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ROBERT F ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCK ISLES MASTER ASSOCIATION

(This Declaration is intended to work in harmony with the Declarations of the Hammock Isles Estates Homeowners' Association, Hammock Isles Villas Homeowners' Association and the Hammock Isles Custom Homes Homeowners' Association. Should there be a conflict between this document and any of the individual documents, the Board of Directors of the Hammock Isles Master Association shall determine which document controls. In addition, all responsibilities contained herein are intended to be consistent with the responsibilities contained in the individual association documents and failure to comply with one document will be a violation of all.)

Exhibit A – Property Description
Exhibit B – Articles of Incorporation

Prepared By:
Robert F. Rogers, Esq.
75 Vineyards Boulevard
Naples, Florida 34119

DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR HAMMOCK ISLES MASTER ASSOCIATION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this _____ day of _____, 2003, by **VINEYARDS DEVELOPMENT CORPORATION**, a Florida Corporation, hereinafter referred to as **Declarant**, joined by **HAMMOCK ISLES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation.

BACKGROUND

A. Declarant intends, but is not obligated, to develop Hammock Isles Estates, Custom Homes and Villas, according to the Plat thereof recorded in Plat Book 40 at Page 40 of the Public Records of Collier County, Florida, herein referred to as the Property located within the Vineyards subdivision and described in attached Exhibit A.

B. The Hammock Isles Master Association (HIMA) is subject to the Vineyards Master Declaration, recorded in OR Book 1284, Page 1938, as amended and restated in OR Book 1763, Page 1228, Public Records of Collier County, Florida and all amendments thereto. The Vineyards Master Declaration is enforced by the Vineyards Master Association. Each owner of a unit or lot in the Vineyards is a member of the Vineyards Master Association.

C. In addition to the Vineyards Master Declaration and Vineyards Master Association, other covenants and restrictions, and other associations may be imposed on a neighborhood by Declarant.

D. The HIMA will be encumbered by both the Vineyards Master Declaration and this Declaration and will be governed by both the Vineyards Master Association and the Hammock Isles Master Association.

E. The HIMA is formed to manage and maintain the common areas referenced herein and will have the power to assess the three individual Homeowners Associations within Hammock Isles.

STATEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

Declarant declares that the Property and any and all additional property which is hereinafter subjected to this Declaration shall be held, transferred, sold and conveyed subject to the following covenants, conditions, restrictions and easements set forth in this Declaration, which shall run with the Property, be part of the Property and inure to the benefit of, and be enforceable by, each Owner and their successors in title.

ARTICLE I INTENT OF DECLARATION

This Declaration shall be binding on the Property.

This Declaration is intended to provide for the preservation and enhancement of the value, desirability and attractiveness of the Property by imposing mutually beneficial covenants, conditions, restrictions and easements on the Property. This Declaration provides a reasonable and flexible procedure for the overall development of the Property and establishes a method of administration, maintenance, preservation, use and enjoyment of the Property.

The Property will be developed in accordance with all applicable approvals granted by the P.U.D. Agreement for the Vineyards, the development orders and all permits and other approvals for the Property and the Vineyards, as the same may exist from time to time.

The three Associations within Hammock Isles, Hammock Isles Estates, Hammock Isles Villas and Hammock Isles Custom Homes will be members of the Hammock Isles Master Association.

Notwithstanding anything in the Bylaws or Articles of Incorporation of any of the Associations to the contrary, after turnover, the Presidents from of the three Associations will make up the Board of the Hammock Isles Master Association.

The Presidents will establish the procedure for their meetings and ensure that all appropriate notifications are provided.

ARTICLE II GENERAL TERMS AND CONDITIONS

The Plan for development and use of the common areas shall be consistent with those of the three individual Associations.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

3.01 **Membership.** Every Owner and the Declarant, so long as they own Units, shall be members of the Hammock Isles Master Association; the Articles of Incorporation are attached as Exhibit B. Membership shall be appurtenant to and may not be separated from ownership of a Unit which is subject to Assessment by the Hammock Isles Master Association. Members' rights, powers, duties and privileges shall be as set forth in the Articles of Incorporation, By-Laws, this Declaration and any Supplement.

The Hammock Isles Master Association shall have two (2) classes of membership: (a) Class "A" Members and (b) Class "B" Members as follows:

(a) **Class "A."** Class "A" Members shall be all owners of Units within Hammock Isles Master other than the Class "B" Member.

(b) **Class "B."** The Class "B" Member shall be the Declarant. The Class "B" Membership shall terminate and be converted to Class "A" Membership on the earlier of (i) the date when the total votes associated with the Class "A" Membership exceed the total votes associated with the Class "B" Membership, (ii) the latest date allowed by law, or (iii) such earlier date as Declarant in its sole discretion establishes by Supplement.

3.02 Voting.

(a) **Class "A" Members.** Class "A" Members shall be entitled to one (1) vote for each Unit owned by the respective Class "A" Member provided, however, there shall be only one (1) vote per Unit.

(b) **Class "B" Member.** Class "B" Member shall be entitled to three (3) votes for each Unit owned by the Class "B" Member. After termination of the Class "B" Membership, the Declarant shall be a Class "A" Member entitled to one (1) vote for each Unit owned. So long as Declarant owns one (1) or more Units, Declarant shall have a right to disapprove actions of the Board of Directors and any committee.

(c) Joint Ownership, Corporations. Voting rights may be exercised by a Member or the Member's spouse, subject to the provisions of this Declaration and the By-Laws. In any situation where more than one Person holds an interest in a Unit, the vote for the respective Unit shall be exercised by any such Person; provided, however, the Persons holding the interest in the Unit can notify the Secretary of the Hammock Isles Master Association, in writing, prior to or during any meeting of the manner in which the vote for the Unit is to be exercised, and, in the absence of such notice, the Unit's vote shall be suspended if more than one Person seeks to exercise it. The voting rights of a Member that is a corporation, partnership or other entity shall be exercised by the individual designee from time to time by the Owner in a written instrument provided to the secretary, subject to the laws of the State of Florida.

3.03 Declarant Director and Veto Rights.

(a) Declarant Director. So long as Declarant owns one (1) or more Units or any portion of Hammock Isles Master for development or for sale in the ordinary course of business, the Declarant shall be entitled to appoint one (1) additional director to the Board of Directors.

(b) Veto Power. So long as the Declarant is entitled to appoint at least one (1) member to the Board, the Declarant shall have a right to disapprove actions of the Board and any committees as more fully provided in this Section. This right shall be exercisable only by the Declarant, its successors and assigns who specifically take this power in a recorded instrument, or who become a successor Declarant pursuant to a recorded assignment or court order. No action authorized by the Board of Directors or any committee shall become effective, nor shall any action, policy or program be implemented until ten (10) days following the meeting held pursuant to the terms and provisions hereof. At any time prior to the expiration of such ten (10) day period, the Declarant may exercise its right to disapprove actions of the Board and any committees and the Hammock Isles Master Association shall not take any action or implement any policy, program, rule or regulation previously approved by the Hammock Isles Master Association which the Declarant vetoed.

This right to disapprove may be used to block proposed actions but shall not extend to the requiring of any action or counteraction on behalf of any committee, the Board or the Hammock Isles Master Association. The Declarant shall not use its right to disapprove to reduce the level of services which the Hammock Isles Master Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

This Section may not be amended without the express, written consent of the Declarant.

LAND USE WITHIN HAMMOCK ISLES MASTER AND COMMON AREAS

4.01 Land Use Within Hammock Isles.

(a) In general, Declarant may, in its sole and absolute discretion, establish any use for the Property consistent with the terms of this Declaration, the Master Declarations, the P.U.D. Agreement covering the Vineyards and applicable governmental orders, approval, permits and regulations. The Property shall be subject to the use restrictions set forth in the Master Declaration and the design standards and guidelines adopted by the New Construction Committee (as defined in the Master Declaration) of the Master Association as the same may be supplemented by additional guidelines and standards adopted by the New Construction Committee (as defined in the Master Declaration) of the Master Association.

(b) Replacements, Repairs and Alterations. All replacements, repairs and other alterations to any of the Units must be consistent with the original design of the Unit, this Declaration and the Master Declaration.

4.02 Common Areas. The Common Areas shall be those areas specifically designated by Declarant as exclusively or primarily for use by Owners. Declarant shall, at any time prior to the termination of its Class B Membership, convey and transfer (or cause to be conveyed or transferred) to the Hammock Isles Master Association, and the Hammock Isles Master Association shall accept, all of the Common Area. Certain portions of Hammock Isles may be conveyed to the Master Association as Common Area or Neighborhood Common Area (as those terms are defined in the Master Declaration).

