrees 15 minutes 16 seconds West 100.00 feet, thence South 15 degrees 06 minutes 31 seconds West 100.02 feet, thence South 16 degrees 15 minutes 16 seconds West 300.00 feet, thence leaving said maintained right of way run South 84 degrees 46 minutes 08 seconds West 40.00 feet, thence South 68 degrees 16 minutes 32 seconds West 109.00 feet, thence South 81 degrees 57 minutes 47 seconds West 63.00 feet, thence South 40 degrees 17 minutes 23 seconds West 267.00 feet, thence South 81 degrees 22 minutes 01 seconds West 589.00 feet, thence South 72 degrees 28 minutes 22 seconds West 511.00 feet, thence WEST 564.00 feet, thence run North 00 degrees 11 minutes 55 seconds East 1088.22 feet to the POINT OF BEGINNING, containing 43.162 acres, more or less.



KILLEARN HOMES ASSOCIATION, INC.

Board Resolution 09-01

Declaration of Covenants & Restrictions for Cameron Chase, Unit 42

WHEREAS, Killearn Homes Association, Inc. ("Association") is empowered to exercise all of the powers, duties and authority vested in or delegated to this Association by provisions of the Bylaws, Articles of Incorporation, and the Declaration of Covenants, and other state and federal laws;

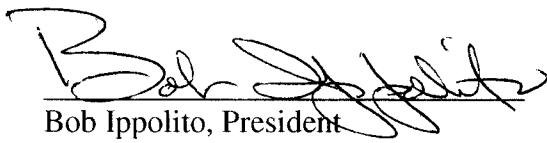
WHEREAS, the Association's Board of Directors believes that it would be beneficial to the Association to accept the revisions to the Declaration of Covenants and Restrictions for Cameron Chase, Unit 42 ("Cameron Chase"), for purposes of increasing the amount of association dues collectible by the Association, and for promoting uniform enforcement of covenants and restrictions applicable to Cameron Chase.

WHEREAS, the revised Covenants and Restrictions were adopted by a majority of members entitled to vote at a special member meeting on December 14, 2009.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors resolves to adopt the attached Declaration of Covenants and Restrictions for Cameron Chase.

Certification

I hereby certify that the above resolution was adopted by the Association Board of Directors on January 5th, 2010.



Bob Ippolito, President



Allen Nobles, Secretary



CAMERON CHASE HOMEOWNERS' ASSOCIATION, INC.

Board Resolution 09-01

Dissolution of Cameron Chase Homeowners' Association, Inc.

WHEREAS, Cameron Chase Homeowners' Association, Inc. ("Association") is empowered to exercise all of the powers, duties and authority vested in or delegated to this Association by provisions of the Bylaws, Articles of Incorporation, and the Declaration of Covenants, and other state and federal laws;

WHEREAS, the Association's board of directors believes it would be beneficial to the Association to dissolve and that it has the authority to do so as it is intended to benefit the association through providing a more uniform method of collecting dues and in having applicable covenants and restrictions enforced;

NOW THEREFORE, BE IT RESOLVED THAT the board of directors resolves to dissolve the Association, including means necessary to conform subject dues collection methods and publication and enforcement of Association covenants and restrictions, and further this matter was presented to the Association for a special vote pursuant to Association rules and duly adopted on December 14, 2009.