THE HAMMOCK ISLES MASTER ASSOCIATION SHALL ACCEPT "WHERE IS, AS IS" THE CONVEYANCE OF SUCH COMMON AREA WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IN FACT OR BY LAW, WITH RESPECT THERETO, INCLUDING, WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSE, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES REGARDING FUTURE REPAIRS OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH COMMON AREAS, EXCEPT AS SET FORTH HEREIN. BY ACCEPTANCE OF AN INTEREST IN ANY COMMON AREA OR THE DEED TO ANY UNIT, THE HAMMOCK ISLES MASTER ASSOCIATION AND ALL OWNERS RELEASE DECLARANT FROM ANY CLAIMS AND WARRANT THAT NO CLAIM SHALL BE MADE BY THE HAMMOCK ISLES MASTER ASSOCIATION OR ANY OWNER RELATING TO THE CONDITION, OR COMPLETENESS OF COMMON AREAS OR FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING THEREFROM. All costs and expenses of any conveyance of any property by Declarant to the Hammock Isles Master Association shall be paid for by the Hammock Isles Master Association.

ARTICLE V MAINTENANCE

5.01 Hammock Isles Master Association Responsibility.

(a) General Maintenance. The Hammock Isles Master Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the management and control of the Areas of Common Responsibility as dedicated in the Plat and keep the Areas of Common Responsibility in good repair and in accordance with the Hammock Isles Master Standards, Community Wide Standards and Governing Documents. This obligation shall include, without limitation, maintenance, repair and replacement of streets, landscaping, irrigation, drainage and entry features in all Common Areas.

Landscape maintenance will include the exterior customary maintenance on the lawns for all units located in Hammock Isles Villas. Said price for same shall be a specific line item on both the budget of the Hammock Isles Master Association and the Hammock Isles Villas Homeowners' Association.

The cost for maintenance shall be delegated in accordance with the budget attached hereto. Each Association shall be responsible for establishing and maintaining their own budget and paying the appropriate fee to the Hammock Isles Master Association.

5.02 Cooperation with Master Association. The Board shall have the power to assist the Master Association in the performance of its duties and obligations under the Master Declaration and shall cooperate with the Master Association so that the Master Association and the Hammock Isles Master Association can most efficiently and economically provide their respective services to the Owners, if the Hammock Isles Master Association fails, neglects or is unable to perform a duty or obligation required by the Hammock Isles Master Documents, including, without limitation, maintenance responsibilities, then the Master Association may, after reasonable notice and an opportunity to cure given to the Hammock Isles Master Association, perform such duties or obligations until such time as the Hammock Isles Master Association is able to resume

such functions, and charge the Hammock Isles Master Association a reasonable fee for the performance of such functions and assess the costs thereof against all or the benefited Units.

5.03 Entry Rights and Liability. The Hammock Isles Master Association and the Master Association, in the event that the Hammock Isles Master Association fails to do so, shall have the right, but not the obligation, for itself, its designee, or any agent or employee, to enter upon any property within Hammock Isles Master to carry out the provisions of this Declaration and same shall not constitute a trespass. Neither the Hammock Isles Master Association nor the Master Association shall be liable for any action taken under this Section and each Owner agrees the Master Association, its officers, directors, agents and employees shall not be liable for any action undertaken pursuant to this Section.

5.04 Owner's Responsibility. Each Owner shall maintain his or her Unit in good repair and in a neat and attractive condition in accordance with the Hammock Isles Master Standards, the Community Wide Standards and the Governing Documents. No Owner shall take any action which (a) increases the maintenance responsibility of the Hammock Isles Master Association, (b) causes the Hammock Isles Master Association's insurance premiums to increase or (c) interferes with the Hammock Isles Master Association's maintenance or operational responsibilities. If any Owner fails to perform his or her maintenance responsibility in accordance with this Section, the Hammock Isles Master Association may perform it and assess all costs incurred against the Unit and the Owner thereof as an Individual Assessment. Prior to entry, the Hammock Isles Master Association shall afford the Owner reasonable notice and an opportunity to remedy the situation, except when entry is required due to an emergency. THE HAMMOCK ISLES MASTER ASSOCIATION SHALL NOT BE RESPONSIBLE FOR STRUCTURAL REPAIRS TO ANY UNIT.

5.05 Rules and Regulations. The Hammock Isles Master Association through its Board of Directors may make and enforce reasonable rules and regulations governing Hammock Isles Master and the use of the Commons Areas, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines which shall constitute a lien upon the Owner's Unit or Units and suspension of the right to vote and the right to use any recreational facilities (if any) on the Common Areas, and exclusion from Hammock Isles Master of any contractor, subcontractor, agent or other invitee who fails to comply with the provisions of such rules and regulations. The Board shall, in addition, have the power to seek relief in any court for violations or to abate unreasonable disturbances. Imposition of sanctions shall be subject to the procedures for disciplinary action provided in the By-Laws of the Hammock Isles Master Association. Fines shall constitute Individual Assessments subject to the lien rights provided in this Declaration.

5.06 Implied Rights. The Hammock Isles Master Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE VI EASEMENTS AND OTHER RIGHTS

Easement rights are as stated in the Declarations for the three individual Associations within Hammock Isles and the Plat.

ARTICLE VII INSURANCE AND CASUALTY LOSSES

7.01 Insurance. The Board of Directors, or its duly authorized agent, shall obtain blanket all-risk casualty insurance, if reasonably available, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and

extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred percent (100%) of the replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

Insurance obtained by the Hammock Isles Master Association shall at a minimum comply with the requirements of the Master Declaration, including the provisions applicable to policy provision, loss adjustment and all other related subjects. All such policies shall provide for a certificate of insurance to be furnished to the Master Association.

The Board shall also obtain a public liability policy covering the Common Areas and the Hammock Isles Master Association and its Members for all damage or injury caused by the negligence of the Hammock Isles Master Association or any of its Members or agents. The public liability policy shall have the liability limits establish by the Board from time to time.

The Board may also obtain such other insurance policies as it deems appropriate, including, without limitation, Directors and Officers liability insurance and fidelity coverage.

7.02 Duty to Maintain Fidelity Insurance. The Hammock Isles Master Association shall, to the extent available at a reasonable cost, obtain fidelity bonds to protect against dishonest acts on the part of its officers, directors, employees and agents and on the part of all others who handle or are responsible for handling the funds of, or funds administered by, the Hammock Isles Master Association. In addition, if responsibility for handling funds is delegated to a manager, such bonds shall be required for the manager and its officers, employees and agents. Such fidelity coverage shall name the Hammock Isles Master Association as an obligee and shall be written in an amount equal to at least one hundred percent (100%) of the estimated annual operating expenses of the Hammock Isles Master Association, including reserves. Such bonds shall contain waivers by the issuers of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions.

7.03 Duty to Maintain Officers' and Directors' Personal Liability Insurance. To the extent obtainable at reasonable cost, in the sole and absolute discretion of the Board, appropriate officers' and directors' personal liability insurance shall be obtained by the Hammock Isles Master Association to protect the officers, directors and committee members from personal liability in relation to their duties and responsibilities on behalf of the Hammock Isles Master Association.

7.04 Duty to Maintain Workers' Compensation Insurance. The Hammock Isles Master Association shall obtain workers' compensation or similar insurance with respect to its employees, if any, in the amounts and forms as may now or hereafter be required by law.

7.05 Other Insurance. The Hammock Isles Master Association may obtain insurance against such other risks, of a similar or dissimilar nature, as it shall deem appropriate with respect to the Hammock Isles Master Association's responsibilities and duties.

7.06 Individual Insurance. By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Hammock Isles Master Association that each Owner shall carry blanket all-risk casualty insurance on the Unit(s) and structures constructed thereon. Each Owners further covenants and agrees that in the event of a partial loss or damage resulting from less than total destruction of structures comprising his Unit, the damaged structure will be repaired within one (1) year in a manner consistent with the original construction. The Owner shall pay any costs of repair or reconstruction which are not covered by insurance proceeds. In the event that the structure is totally destroyed, the Owner may decide not to rebuild or not to reconstruct, in which case the Owner shall clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Hammock Isles Master Association shall continue to maintain the Unit in a neat and attractive condition.

All policies of insurance required by the terms of this Section shall name the Hammock Isles Master Association as an additional insured and shall require that the Hammock Isles Master Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification or non-renewal.

7.07 Damage and Destruction.

(a) Filing Claims. Immediately after damage or destruction by fire or other casualty to all or any part of Hammock Isles Master covered by insurance written in the name of the Hammock Isles Master Association, the Board of Directors or its duly authorized agents shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the property to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Repair and Reconstruction. Any damage or destruction to the Common Areas shall be repaired or reconstructed unless (i) the Class "B" Member (so long as it exists); and (ii) at least seventy-five percent (75%) of the total votes eligible to be cast by the Class "A" Members shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Hammock Isles Master Association within said period, then the period shall be extended until such funds or information shall be made available; provided, however, such extension shall not exceed sixty (60) additional days. No Institutional Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Areas shall be repaired or reconstructed. In the event that it should be determined in the manner described above that the damage or destruction to the Common Areas shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of Hammock Isles Master shall be restored to its natural state and maintained by the Hammock Isles Master Association in a neat and attractive condition.

7.08 Disbursement of Proceeds. If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction to the Common Areas or, if no repair or reconstruction is made, shall be retained by and for the benefit of the Hammock Isles Master Association and placed in a capital improvements account.

7.09 Insufficient Proceeds. If the damage or destruction to the Common Area for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a Special Assessment against all Members on the same basis as provided for Base Assessments. Additional Special Assessments may be made in a like manner at any time during or following the completion of any repair or reconstruction.