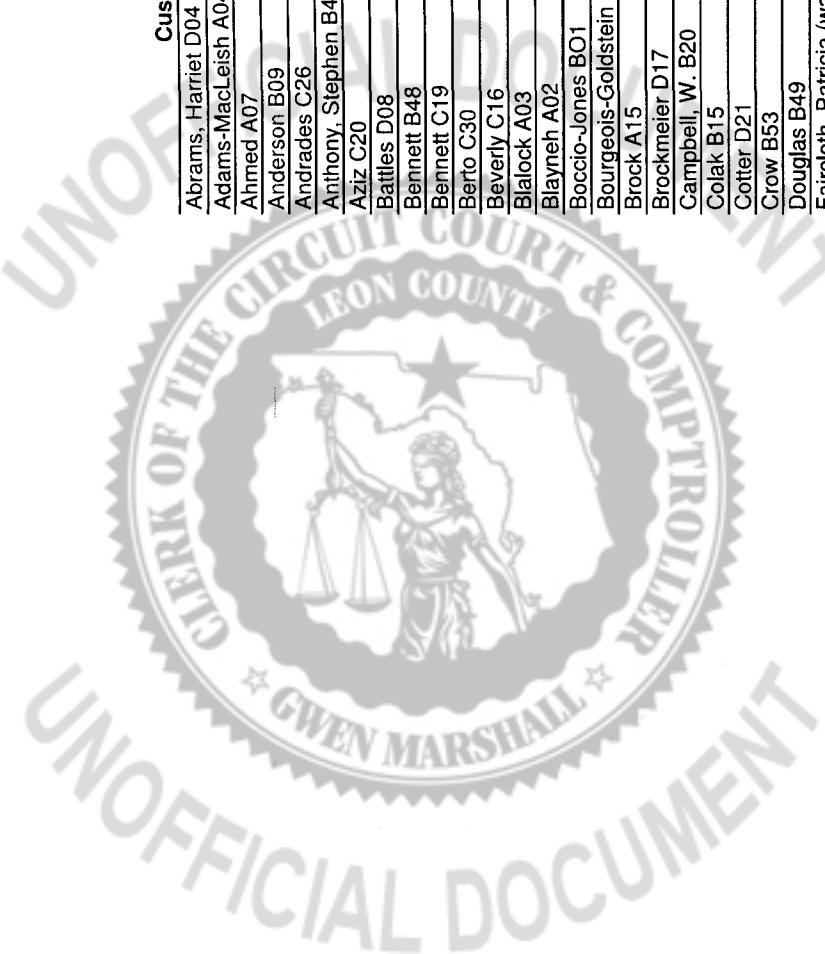
Certification

I hereby certify that the above resolution was adopted by the Association Board of Directors on January _ 2010.

Hosea Battles
Hosea Battles, President

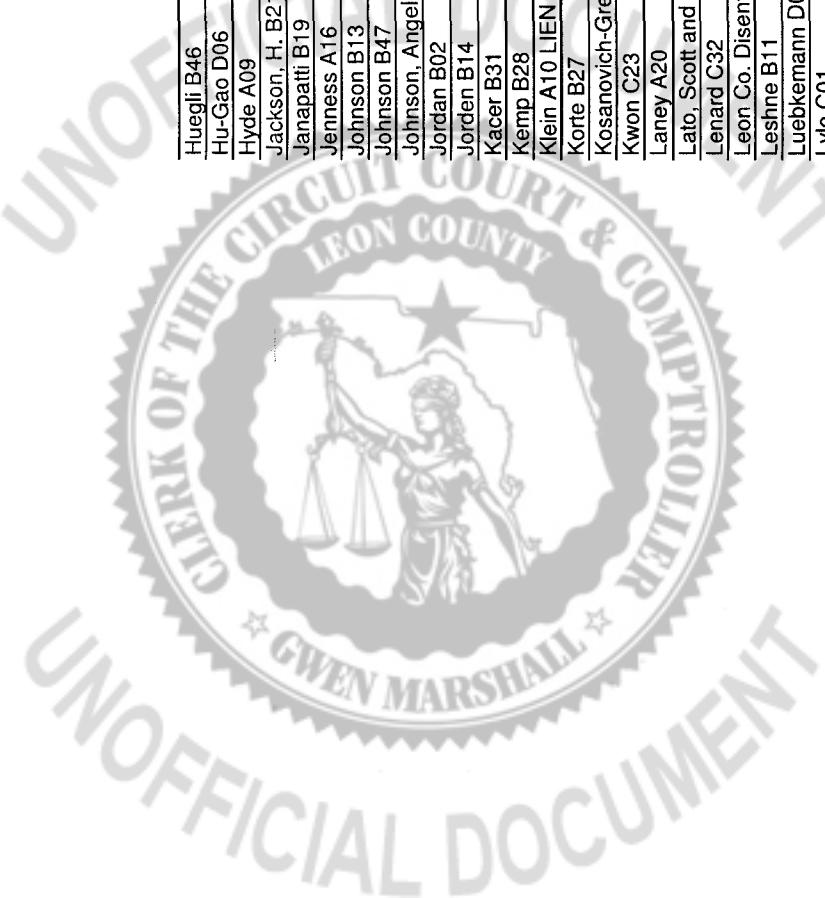


Cameron Chase Homeowners Voting Results



| Customer | Vote | Mailing address | City | State | Zip | Physical address |
|--|------|--------------------------|-------------|-------|-------|------------------------|
| Abrams, Harriet D04 | | 3367 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3367 Cameron Chase Dr. |
| Adams-MacLeish A04 | | 3526 Brookstone Court | Pearland | TX | 77584 | 3444 Cameron Chase Dr. |
| Ahmed A07 | | 3426 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3426 Cameron Chase Dr. |
| Anderson B09 | Y | 3308 Dry Creek Dr. | Tallahassee | FL | 32309 | 3308 Dry Creek Dr. |
| Andrades C26 | | 3354 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3354 Cameron Chase Dr. |
| Anthony, Stephen B44 | Y | 3333 Aqua Ridge Way | Tallahassee | FL | 32309 | 3383 Aqua Ridge Way |
| Aziz C20 | Y | 3318 Cameron Chase Drive | Tallahassee | FL | 32309 | 3318 Cameron Chase Dr. |
| Battes D08 | Y | 3343 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3343 Cameron Chase Dr. |
| Bennett B48 | | 3403 Cameron Chase Drive | Tallahassee | FL | 32309 | 3403 Cameron Chase Dr. |
| Bennett C19 | | 3312 Cameron Chase Dr | Tallahassee | FL | 32309 | 3312 Cameron Chase Dr. |
| Berto C30 | Y | 3378 Cameron Chase Dr | Tallahassee | FL | 32309 | 3378 Cameron Chase Dr. |
| Beverly C16 | Y | 2720 Breton Ridge Drive | Tallahassee | FL | 32312 | 3303 Dry Creek Dr. |
| Bialock A03 | Y | 3450 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3450 Cameron Chase Dr. |
| Blayneh A02 | Y | 3456 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3456 Cameron Chase Dr. |
| Boccio-Jones B01 | Y | 3356 Dry Creek Drive | Tallahassee | FL | 32309 | 3356 Dry Creek Dr. |
| Bourgeois-Goldstein D23 | Y | 3346 Aqua Ridge Way | Tallahassee | FL | 32309 | 3346 Aqua Ridge Way |
| Brock A15 | Y | 3417 Aqua Ridge Way | Tallahassee | FL | 32309 | 3417 Aqua Ridge Way |
| Brockmeier D17 | Y | 3310 Aqua Ridge Way | Tallahassee | FL | 32309 | 3310 Aqua Ridge Way |
| Campbell, W. B20 | Y | 2848 Frogs Leap Way | Tallahassee | FL | 32309 | 2848 Frogs Leap Way |
| Colak B15 | | 2878 Frogs Leap Way | Tallahassee | FL | 32309 | 2878 Frogs Leap Way |
| Cotter D21 | Y | 3324 Aqua Ridge Way | Tallahassee | FL | 32309 | 3334 Aqua Ridge Way |
| Crow B53 | | 3433 Cameron Chase Dr | Tallahassee | FL | 32309 | 3433 Cameron Chase Dr. |