ARTICLE VIII ASSESSMENTS

8.01 Affirmative Covenant to Pay Assessments. There is hereby imposed upon each Owner and his or her Unit, the affirmative covenant and obligation to pay to the Hammock Isles Master Association all Base, Special and Individual Assessments, together with any Assessments imposed by the Master Association. Each Owner, by acceptance of a deed or other instrument of conveyance conveying a Unit, whether or not it is so expressed in such deed or instrument, shall be obligated and agrees to pay all Assessments provided for in this Declaration.

8.02 Creation of Base Assessments. There are hereby created Base Assessments for Hammock Isles Master Expenses as the Board of Directors of the Hammock Isles Master Association may authorize from time to time.

8.03 Payment of Base Assessments. Base Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the Base Assessments for the entire fiscal year for delinquents. Unless the Board otherwise provides, the Base Assessment shall be paid on a quarterly basis, in advance.

8.04 Computation of Base Assessments. It shall be the duty of the Board of Directors of the Hammock Isles Master Association annually to prepare a budget covering the estimated Hammock Isles Master Expenses to be incurred by the Hammock Isles Master Association. This budget may include a capital contribution establishing a reserve fund for repair and replacement of capital items within Hammock Isles Master, as appropriate. Hammock Isles Master Expenses shall be allocated equally among all Units within Hammock Isles Master. The Board of Directors shall cause a copy of such budget and notice of the amount of the Base Assessment to be levied on each Unit for the coming year to be delivered at the amount of the Base Assessment to be levied on each Unit for the coming year to be delivered at least fifteen (15) days prior to the beginning of the fiscal year to each Owner of a Unit. Such budget and Assessment shall become effective unless disapproved by a majority vote of the total votes eligible to be cast by Members. There shall be no obligation to call a meeting for the purpose of considering the budget except upon a petition of Owners representing at least thirty percent (30%) of the total votes in the Hammock Isles Master Association. In the event the proposed budget is disapproved, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the preceding year shall continue for the current year.

The Base Assessment to be levied for the coming year against each Unit subject to assessment shall be computed by dividing the budgeted Hammock Isles Master Expenses by the total number of Units then subject to Assessment and reasonably anticipated to become subject to Assessment during the fiscal year.

8.05 Special Assessments. In addition to the Base Assessments, the Board of Directors may levy, in any Assessment year, without the requirement of a Member vote, a Special Assessment, for the purpose of defraying, in whole or in part, the cost of any unanticipated construction or reconstruction, repair or replacement of any property owned by the Hammock Isles Master Association or any other unbudgeted expenses of the Hammock Isles Master Association. Notice in writing of the amount of any Special Assessment and the time for payment thereof shall be made to and payable by Owners in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the Assessment year in which the Special Assessment is approved, if the Board so determines.

8.06 Individual Assessments. All monetary fines assessed against an Owner pursuant to the Hammock Isles Master Documents, or any expense of the Hammock Isles Master Association which is the obligation of an Owner or which is incurred by the Hammock Isles Master Homeowner's Association on behalf of the Owner pursuant to Hammock Isles Master Documents, shall be an Individual Assessment and shall become a lien against such Owner's Unit which may be foreclosed or otherwise collected as provided herein. Notice of the amount and due date of such Individual Assessments shall be sent to the Owner subject to such Assessment.

8.07 Declarant's Obligation for Assessments. Beginning on the date of the recordation hereof, and continuing until termination of the Class B Membership, Declarant may, in its sole discretion, elect not to pay Base Assessments on Units it owns, but pay the difference, if any, between the amount of Base Assessments payable by Owners other than Declarant and the actual Hammock Isles Master Expenses. If Declarant determines not to pay the difference between the amount of Base Assessments payable by Owners other than Declarant and the actual Hammock Isles Master Expenses, then Declarant shall pay Base Assessments as any other Owner pays for Units. Unless Declarant otherwise notifies the Board, in writing, at least (60) days prior to the end of each fiscal year, Declarant shall be deemed to have elected to continue paying on the same

basis as the preceding fiscal year. Declarant's obligations hereunder may be satisfied in the form of a cash subsidy or by "in kind" contributions of services or materials, or a combination of these.

8.08 Establishment of Lien. Failure to pay any and all Assessments when due, together with interest at a rate not to exceed the lesser of (a) the highest rate allowed by applicable usury law, or (b) eighteen (18%) per annum, as computed from the date the delinquency first occurs, and such late charges and fines as may be established by the Board of Directors and costs and reasonable attorneys' fees, shall be a charge on the Unit and shall be continuing lien upon the Unit against which such Assessment is made. Each Assessment, together with interest, late charges, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Unit at the time the Assessment arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no Institutional Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid Assessments which accrued prior to such acquisition of title.

Upon recording of a notice of lien on any Unit, there shall exist a perfected lien for unpaid Assessments prior and superior to all other liens, except (1) all taxes, bonds, assessments and other levies which by law would be superior thereto, and (2) the lien or charge of any first mortgage of record (meaning any recorded mortgage with first priority over other mortgages) made in good faith and for value with an Institutional Mortgagee. Such lien, when delinquent, may be enforced by suit, judgment and foreclosure. The Hammock Isles Master Association, acting on behalf of its Members, shall have the power to bid for the Unit, as applicable, at foreclosure sale and to acquire and hold, lease, mortgage and convey the same. During the period in which a Unit is owned by the Hammock Isles Master Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no Assessments shall be levied on it; and (c) each other Unit shall be charged, in addition to its usual Assessment, its equal pro rata share of the Assessments that would have been charged such Unit had it not been acquired by the Hammock Isles Master Association as a result of foreclosure. Suit to recover a money judgment for unpaid Assessments and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same.

8.09 Reserve Budget and Capital Contribution. The Board of Directors may annually prepare a reserve budget to take into account the number and nature of replaceable assets, the expected life of each asset and the expected repair or replacement cost. The Board may set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Hammock Isles Master Association, as shown on the budget, with respect both to amount and timing by annual Assessments over the period of the budget. The capital contribution required, if any, may be fixed by the Board and included within and distributed with the budget.

8.10 Date of Commencement of Assessments. The obligation to pay the Assessments provided for herein shall commence as to each Unit on the first day of the first month following the date of conveyance of such Unit by the Declarant. The first year's Assessment shall be adjusted according to the number of months remaining in the fiscal year at the time Assessments commence on the Unit.

8.11 Statement of Status of Assessments. Upon ten (10) days' written notice to the Treasurer of the Hammock Isles Master Association or the manager and payment of a processing fee set by the Hammock Isles Master Association from time to time, not to exceed fifty dollars (\$50), any Owner or Institutional Mortgagee of a Unit may request confirmation from the Hammock Isles Master Association setting forth:

- (a) The amount of any unpaid Assessments (whether Base, Special or Individual), interest, late charges, costs, expenses and attorneys' fees then existing against a particular Unit;
- (b) The amount of the current periodic installments of the base Assessment and the date through which they are paid; and,
- (c) Any other information deemed proper by the Hammock Isles Master Association.

The information contained in such statement, when signed by an officer of the Hammock Isles Master Association, shall be conclusive upon the Hammock Isles Master Association as to the person or persons to whom such statement is issued and who rely on it in good faith.

Prior to the issuance of such a statement, the Hammock Isles Master Association may request the name of any proposed transferee of the Unit and the scheduled closing date. This will permit the records of the Hammock Isles Master Association to accurately identify Members.

8.12 Exempt Property. Notwithstanding anything to the contrary herein, the following property shall be exempt from payment of Assessments:

- (a) Common Areas; and,
- (b) all property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public schools, public streets and public parks, if any.

8.13 Assessments Levied By The Master Association. The Hammock Isles Master Association shall, upon the request of the Master Association, collect assessments owed to the Master Association by Owners. The Hammock Isles Master Association shall remit this amount to the Master Association within ten (10) days of its receipt along with an accounting of the Owners who have made payments and the amounts thereof. In the event any amount owed the Master Association is not timely paid to the Master Association by the Owners or the Hammock Isles Master Association, the Master Association shall have the right to enforce its rights under the Master Documents against the Owner(s) whose payment is not received by the Master Association. The Hammock Isles Master Association shall have no right of set-off, diminution or abatement with respect to assessments collected on behalf of the Master Association.

ARTICLE IX HAMMOCK ISLES MASTER AREA USE RESTRICTIONS

All Units shall be used only for single family residence purposes as permitted by applicable law and in accordance with the Master Community Documents and applicable individual HOA within Hammock Isles.