| Douglas B49 | Y | 3409 Cameron Chase Drive | Tallahassee | FL | 32309 | 3409 Cameron Chase Dr. |
| Faircloth, Patricia (was Hill's Res) C09 | | 3343 Dry Creek Dr. | Tallahassee | FL | 32309 | 3343 Dry Creek Dr. |
| Ford, Don D26 | Y | 2828 Roscommon Dr. | Tallahassee | FL | 32309 | 3364 Aqua Ridge Way |
| Ford, Philbert J C13 | | 3319 Dry Creek Dr. | Tallahassee | FL | 32309 | 3319 Dry Creek Dr. |
| Fore B07 | Y | 3320 Dry Creek Dr | Tallahassee | FL | 32309 | 3320 Dry Creek Dr. |
| Forshay A14 | Y | 3413 Aqua Ridge Way | Tallahassee | FL | 32309 | 3413 Aqua Ridge Way |
| Friend A06 | | 3432 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3432 Cameron Chase Dr. |
| Froelich A11 | Y | 3402 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3402 Cameron Chase Dr. |
| Galloway A05 | Y | 3438 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3438 Cameron Chase Dr. |
| Gardner D03 | Y | 3373 Cameron Chase Dr | Tallahassee | FL | 32309 | 3373 Cameron Chase Dr. |
| Gould A18 Garry and Denise | Y | 3380 Dry Creek Drive | Tallahassee | FL | 32309 | 3380 Dry Creek Dr. |
| Graves D16 | | 3304 Aqua Ridge Way | Tallahassee | FL | 32309 | 3304 Aqua Ridge Way |
| Green D22 | | 3340 Aqua Ridge Way | Tallahassee | FL | 32309 | 3340 Aqua Ridge Way |
| Grisom, Susan L. D20 | Y | 3328 Aqua Ridge Way | Tallahassee | FL | 32309 | 3328 Aqua Ridge Way |
| Gubiti B10 | Y | 3109 Ansley Park Drive | Tallahassee | FL | 32309 | 3304 Dry Creek Dr. |
| Hagen B06 | Y | 3326 Dry Creek Drive | Tallahassee | FL | 32309 | 3326 Dry Creek Dr. |
| Hanna B24 | Y | 2826 Frogs Leap Way | Tallahassee | FL | 32309 | 2826 Frogs Leap Way |
| Harrell C24 | Y | 3342 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3342 Cameron Chase Dr. |
| Harris, Alicia B36 | Y | 2813 Aqua Ridge Court | Tallahassee | FL | 32309 | 2813 Aqua Ridge Court |
| Harris, Kay B34 | Y | 2803 Aqua Ridge Court | Tallahassee | FL | 32309 | 2803 Aqua Ridge Court |
| Hawkins C08 | Y | 3349 Dry Creek Dr. | Tallahassee | FL | 32309 | 3349 Dry Creek Dr. |
| Higgs C22 LIEN | | 3380 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3330 Cameron Chase Dr. |
| Hobbs B43 | | 3377 Aqua Ridge Way | Tallahassee | FL | 32309 | 3377 Aqua Ridge Way |
| Hook B38 | | 3345 Aqua Ridge Way | Tallahassee | FL | 32309 | 3345 Aqua Ridge Way |
| Horne B08 | Y | 3314 Dry Creek Dr. | Tallahassee | FL | 32309 | 3314 Dry Creek Dr. |
| Howard D12 | | 50 S Street NW | Washington | DC | 20001 | 3319 Cameron Chase Dr. |

Cameron Chase Homeowners Voting Results



| Customer | Vote | Mailing address | City | State | Zip | Physical address |
|---|------|-------------------------------|-------------|-------|-------|------------------------|
| Huegli B46 | Y | 3391 Aqua Ridge Way | Tallahassee | FL | 32309 | 3391 Aqua Ridge Way |
| Hu-Gao D06 | | 3385 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3355 Cameron Chase Dr. |
| Hyde A09 | | 3414 Cameron Chase Drive | Tallahassee | FL | 32309 | 3414 Cameron Chase Dr. |
| Jackson, H. B21 LIEN | | 2842 Frogs Leap Way | Tallahassee | FL | 32309 | 2842 Frogs Leap Way |
| Janapatti B19 | | 2854 Frogs Leap Way | Tallahassee | FL | 32309 | 2854 Frogs Leap Way |
| Jenness A16 | | 3392 Dry Creek Dr. | Tallahassee | FL | 32309 | 3392 Dry Creek Dr. |
| Johnson B13 | Y | 2890 Frogs Leap Way | Tallahassee | FL | 32309 | 2890 Frogs Leap Way |
| Johnson B47 | Y | 3395 Aqua Ridge Way | Tallahassee | FL | 32309 | 3395 Aqua Ridge Way |
| Johnson, Angela B17 | | 2866 Frogs Leap Way | Tallahassee | FL | 32307 | 2866 Frogs Leap Way |
| Jordan B02 | Y | 3380 Dry Creek Drive | Tallahassee | FL | 32309 | 3350 Dry Creek Dr. |
| Jorden B14 | Y | 2884 Frogs Leap Way | Tallahassee | FL | 32309 | 2884 Frogs Leap Way |
| Kacer B31 | Y | 2812 Aqua Ridge Court | Tallahassee | FL | 32309 | 2812 Aqua Ridge Court |
| Kemp B28 | Y | 3315 Aqua Ridge Way | Tallahassee | FL | 32309 | 3315 Aqua Ridge Way |
| Klein A10 LIEN FORECLOSURE | | 3408 Cameron Chase Drive | Tallahassee | FL | 32308 | 3408 Cameron Chase Dr. |
| Kortie B27 | Y | 3309 Aqua Ridge Way | Tallahassee | FL | 32309 | 3309 Aqua Ridge Way |
| Kosanovich-Grek B26 | Y | 3303 Aqua Ridge Way | Tallahassee | FL | 32309 | 3303 Aqua Ridge Way |
| Kwon C23 | | 3336 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3336 Cameron Chase Dr. |
| Laney A20 | Y | 3368 Dry Creek Dr. | Tallahassee | FL | 32309 | 3368 Dry Creek Dr. |
| Lato, Scott and Amy Litz B23 | | 2830 Frogs Leap Way | Tallahassee | FL | 32309 | 2830 Frogs Leap Way |
| Lenard C32 | | 3390 Cameron Chase Drive | Tallahassee | FL | 32309 | 3390 Cameron Chase Dr. |
| Leon Co. Disenfranchised Chi. Trust B52 | | 3427 Cameron Chase Drive | Tallahassee | FL | 32309 | 3427 Cameron Chase Dr. |
| Lesline B11 | Y | 3300 Dry Creek Dr. | Tallahassee | FL | 32309 | 3300 Dry Creek Dr. |
| LuebkeMann D02 | Y | 3379 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3379 Cameron Chase Dr. |