ARTICLE X GENERAL PROVISIONS

10.01 Term. The covenants and restrictions of this Declaration shall run with and bind the property subjected to this Declaration, and shall inure to the benefit of and shall be enforceable by Declarant, the Master Association, the Hammock Isles Master Association or the Owner of any portion of the property subjected to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument in writing, signed by the majority of the then current Owners in Hammock Isles Master, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

10.02 Amendment. Until the termination of the Class B Membership, Declarant may unilaterally amend this Declaration. After such termination, the Declarant may unilaterally amend this Declaration at any time and from time to time as such amendment is (a) necessary to bring any provision hereof into compliance with any applicable governmental statutes, rule or regulation, or judicial determination; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Units; (c) required by an Institutional Mortgagee to enable such lender or a purchaser to make or purchase mortgage loans on the

Units; or (d) necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Units; provided, however, any such amendment shall not adversely affect the title to any Unit unless the Owner thereof shall consent thereto in writing. So long as it still owns any of the Property for development or sale in Hammock Isles Master, the Declarant may unilaterally amend this Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any Owner. Thereafter or otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing sixty-seven percent (67%) of the total votes in the Hammock Isles Master Association, including sixty-seven percent (67%) of the votes held by the Class A Members and the Class B Member so long as such membership exists; provided, however, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the public records of the County to be effective.

If an Owner consents to any amendment to this Declaration or the By-Laws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any mortgage or contract between the Owner and the third party will affect the validity of such amendment. No amendment may remove, revoke or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

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

10.04 Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one(21) years after the date of the last survivor of the now living descendants of John F. Kennedy.

10.06 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Hammock Isles Master Association unless approved by a vote of seventy-five percent (75%) of the votes eligible to be cast by the Members of the Hammock Isles Master Association. This Section shall not apply, however, to: (a) actions brought by the Hammock Isles Master Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Hammock Isles Master Association in proceedings instituted against it. In the event any claim is made against Declarant or any litigation is instituted against Declarant, then the Hammock Isles Master Association shall assess all Members of the Hammock Isles Master Association, other than the Declarant, for the costs of said claim or litigation, including without limitation, attorneys' fees incurred, and funds from any other Assessments shall not be used for any such claim or litigation. In the event the Declarant is the prevailing party, the Hammock Isles Master Association shall levy a Special Assessment against all Owners of Units in Hammock Isles Master, other than the Declarant, and pay to the Declarant all of its cost, including attorney fees both at trial and on appeal, for any such claim or litigation. This provision shall not be amended unless such amendment is made by the Declarant or is approved by the percentage of votes and pursuant to the same procedures necessary to institute proceedings as provided above.

ARTICLE XI MORTGAGE RIGHTS

11.01 General. The following provisions are for the benefit of holders, insurers or guarantors of first mortgages on Units. To the extent applicable, necessary or proper, the provisions of this Article apply to this Declaration, the Articles and the By-Laws.

11.02 Notices of Action. A holder, insurer or guarantor of a first mortgage, who provides written request to the Hammock Isles Master Association (such request to state the name and address of such

holder, insurer or guarantor and identification of the Unit), shall be an "eligible holder" (hereinafter "Eligible Holder") and shall be entitled to timely written notice of:

(a) An Owners' default in performance of any obligation under the Hammock Isles Master Documents, including any delinquency in the payment of Assessments or charges owed by an Owner of a Unit subject to a first mortgage held, insured or guaranteed by such Eligible Holder (or any Institutional Mortgagee) which continues for a period of sixty (60) days;

(b) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Hammock Isles Master Association; or

(c) Any proposed action which would require the approval of a specified percentage of Eligible Holders, as required in Sections 13.03 and 13.04.

11.03 Eligible Holders' Approval of Amendments to Documents. To the extent permitted by Florida law, the following approvals shall be required:

(a) The approval of sixty-seven percent (67%) of the Eligible Holders of mortgages on Units subject to Eligible Holder mortgages shall be required to terminate the legal status of the Hammock Isles Master Association; and

(b) The approval of at least fifty-one (51%) of the Eligible Holders of mortgages on Units subject to Eligible Holder mortgages shall be required to add to or amend any material provision of the Hammock Isles Master Documents which establish, provide for, govern or regulate any of the following (an addition or amendment shall not be deemed material if it is for the purpose of correcting technical errors or for clarification):

- (1) Voting;
- (2) Assessments, Assessment liens, subordination of such liens;
- (3) Insurance or fidelity bonds;
- (4) Any provisions which are for the express benefit of mortgagees;
- (5) Boundaries of any Unit; or,
- (6) Leasing of Units.

11.04 Other Approval Requirements. Unless at least sixty-seven percent (67%) of the Institutional Mortgagees (based on one (1) vote for each first mortgage owned) have given their prior written approval, the Hammock Isles Master Association shall not be entitled to:

(a) Change the method of determining the obligations, Assessments, dues or other charges which may be levied against an Owner;

(b) By act or omission, change, waive or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance of improvements on Units, provided, however, the issuance and amendment of the Hammock Isles Master Design Review Criteria by the Committee or the issuance and amendment of architectural standards, procedures, rules and regulations or use restrictions shall not constitute a change, waiver or abandonment within the meaning of this provision.

11.05 Approval Deemed Given. If approval of an Eligible Holder or Institutional Mortgagee is requested in writing pursuant to this Article and a negative response is not received by the Hammock Isles Master Association within thirty (30) days after such Eligible Holder's or Institutional Mortgagee's receipt thereof, then such Eligible Holder or Institutional Mortgagee shall be deemed to have given its approval.

**ARTICLE XII
SHARED AREAS AND FACILITIES**

12.01 General. The Plat of Hammock Isles Master comprehends a subdivision of lands consisting of residential building sites, hereinafter referred to as the Lots, on either side a private road designated as Venezia Grande Drive hereinafter referred to as the Roadway. Declarant may, but shall not be obligated to, install entrance features, walls and/or fences, lighting components, landscape plantings and irrigation systems along portions of the Roadway, and the perimeter of Hammock Isles Master.

12.02 Easements. The Plat reflects Easements which are dedicated as stated on the Plat.

It is hereby declared that each of the Easements are further dedicated, granted and reserved in favor of the Hammock Isles Master Association for the erection, maintenance, repair, replacement and reconstruction of all entrance features, walls and/or fences, lighting components, landscape plantings and irrigation systems constructed by Declarant, and any other common facilities which the Hammock Isles Master Association may later elect to install if such common facilities shall be approved by the Members; provided, however, that no wall, fence, lighting component or landscaping shall be installed by the Hammock Isles Master Association along the boundary of Hammock Isles Master which abuts The Vineyards Country Club.

12.03 Expenses. The costs of operating, maintaining, repairing, replacing and reconstructing the Roadway and all walls and/or fences, lighting components, landscape plantings, irrigation systems and other common facilities located within the Roadway and/or the Easements shall be a common expense under this Declaration.

IN WITNESS WHEREOF, VINEYARDS DEVELOPMENT CORPORATION, a Florida Corporation, has executed this Declaration of Covenants, Conditions and Restrictions for the Hammock Isles Master Association on this 22 day of Sept., 2003.

Signed, sealed and delivered
the presence of:

VINEYARDS DEVELOPMENT CORPORATION,
a Florida Corporation

[Signature]
Printed name of Witness

[Signature]
By: Michel Saadeh
Its: President & CEO.

[Signature]
Printed name of Witness

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of Sept. 2003 by Michel Saadeh, who is personally known to me and who did take an Oath, as President and CEO of the Vineyards Development Corporation, a Florida Corporation, on behalf of said corporation.

[NOTARY SEAL]



Robert Rogers
MY COMMISSION # CC912116 EXPIRES
March 19, 2004
FINANCED THROUGH FARM INSURANCE, INC.

[Signature]
Notary Signature

Printed name of Notary
My Commission Expires:

V:\VDC\Legal\ROBERT\DEVELOPHAMMOCK\DECLMASTER.doc

Exhibit A
Property Description

Plat Book 40, Page 40, Public Records of Collier County, Florida.

Exhibit B

**ARTICLES OF INCORPORATION
OF
HAMMOCK ISLES MASTER
ASSOCIATION, INC.**

Prepared by:
Robert F. Rogers, Esq.
75 Vineyards Boulevard
Naples, Florida 34119

**ARTICLES OF INCORPORATION
OF
HAMMOCK ISLES MASTER
ASSOCIATION, INC.
(not-for-profit corporation)**

THE UNDERSIGNED hereby executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation under Florida Statutes Chapter 617 and certifies as follows:

(ALL TERMS USED HEREIN NOT OTHERWISE DEFINED SHALL BE AS DEFINED IN THE HAMMOCK ISLES MASTER DECLARATION.)

**ARTICLE I
NAME**

The name of the corporation shall be **HAMMOCK ISLES MASTER ASSOCIATION, INC.**, having its principal office at 75 Vineyards Blvd., Naples, Florida 34119, and its duration shall be perpetual, commencing on the date of filing of these Articles by the Incorporator.

**ARTICLE II
PURPOSE**

The Hammock Isles Master Association is organized as a not-for-profit corporation to further the interests of Members.

**ARTICLE III
POWERS**

The powers of the Hammock Isles Master Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Hammock Isles Master Association shall have all of the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, the By-Laws and the Hammock Isles Master Declaration.

Section 2. Necessary Powers. Subject to any limitations contained in the Master Declaration, the Hammock Isles Master Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purpose, including, without limitation:

- A. The power to fix, levy and collect Assessments against Units and Members, as provided for in the Hammock Isles Master Declaration.
- B. The power to expend monies collected for the purpose of paying the expenses of the Hammock Isles Master Association.
- C. The power to own, manage, control, operate, maintain, repair and improve the Common Areas.
- D. The power to maintain the Areas of Common Responsibility.
- E. The power to purchase supplies, materials and lease equipment required for the maintenance, repair, replacement, operation and management of the Areas of Common Responsibility.