| Lyle C01 | Y | 3385 Dry Creek Drive | Tallahassee | FL | 32309 | 3385 Dry Creek Dr. |
| Maggard C31 | Y | 3384 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3384 Cameron Chase Dr. |
| Mally D10 | | 3331 Cameron Chase Drive | Tallahassee | FL | 32309 | 3331 Cameron Chase Dr. |
| Manzueta B50 | | 3415 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3415 Cameron Chase Dr. |
| McGuire B51 | Y | 3421 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3421 Cameron Chase Dr. |
| McKeon D24 Kelly Shivel | | 3382 Aqua Ridge Way | Tallahassee | FL | 32309 | 3352 Aqua Ridge Way |
| Melik-Allaverdian C04 | | 3486 Gardenview way | Tallahassee | FL | 32309 | 3369 Dry Creek Dr. |
| Moghadam, Farid A12 | | 3405 Aqua Ridge Way | Tallahassee | FL | 32309 | 3405 Aqua Ridge Way |
| Montalbano C28 | | 3366 Cameron Chase Drive | Tallahassee | FL | 32309 | 3366 Cameron Chase Dr. |
| Morton B29 | Y | 3321 Aqua Ridge Way | Tallahassee | FL | 32309 | 3321 Aqua Ridge Way |
| Moyal D09 | Y | 3337 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3337 Cameron Chase Dr. |
| Murphy B41 | Y | 3365 Aqua Ridge Way | Tallahassee | FL | 32309 | 3365 Aqua Ridge Way |
| Nguyen-Pham C12 | | 3325 Dry Creek Dr. | Tallahassee | FL | 32309 | 3325 Dry Creek Dr. |
| Paul B16 | | 2872 Frogs Leap Way | Tallahassee | FL | 32309 | 2872 Frogs Leap Way |
| Perry, James T. D25 | | 3358 Aqua Ridge Way | Tallahassee | FL | 32309 | 3358 Aqua Ridge Way |
| Phillips C11 | Y | 3331 Dry Creek Dr. | Tallahassee | FL | 32309 | 3331 Dry Creek Dr. |
| Pieno-Geiger A13 | Y | 3409 Aqua Ridge Way | Tallahassee | FL | 32309 | 3409 Aqua Ridge Way |
| Powell A17 | | 3386 Dry Creek Dr. | Tallahassee | FL | 32309 | 3366 Dry Creek Dr. |
| Price B30 | | 13427 Arbor Trace Dr Apt #301 | Charlotte | NC | 28273 | 2818 Aqua Ridge Court |
| Pumphrey B04 | Y | 3338 Dry Creek Drive | Tallahassee | FL | 32309 | 3338 Dry Creek Dr. |
| Quinones-Wolters B42 | Y | 3371 Aqua Ridge Way | Tallahassee | FL | 32309 | 3371 Aqua Ridge Way |
| Raiford D15 | | 3301 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3301 Cameron Chase Dr. |
| Ramcharran B35 | Y | 2807 Aqua Ridge Court | Tallahassee | FL | 32309 | 2807 Aqua Ridge Court |
| Real Property Management, LLC B39 | | 8810 Twin Lakes Blvd. | Tampa | FL | 33614 | 3353 Aqua Ridge Way |
| Rishell B33 | Y | 2800 Aqua Ridge Ct. | Tallahassee | FL | 32309 | 2800 Aqua Ridge Court |

Cameron Chase Homeowners Voting Results

| Customer | Vote | Mailing address | City | State | Zip | Physical address |
|-----------------------|------|---|-------------|-------|-------|-----------------------|
| Rodriguez C27 | Y | 3360 Cameron Chase Dr. 2806 Aqua Ridge Court | Tallahassee | FL | 32309 | 3360 Cameron Chase Dr |
| Rogers B32 | Y | 3387 Aqua Ridge Way | Tallahassee | FL | 32309 | 2806 Aqua Ridge Court |
| Sanyal B45 | Y | 3372 Cameron Chase Drive | Tallahassee | FL | 32309 | 3387 Aqua Ridge Way |
| Sarvis C29 | Y | 3316 Aqua Ridge Way | Tallahassee | FL | 32309 | 3372 Cameron Chase Dr |
| Scott, Kathleen D18 | Y | 3370 Aqua Ridge Way | Tallahassee | FL | 32309 | 3316 Aqua Ridge Way |
| Shah D27 | Y | 2836 Frogs Leap Way | Tallahassee | FL | 32309 | 3370 Aqua Ridge Way |
| Shrestha B22 | Y | 3462 Cameron Chase Drive | Tallahassee | FL | 32309 | Frogs Leap Way |
| Smith A01 | Y | 3307 Dry Creek Drive | Tallahassee | FL | 32309 | 3462 Cameron Chase Dr |
| Smith C15 | Y | 2819 Aqua Ridge Court | Tallahassee | FL | 32309 | 3307 Dry Creek Dr. |
| Spooner B37 | Y | 3324 Cameron Chase Drive | Tallahassee | FL | 32309 | Aqua Ridge Court |
| Sproutill C21 | Y | 3313 Dry Creek Drive | Tallahassee | FL | 32309 | Frogs Leap Way |
| Storm C14 | Y | 3379 Dry Creek Dr. | Tallahassee | FL | 32309 | 3462 Cameron Chase Dr |
| Taff C02 | Y | 3332 Dry Creek Dr. | Tallahassee | FL | 32309 | 3307 Dry Creek Dr. |
| Thibault B05 | Y | C/O Bruce Timm | Tallahassee | FL | 32309 | 2819 Aqua Ridge Court |
| Timm Family Part. B18 | Y | 3325 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3324 Cameron Chase Dr |
| Tipton D11 | Y | 3349 Cameron Chase Drive | Tallahassee | FL | 32309 | 3313 Dry Creek Dr. |
| Tomaszewski D07 | Y | 3361 Dry Creek Drive | Tallahassee | FL | 32309 | 3379 Dry Creek Dr. |
| Tope C06 | Y | 3073 O'Brien Drive | Tallahassee | FL | 32309 | 2860 Frogs Leap Way |
| Totten C05 | Y | 3073 O'Brien Drive | Tallahassee | FL | 32309 | 3325 Cameron Chase Dr |
| Totten C17 | Y | 6475 Tracy Lane | Tallahassee | FL | 32309 | 3349 Cameron Chase Dr |
| Townley C07 | Y | 3374 Dry Creek Drive | Tallahassee | FL | 32309 | 3361 Dry Creek Dr. |
| Turner A19 | Y | 3301 Aqua Ridge Way | Tallahassee | FL | 32309 | 3365 Dry Creek Dr. |
| Urquhart B25 | Y | 1001 Semmes Avenue RVW 3014 | Richmond | VA | 23224 | 3300 Cameron Chase Dr |
| US Bank National D05 | Y | 3306 Cameron Chase Drive | Tallahassee | FL | 32309 | 3306 Cameron Chase Dr |
| Vaccaro C18 | Y | 2896 Frogs Leap Way | Tallahassee | FL | 32309 | 2896 Frogs Leap Way |
| Wallace B12 | Y | 3385 Cameron Chase Drive | Tallahassee | FL | 32309 | 3301 Aqua Ridge Way |
| Weaver D01 | Y | 3337 Dry Creek Drive | Tallahassee | FL | 32309 | 3361 Cameron Chase Dr |
| White C10 | Y | 3307 Cameron Chase Drive | Tallahassee | FL | 32309 | 3306 Cameron Chase Dr |
| White D14 | Y | 3420 Cameron Chase Drive | Tallahassee | FL | 32309 | 3307 Cameron Chase Dr |
| Willis A08 | Y | 3344 Dry Creek Drive | Tallahassee | FL | 32309 | 3420 Cameron Chase Dr |
| Wilson B03 | Y | 3322 Aqua Ridge Way | Tallahassee | FL | 32309 | 3344 Dry Creek Dr. |
| Winn D19 | Y | 3313 Cameron Chase Dr. | Tallahassee | FL | 32309 | 3322 Aqua Ridge Way |
| Wright D13 | Y | P O Box 14977 | Tallahassee | FL | 32309 | 3313 Cameron Chase Dr |
| Wright, Barbara B40 | Y | 3373 Dry Creek Drive | Tallahassee | FL | 32309 | 3359 Aqua Ridge Way |
| Wurtz C03 | Y | 3348 Cameron Chase Drive | Tallahassee | FL | 32309 | 3373 Dry Creek Dr. |
| Yousssef-Guirguis C25 | Y | 3348 Cameron Chase Drive | Tallahassee | FL | 32309 | 3348 Cameron Chase Dr |

YES **75** Need 67
 NO 0
 Percent YES **56.8%**
 Percent NO 0%
 Not Yet Voted 57
 Remaining to Pass **-8**