F. The power to insure and keep insured the improvements within the Common Areas as provided in the Hammock Isles Master Declaration.

G. The power to employ the personnel required for the operation of the Hammock Isles Master Association and operating and maintaining of the Areas of Common Responsibility.

H. The power to pay utility bills for utilities serving the Common Areas as provided in the Hammock Isles Master Declaration.

I. The power to pay all taxes and assessments which are liens against the Common Areas as provided in the Hammock Isles Master Declaration.

J. The power to establish and maintain a reserve fund for capital improvements, repairs and replacements.

K. The power to improve the Common Areas as provided in the Declaration, subject to the limitations set forth in the Hammock Isles Master Declaration.

L. The power to control and regulate the use of the Common Areas as provided in the Hammock Isles Master Declaration.

M. The power to make reasonable rules and regulations and to amend the same from time to time.

N. The power to enforce by any legal means the provisions of the Hammock Isles Master documents.

O. The power to borrow money and the power to select depositories for the Hammock Isles Master Association's funds, and to determine the manner of receiving, depositing and disbursing those funds and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by the By-Laws.

P. The power to enter into a long term contract with any person, firm, corporation or management agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the Areas of Common Responsibility. The contract may provide that the total operation of the managing agent, firm or corporation shall be at the cost of the Hammock Isles Master Association. The contract may further provide that the managing agent shall be paid from time to time a reasonable fee.

Q. The power to contract for the management of the Hammock Isles Master Association and to delegate to the manager all of the powers and duties of the Hammock Isles Master Association, except with respect to those matters which must be approved by Members.

R. The power to establish additional officers and/or directors of the Hammock Isles Master Association and to appoint all officers except as otherwise provided in the By-Laws.

S. The power to appoint committees as the Board of Directors may deem appropriate.

T. The power to collect delinquent Assessments by suit or otherwise, to abate nuisances and to fine, enjoin or seek damages from Members for violation of the provisions of Hammock Isles Master documents.

U. The power to bring suit and to litigate on behalf of the Hammock Isles Master Association as may be desirable or necessary for the proper management of the Hammock Isles Master Association.

V. The power to adopt, alter and amend or repeal the By-Laws of the Hammock Isles Master Association as may be desirable or necessary for the proper management of the Hammock Isles Master Association.

W. The power to engage in any other activities which will foster, promote and advance the common interests of all Members.

X. The power to require all Owners of Units in Hammock Isles Master to become Members of the Hammock Isles Master Association.

Y. The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described.

Z. The power to take any other action necessary for the purposes for which the Hammock Isles Master Association is formed.

AA. The foregoing enumeration of powers shall not limit or restrict the exercise of other and further powers which are contained in the Governing Documents or which may now or hereafter be permitted by law.

Section 3. Funds and Title to the Properties. All funds and title to all properties acquired by the Hammock Isles Master Association and the proceeds thereof shall be held for the benefit of the Members in accordance with the provisions of the Hammock Isles Master Declaration and the By-Laws. No part of the income, if any, of the Hammock Isles Master Association shall be distributed to the Members, directors or officers of the Hammock Isles Master Association.

Section 4. Limitations. The powers of the Hammock Isles Master Association shall be subject to and exercised in accordance with the provisions of the Hammock Isles Master Declaration and the Master Declaration.

**ARTICLE IV
MEMBERSHIP**

Qualification for and admission to membership in the Hammock Isles Master Association shall be regulated by the Hammock Isles Master Declaration.

**ARTICLE V
BOARD OF DIRECTORS**

The affairs of the Hammock Isles Master Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors. The following persons shall constitute the initial Board of Directors:

| Name | Address |
|------------------|---|
| Michel Saadeh | 75 Vineyards Blvd. Naples, Florida 34119 |
| Robert F. Rogers | 75 Vineyards Blvd. Naples, Florida 34119 |
| Michael Procacci | 75 Vineyards Blvd. Naples, Florida 34119 |

The method of election and terms of office, removal and filling of vacancies shall be as set forth in the By-Laws of the Hammock Isles Master Association.

**ARTICLE VI
INDEMNIFICATION OF OFFICERS,
DIRECTORS AND COMMITTEE MEMBERS**

The Hammock Isles Master Association shall indemnify its directors, officers and committee members and may indemnify its employees and agents, to the fullest extent permitted by the provisions of the Florida Not-For-Profit Corporation Act, as amended from time to time, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any by-law, agreement, vote of the Members or disinterested directors, officers or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, committee member, employee or agent, and shall inure to the benefit of the heirs, executors and administrator of such a person and an adjudication of liability shall not affect the right to indemnification for those indemnified. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officer, director or committee member of the Hammock Isles Master Association may be entitled.

**ARTICLE VII
INCORPORATOR**

The name and address of the incorporator of the Hammock Isles Master Association is:

| <u>Name</u> | <u>Address</u> |
|------------------|---|
| Robert F. Rogers | 75 Vineyards Blvd. Naples, Florida 34119 |

**ARTICLE VIII
BY-LAWS**

The By-Laws of the Hammock Isles Master Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles or the Hammock Isles Master Declaration and any such amendment shall be void.

**ARTICLE IX
AMENDMENT**

These Articles may be amended only upon the affirmative vote of seventy five percent (75%) or more of the votes of Members at a duly called meeting of the Members.

**ARTICLE X
CONSTRUCTION**

These Articles and the By-Laws of the Hammock Isles Master Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Master Declaration and the Hammock Isles Master Declaration. In the event of any conflict between the terms of the Master Declaration, the Hammock Isles Master Declaration, the Articles of Incorporation or the By-Laws, the

following order of priority shall apply: the Master Declaration, the Hammock Isles Master Declaration, the Articles and the By-Laws.

**ARTICLE XI
REGISTERED AGENT AND REGISTERED OFFICE**

The name of the initial registered agent shall be Robert F. Rogers, and the street address of the registered office of the Association shall be 75 Vineyards Blvd., Naples, Florida 34119.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 15 day of Sept., 2003.

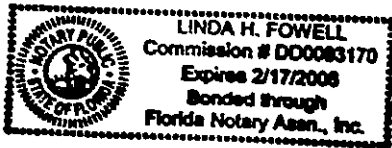



ROBERT F. ROGERS

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING Articles of Incorporation were acknowledged before me by Robert F. Rogers, the incorporator named therein. He is personally known to me or produced a current driver's license as identification and did take an oath.

IN WITNESS WHEREOF I have hereunder set my hand and affixed my seal under the law of the State of Florida, this 15th day of SEPTEMBER, 2003.




Printed Name: LINDA H. FOWELL

State of Florida at Large
My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED

FIRST--THAT HAMMOCK ISLES MASTER ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, DESIGNATES ITS PRINCIPAL PLACE OF BUSINESS AS 75 VINEYARDS BLVD., NAPLES, FLORIDA 34119.

SECOND--THAT HAMMOCK ISLES MASTER ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, DESIGNATES ROBERT F. ROGERS LOCATED AT 75 VINEYARDS BLVD., NAPLES, FLORIDA 34119 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

HAMMOCK ISLES MASTER
ASSOCIATION, INC.

SIGNATURE: 
BY: MICHEL SAADEH
ITS: PRESIDENT

DATE: 9/15/03

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE: 
BY: ROBERT F. ROGERS

DATE: 9/15/03

Retn:
ROBERT F ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCK ISLES VILLAS

(This Declaration is supplemented by the Hammock
Isles Villas Community Standards & Guidelines
Handbook, attached as Exhibit C. If there is a
contradiction between this Declaration and the
Community Standards and Guidelines Handbook, the
Handbook shall control.)

Exhibit A – Property Description
Exhibit B – Articles of Incorporation
Exhibit C – Handbook

Prepared By:
Robert F. Rogers, Esq.
75 Vineyards Boulevard
Naples, Florida 34119

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**DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
FOR
HAMMOCK ISLES VILLAS
HOMEOWNERS' ASSOCIATION**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this _____ day of _____, 2003, by **VINEYARDS DEVELOPMENT CORPORATION**, a Florida Corporation, hereinafter referred to as **Declarant**, joined by **HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation.

BACKGROUND

- A. Definitions are set forth in Article II.
- B. Declarant intends, but is not obligated, to develop Hammock Isles Villas, according to the Plat thereof recorded in Plat Book 40 at Page 40 of the Public Records of Collier County, Florida, herein referred to as Hammock Isles Villas or the Property located within the Vineyards subdivision and described in attached Exhibit A.
- C. Hammock Isles Villas is subject to the Master Declaration of the Vineyards, recorded in OR Book 1284, Page 1938, as amended and restated in OR Book 1763, Page 1228, and the Hammock Isles Master Association (HIMA) recorded simultaneously herewith in the Public Records of Collier County, Florida and all amendments thereto. The Vineyards Master Declaration is enforced by the Vineyards Master Association. Each owner of a unit or lot in the Vineyards is a member of the Vineyards Master Association.
- D. In addition to the Master Association and HIMA, other covenants and restrictions, and other associations may be imposed on a neighborhood by Declarant.
- E. Hammock Isles Villas will be encumbered by both the Master Declaration, the HIMA, and this Declaration and will be governed by both the Master Association, the HIMA and the Hammock Isles Villas Homeowners' Association.

STATEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS

Declarant declares that the Property and any and all additional property which is hereinafter subjected to this Declaration shall be held, transferred, sold and conveyed subject to the following covenants, conditions, restrictions and easements set forth in this Declaration, which shall run with the Property, be part of the Property and inure to the benefit of, and be enforceable by, each Owner and their successors in title.

**ARTICLE I
INTENT OF DECLARATION**

This Declaration shall be binding on the Property.

This Declaration is intended to work in harmony with the Declarations of the Hammock Isles Villas Homeowners' Association, Hammock Isles Villas Homeowners' Association and the Hammock Isles Custom Homes Homeowners' Association. Should there be a conflict between this document and any of the individual documents, the Board of Directors of the Hammock Isles Master Association shall determine which document controls. In addition, all responsibilities contained herein are

intended to be consistent with the responsibilities contained in the individual association documents and failure to comply with one document will be a violation of all.

This Declaration is intended to provide for the preservation and enhancement of the value, desirability and attractiveness of the Property by imposing mutually beneficial covenants, conditions, restrictions and easements on the Property. This Declaration provides a reasonable and flexible procedure for the overall development of the Property and establishes a method of administration, maintenance, preservation, use and enjoyment of the Property.

The Property will be developed in accordance with all applicable approvals granted by the P.U.D. Agreement for the Vineyards, the development orders and all permits and other approvals for the Property and the Vineyards, as the same may exist from time to time.

ARTICLE II DEFINITIONS

2.01 "Hammock Isles Villas" and "Hammock Isles Villas at the Vineyards" shall mean the same as Hammock Isles Villas and refer to the neighborhood constructed on the Property, including but not limited to the Units and Common Area.

2.02 "Area of Common Responsibility" shall mean and refer to the Common Areas together with those areas which by the terms of this Declaration are the maintenance responsibility of the Hammock Isles Villas Homeowners' Association, including without limitation maintenance of the exterior of Units. The Areas of Common Responsibility shall also include those areas, if any, which are to be maintained by the Hammock Isles Villas Homeowners' Association pursuant to a contract entered into by the Hammock Isles Villas Homeowners' Association and a third party.

2.03 "Articles" shall mean and refer to the Articles of Incorporation of Hammock Isles Villas Homeowners' Association, Inc. which are filed with the Secretary of State of Florida, as same may be amended from time to time.

2.04 "Assessments" shall mean Base, Special and Individual Assessments, collectively.

2.05 "Base Assessment" shall mean and refer to assessments levied in accordance with Section 9.02 of this Declaration.

2.06 "Board of Directors" or "Board" shall mean and refer to the governing body of the Hammock Isles Villas Homeowners' Association.

2.07 "Common Areas" shall mean and refer to those areas of land shown on any plat of Hammock Isles Villas which are dedicated to or owned by the Hammock Isles Villas Homeowners' Association, or any other property which is dedicated, conveyed, leased or licensed to the Association, and which are intended to be devoted to the common use and enjoyment of Members. Common Area may be dedicated by Supplement. The term "Common Area" shall also include any personal property acquired by the Hammock Isles Villas Homeowners' Association if said property is designated as Common Area in the bill of sale or instrument transferring same or subsequently declared by the Association or the Declarant to be Common Area. Any land or personal property leased by the Association shall lose its character as Common Area upon the expiration of such lease. Common Areas shall include, but not be limited to, streets, perimeter walls and entry features.

2.08 "Community Wide Standards" shall mean the standards of conduct, maintenance or other activity generally prevailing through the Vineyards. Such standards may be more specifically determined pursuant to the Master Community Documents.

2.09 "County" shall mean Collier County, Florida.

2.10 "Declarant" shall mean and refer to Vineyards Development Corporation, a Florida Corporation, and its successors in interest. A person or entity other than the Vineyards Development Corporation, shall be deemed a successor in interest of the Declarant only if specifically so designated in a duly recorded supplemental declaration, which supplemental Declaration shall specifically state that the rights of the said Vineyards Development Corporation under the aforementioned Agreement have expired, and shall be deemed a successor in interest of Declarant only as to the particular rights or interest specifically designated in the recorded Supplement.

2.11 "Declaration" or "Hammock Isles Villas Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Hammock Isles Villas.

2.12 "Director" shall mean a member of the Board of Directors elected or designated as such in the Articles or By-Laws.

2.13 "Eligible Holder" is defined in Section 13.2 hereof.

2.14 "Governing Documents" shall mean and refer to the Master Community Documents (2) and the Hammock Isles Villas Documents.

2.15 "Individual Assessment" shall mean an assessment levied in accordance with Section 9.06 of this Declaration.

2.16 "Institutional Mortgagee" shall mean (a) any generally recognized lending institution having a first mortgage lien upon a Unit in Hammock Isles Villas including, but not limited to, any of the following institutions: a Federal or state savings and loan or building and loan association; a national, state or other bank or real estate investment trust; a mortgage banking company doing business in the State of Florida; a life insurance company, or a subsidiary of a holding company owning any of the foregoing; or (b) any secondary mortgage market institution including the Federal National Mortgage Association (FNMA), Government National Mortgage Association (GNMA), Federal Housing Administration (FHA) and Veterans Administration (VA) and such other secondary mortgage market institutions as the Board shall hereafter approve in writing which have acquired a first mortgage upon a Unit; or (c) any and all investors or lenders, or the successors and assigns of such investors or lenders, which have loaned money to Declarant to acquire or to construct improvements upon the property in Hammock Isles Villas and who have a mortgage lien or any priority on all or a portion of the property in the Hammock Isles Villas securing such loan; or (d) such other lenders as the Board shall hereafter approve in writing which have acquired a first mortgage lien upon a Unit; or (e) Declarant.

2.17 "Master Association" shall mean and refer to The Vineyards Community Association, Inc., a Florida not-for-profit corporation, or any successor thereof by whatever name, charged with the duties and obligations set forth in the Master Community Documents.

2.18 "Master Community Documents" shall mean any and all documents, instruments and agreements established by Declarant creating and governing the Vineyards, including, but not limited to, the Master Declaration, the articles of incorporation and By-Laws of the Master Association, Design Standards and Guidelines, Community Wide Standards and any procedures, rules, regulations or policies adopted by the Master Association.

2.19 "Master Declaration" shall mean the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for the Vineyards, recorded in the Public Records of the County and all amendments thereto.

2.20 **"Members"** shall mean and refer to any person or entity holding memberships in the Hammock Isles Villas Homeowners' Association. All Owners of Units shall be Members; provided, however, that there shall be no more than one(1) Membership for each Unit.

2.21 **"New Construction Committee"** or **"Committee"** shall mean the committee formed pursuant to Article XI hereof to maintain the quality and architectural harmony of improvements in Hammock Isles Villas.

2.22 **"Owners"** shall mean and refer to the record Owner(s) of fee simple title in a Unit (including Declarant, but excluding any party holding an interest merely as a security for the performance of an obligation). If a Unit is sold under a recorded contract of sale, and the contract specifically so provides, then the purchaser (rather than the fee owner) will be considered the Owner. If a Unit is subject to a written lease with a term in excess of one year and the lease specifically so provides, then upon filing a copy of the lease with the Board of Directors, the lessee (rather than the fee owner) will be considered the Owner for purposes of exercising all privileges of membership in the Hammock Isles Villas Homeowners' Association.

2.23 **"Property" or "Properties"** shall mean and refer to Hammock Isles Villas.

2.24 **"Special Assessments"** shall mean an assessment levied in accordance with Section 9.05 of this Declaration.

2.25 **"Streets"** shall mean and refer to any roadway which is constructed by Declarant and dedicated to the Hammock Isles Villas Homeowners' Association; Streets and all median landscaping and specifically surface treatments such as, but not limited to, pavers or stamped concrete shall be Common Area.

2.26 **"Supplement"** shall mean a written amendment or supplement to this Declaration executed by or consented to by Declarant for the purpose of subjecting additional property to this Declaration; or for assigning or designating a portion of the Property for a particular use or value; or for such other purpose or purposes permitted elsewhere in this Declaration to modify these restrictions as they apply to a portion of Hammock Isles Villas; or to impose, expressly or by reference, additional restrictions and obligations on all or any portion of Hammock Isles Villas.

2.27 **"Units"** shall mean a portion of Hammock Isles Villas, whether developed or undeveloped, intended for development, use, and occupancy as residential dwelling units and shall, unless otherwise specified, include within its meaning vacant land intended for development. The term shall include all portions of the lot owned as well as any structure thereon. Each dwelling shall be deemed to be a separate Unit. In the case of a parcel of vacant land or land on which improvements are under construction, the parcel shall be deemed to contain the number of Units designated for such parcel on the current site plan approved by the Architectural Review Board of the Vineyards and the local governmental entity having jurisdiction of Hammock Isles Villas, until such time as a certificate of occupancy is issued on all or a portion thereof by the local governmental entity having jurisdiction, after which time the portion designated in the certificate of occupancy shall constitute a separate Unit or Units as determined above, and the number of Units on the remaining land, if any, shall continue to be determined in accordance with this Section.

2.28 **"Vineyards"** shall mean the real property which is subject to the Master Declaration pursuant to the terms thereof.

2.29 **"Hammock Isles Villas Homeowners' Association"** shall mean and refer to Hammock Isles Villas Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns by whatever name, charged with the duties and obligations hereinafter set forth and in the Articles of Incorporation and the By-Laws, a copy of the Articles of Incorporation is attached hereto as Exhibit B.

2.30 "Hammock Isles Villas Documents" shall mean, collectively, any and all documents, instruments and agreements governing Hammock Isles Villas, including, but not limited to, the Hammock Isles Villas Declaration, the Articles of Incorporation, By-Laws, Design Standards and Guidelines, the Hammock Isles Villas Design Review Criteria and any procedures, rules, regulations or policies adopted thereunder by which the Hammock Isles Villas Homeowners' Association administers Hammock Isles Villas.

2.31 "Hammock Isles Villas Expenses" shall mean and include those actual estimated common expenses incurred or to be incurred by the Hammock Isles Villas Homeowners' Association to benefit primarily the Owners of Units within Hammock Isles Villas.

2.32 "Hammock Isles Villas Representative" shall mean the individual permitted to vote on behalf of and represent the Members on Master Association matters.

2.33 "Hammock Isles Villas Standards and Guidelines Book," attached as Exhibit C shall mean the standards of conduct, construction, maintenance, architecture, landscaping or other activity generally prevailing throughout Hammock Isles Villas. Such standards may be more specifically determined by the Declarant or by the Board of Directors of the Hammock Isles Villas Homeowners' Association, but shall in no event be less restrictive than the Community Wide Standards.

**ARTICLE III
GENERAL PLAN FOR DEVELOPMENT OF
HAMMOCK ISLES VILLAS PROPERTY; SUPPLEMENTS**

3.01 Plan for Development.

(a) General. Declarant presently plans to develop Hammock Isles Villas as single family homes. Declarant also has the right to develop a portion of Hammock Isles Villas as Common Areas, which may include, without limitation, streets, entry signs, lighting and landscaping. Declarant makes no representations or warranties of any kind or nature that it will construct single family homes or any Common Areas in Hammock Isles Villas. Declarant reserves to itself the right, in its sole discretion, to develop Hammock Isles Villas in any manner it desires, in accordance with the requirements of the Architectural Review Board of the Vineyards and the local governmental entity having jurisdiction of Hammock Isles Villas.

(b) Declaration, Hammock Isles Villas Homeowners' Association. This Declaration is not a declaration of condominium. No portion of Hammock Isles Villas is submitted by this Declaration to the condominium form or ownership. Declarant has caused the Hammock Isles Villas Homeowners' Association to be formed to perform certain administrative and operation functions regarding Hammock Isles Villas as set forth more fully in the Hammock Isles Villas Documents. The Hammock Isles Villas Homeowners' Association is not a condominium association and therefore shall not be governed by the provisions of Chapter 718, Florida Statutes. The expressed intent of the Hammock Isles Villas Documents is that the substantive rights hereunder shall not be affected by legislation subsequent to the date of the execution of the Hammock Isles Villas Documents.

3.02 Property. Declarant shall have the right by supplement to change the use of any portion of Hammock Isles Villas subject only to the approval of the Owners of the Property. Additionally, Declarant reserves the right by supplement to determine that any portion of Hammock Isles Villas is no longer subject to this Declaration, subject only to the consent of the Architectural Review Board of the Vineyards and the local governmental entity having jurisdiction of Hammock Isles Villas; provided, however, that any such withdrawal is not unequivocally contrary to the overall, uniform scheme of development of Hammock Isles Villas. In addition to the initial property subject to this Declaration, any property which Declarant shall acquire within Hammock Isles Villas shall be automatically subject to this Declaration.

3.03 Supplements. Declarant shall have the right, alone and in its sole discretion, to execute and record in the Office of the Clerk of the Circuit Court of the County, a supplement containing provisions which (a) assign a specific use to any portion of Hammock Isles Villas; (b) modify the provisions of this Declaration as they apply to all or any portion of Hammock Isles Villas; (c) create new provisions to this Declaration as they apply to all or any portion of Hammock Isles Villas; (d) withdraw the applicability of any of the provisions of this Declaration; and (e) do anything else permitted by this Declaration.

**ARTICLE IV
LAND USE WITHIN HAMMOCK ISLES VILLAS
AND COMMON AREAS**

4.01 Land Use Within Hammock Isles Villas.

(a) In general, Declarant may, in its sole and absolute discretion, establish any use for the Property consistent with the terms of this Declaration, the Master Declarations, the P.U.D. Agreement covering the Vineyards and applicable governmental orders, approval, permits and regulations. The Property shall be subject to the use restrictions set forth in the Master Declaration and the design standards and guidelines adopted by the New Construction Committee (as defined in the Master Declaration) of the Master Association as the same may be supplemented by additional guidelines and standards adopted by the New Construction Committee (as defined in the Master Declaration) of the Master Association.

(b) Replacements, Repairs and Alterations. All replacements, repairs and other alterations to any of the Units must be consistent with the original design of the Unit, this Declaration and the Master Declaration.

4.02 Common Areas. The Common Areas shall be those areas specifically designated by Declarant as exclusively or primarily for use by Owners. Declarant shall, at any time prior to the termination of its Class B Membership, convey and transfer (or cause to be conveyed or transferred) to the Hammock Isles Villas Homeowners' Association, and the Hammock Isles Villas Homeowners' Association shall accept, all of the Common Area. Certain portions of Hammock Isles Villas may be conveyed to the Master Association as Common Area or Neighborhood Common Area (as those terms are defined in the Master Declaration).

THE HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION SHALL ACCEPT "WHERE IS, AS IS" THE CONVEYANCE OF SUCH COMMON AREA WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IN FACT OR BY LAW, WITH RESPECT THERETO, INCLUDING, WITHOUT LIMITATION, REPRESENTATIONS OR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR THE ORDINARY OR ANY PARTICULAR PURPOSE, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES REGARDING FUTURE REPAIRS OR REGARDING THE CONDITION, CONSTRUCTION, ACCURACY, COMPLETENESS, DESIGN, ADEQUACY OF THE SIZE OR CAPACITY IN RELATION TO THE UTILIZATION, DATE OF COMPLETION OR THE FUTURE ECONOMIC PERFORMANCE OR OPERATIONS, OR THE MATERIALS OR FURNITURE WHICH HAS BEEN OR WILL BE USED IN SUCH COMMON AREAS, EXCEPT AS SET FORTH HEREIN. BY ACCEPTANCE OF AN INTEREST IN ANY COMMON AREA OR THE DEED TO ANY UNIT, THE HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION AND ALL OWNERS RELEASE DECLARANT FROM ANY CLAIMS AND WARRANT THAT NO CLAIM SHALL BE MADE BY THE HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION OR ANY OWNER RELATING TO THE CONDITION, OR COMPLETENESS OF COMMON AREAS OR FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES ARISING THEREFROM. All costs and expenses of any conveyance of any property by Declarant to the Hammock Isles Villas Homeowners Association shall be paid for by the Hammock Isles Villas Homeowners' Association.

**ARTICLE V
MEMBERSHIP AND VOTING RIGHTS**

5.01 Membership. Every Owner and the Declarant, so long as they own Units, shall be members of the Hammock Isles Villas Homeowners' Association. Membership shall be appurtenant to and may not be separated from ownership of a Unit which is subject to Assessment by the Hammock Isles Villas Homeowners' Association. Members' rights, powers, duties and privileges shall be as set forth in the Articles of Incorporation, By-Laws, this Declaration and any Supplement.

The Hammock Isles Villas Homeowners' Association shall have two (2) classes of membership: (a) Class "A" Members and (b) Class "B" Members as follows:

(a) Class "A." Class "A" Members shall be all owners of Units within Hammock Isles Villas other than the Class "B" Member.

(b) Class "B." The Class "B" Member shall be the Declarant. The Class "B" Membership shall terminate and be converted to Class "A" Membership on the earlier of (i) the date when the total votes associated with the Class "A" Membership exceed the total votes associated with the Class "B" Membership, (ii) the latest date allowed by law, or (iii) such earlier date as Declarant in its sole discretion establishes by Supplement.

5.02 Voting.

(a) Class "A" Members. Class "A" Members shall be entitled to one (1) vote for each Unit owned by the respective Class "A" Member provided, however, there shall be only one (1) vote per Unit.

(b) Class "B" Member. Class "B" Member shall be entitled to three (3) votes for each Unit owned by the Class "B" Member. After termination of the Class "B" Membership, the Declarant shall be a Class "A" Member entitled to one (1) vote for each Unit owned. So long as Declarant owns one (1) or more Units, Declarant shall have a right to disapprove actions of the Board of Directors and any committee.

(c) Joint Ownership, Corporations. Voting rights may be exercised by a Member or the Member's spouse, subject to the provisions of this Declaration and the By-Laws. In any situation where more than one Person holds an interest in a Unit, the vote for the respective Unit shall be exercised by any such Person; provided, however, the Persons holding the interest in the Unit can notify the Secretary of the Hammock Isles Villas Homeowners' Association, in writing, prior to or during any meeting of the manner in which the vote for the Unit is to be exercised, and, in the absence of such notice, the Unit's vote shall be suspended if more than one Person seeks to exercise it. The voting rights of a Member that is a corporation, partnership or other entity shall be exercised by the individual designee from time to time by the Owner in a written instrument provided to the secretary, subject to the laws of the State of Florida.

5.03 Declarant Director and Veto Rights.

(a) Declarant Director. So long as Declarant owns one (1) or more Units or any portion of Hammock Isles Villas for development or for sale in the ordinary course of business, the Declarant shall be entitled to appoint one (1) additional director to the Board of Directors.

(b) Veto Power. So long as the Declarant is entitled to appoint at least one (1) member to the Board, the Declarant shall have a right to disapprove actions of the Board and any committees as more fully provided in this Section. This right shall be exercisable only by the Declarant, its successors and assigns who specifically take this power in a recorded instrument, or who become a successor Declarant pursuant to a recorded assignment or court order. No action authorized by the Board of Directors or any committee shall become effective, nor shall any action, policy or program be implemented until ten (10) days following the

meeting held pursuant to the terms and provisions hereof. At any time prior to the expiration of such ten (10) day period, the Declarant may exercise its right to disapprove actions of the Board and any committees and the Hammock Isles Villas Homeowners' Association shall not take any action or implement any policy, program, rule or regulation previously approved by the Hammock Isles Villas Homeowners' Association which the Declarant vetoed.

This right to disapprove may be used to block proposed actions but shall not extend to the requiring of any action or counteraction on behalf of any committee, the Board or the Hammock Isles Villas Homeowners' Association. The Declarant shall not use its right to disapprove to reduce the level of services which the Hammock Isles Villas Homeowners' Association is obligated to provide or to prevent capital repairs or any expenditure required to comply with applicable laws and regulations.

This Section may not be amended without the express, written consent of the Declarant.

5.04 Neighborhood Representative. As provided in the Master Declaration, voting on Master Association matters will be conducted through the Hammock Isles Villas Homeowners' Association and Members will have no power to vote on Master Association matters other than through the Hammock Isles Villas Homeowners' Association. The Hammock Isles Villas Representative shall, on behalf of Members, cast the votes of Members on Master Association matters. The Hammock Isles Villas Representative shall be the senior officer of the Hammock Isles Villas Homeowners' Association and in his absence the next most senior officer may fulfill the functions of the Hammock Isles Villas Representative. The Hammock Isles Villas Representative shall cast the votes which such representative represents (votes of non-Declarant Members) in such manner as such representative may, in such representative's sole and reasonable discretion, deem appropriate, acting on behalf of all of the Members; provided, however, that in the event at least fifty-one percent (51%) of the voting power in attendance at any duly constituted meeting of the Members shall instruct the Hammock Isles Villas Representative as to the manner in which such representative is to vote on any issue, then such representative shall cast all of the voting power of the Members in the same proportion, as nearly as possible without counting fractional votes, as the Members shall have, in person or by proxy, cast their voting power in favor of or in opposition to such issues. The Hammock Isles Villas Representative shall not be entitled to vote on behalf of Units owned by the Declarant. The Declarant, so long as it owns one (1) or more Units, shall be entitled to directly cast votes on behalf of Units which it owns on Master Association matters. The Hammock Isles Villas Representative shall have the authority, but not the obligation, in the Hammock Isles Villas Representative's sole discretion, to call a special meeting of the Members in the manner provided in the By-Laws for the purpose of obtaining instructions as to the manner in which such representative is to vote on any issue to be voted on by the Members of the Master Association. It shall be conclusively presumed for all purposes of Master Association business that the Hammock Isles Villas Representative in casting votes for the Members has acted within the authority and consent of the Members.

5.05 HIMA Board. After turnover of the HIMA, the President of the Hammock Isles Villas Homeowners' Association will be a Board member of the HIMA.

ARTICLE VI MAINTENANCE

6.01 Hammock Isles Villas Homeowners' Association Responsibility.

(a) General Maintenance. Through the HIMA, the Hammock Isles Villas Homeowners' Association, subject to the rights of the Owners set forth in this Declaration, shall be responsible for the management and control of the Areas of Common Responsibility and keep the Areas of Common Responsibility in good repair and in accordance with the Hammock Isles Villas Standards, Community Wide Standards and Governing Documents. This obligation shall include, without limitation, maintenance, repair and replacement of streets, landscaping, drainage, irrigation and entry features which are Common Area.

Landscape maintenance will include the exterior customary maintenance on the lawns for all units located in Hammock Isles Villas. Said price for same shall be a specific line item on both the budget of the Hammock Isles Master Association and the Hammock Isles Villas Homeowners' Association.

This obligation will be realized through a contribution to the HIMA which shall then be responsible for maintenance of the common areas as described above.

6.02 Cooperation with Master Association. The Board shall have the power to assist the Master Association in the performance of its duties and obligations under the Master Declaration and shall cooperate with the Master Association so that the Master Association and the Hammock Isles Villas Homeowners' Association can most efficiently and economically provide their respective services to the Owners, if the Hammock Isles Villas Homeowners' Association fails, neglects or is unable to perform a duty or obligation required by the Hammock Isles Villas Documents, including, without limitation, maintenance responsibilities, then the Master Association may, after reasonable notice and an opportunity to cure given to the Hammock Isles Villas Homeowners' Association, perform such duties or obligations until such time as the Hammock Isles Villas Homeowners' Association is able to resume such functions, and charge the Hammock Isles Villas Homeowners' Association a reasonable fee for the performance of such functions and assess the costs thereof against all or the benefited Units.

6.03 Entry Rights and Liability. The Hammock Isles Villas Homeowners' Association and the Master Association, in the event that the Hammock Isles Villas Homeowners' Association fails to do so, shall have the right, but not the obligation, for itself, its designee, or any agent or employee, to enter upon any property within Hammock Isles Villas to carry out the provisions of this Declaration and same shall not constitute a trespass. Neither the Hammock Isles Villas Homeowners' Association nor the Master Association shall be liable for any action taken under this Section and each Owner agrees the Master Association, its officers, directors, agents and employees shall not be liable for any action undertaken pursuant to this Section.

6.04 Owner's Responsibility. Each Owner shall maintain his or her Unit in good repair and in a neat and attractive condition in accordance with the Hammock Isles Villas Standards, the Community Wide Standards and the Governing Documents. No Owner shall take any action which (a) increases the maintenance responsibility of the Hammock Isles Villas Homeowners' Association, (b) causes the Hammock Isles Villas Homeowners' Association's insurance premiums to increase or (c) interferes with the Hammock Isles Villas Homeowners' Association's maintenance or operational responsibilities. If any Owner fails to perform his or her maintenance responsibility in accordance with this Section, the Hammock Isles Villas Homeowners' Association may perform it and assess all costs incurred against the Unit and the Owner thereof as an Individual Assessment. Prior to entry, the Hammock Isles Villas Homeowners' Association shall afford the Owner reasonable notice and an opportunity to remedy the situation, except when entry is required due to an emergency. **THE HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION SHALL NOT BE RESPONSIBLE FOR STRUCTURAL REPAIRS TO ANY UNIT.**

6.05 Rules and Regulations. The Hammock Isles Villas Homeowners' Association through its Board of Directors may make and enforce reasonable rules and regulations governing Hammock Isles Villas and the use of the Commons Areas (the "Hammock Isles Villas Standards and Guidelines Book"), which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions may include reasonable monetary fines which shall constitute a lien upon the Owner's Unit or Units and suspension of the right to vote and the right to use any recreational facilities (if any) on the Common Areas, and exclusion from Hammock Isles Villas of any contractor, subcontractor, agent or other invitee who fails to comply with the provisions of such rules and regulations. The Board shall, in addition, have the power to seek relief in any court for violations or to abate unreasonable disturbances. Imposition of sanctions shall be subject to the procedures for disciplinary action provided in the By-Laws of the Hammock Isles Villas Homeowners' Association. Fines shall constitute Individual Assessments subject to the lien rights provided in this Declaration.

6.06 Implied Rights. The Hammock Isles Villas Homeowners' Association may exercise any other right or privilege given to it expressly by this Declaration or the By-Laws, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

ARTICLE VII EASEMENTS AND OTHER RIGHTS

7.01 Easements to Use. All Owners shall have a non-exclusive easement to use and enjoy the Common Areas, subject to the terms of the Governing Documents, including parking and traffic regulations adopted by the Master Association or the Hammock Isles Villas Homeowners' Association, payment of use or access fees or other charges reasonably imposed by the Hammock Isles Villas Homeowners' Association and any restrictions or limitations contained in any instrument conveying such property to the Hammock Isles Villas Homeowners' Association. Any Owner may delegate his or her right of enjoyment to the members of his or her family, lessees and social invitees, as applicable, subject to the Governing Documents. An Owner who leases his or her Unit shall be deemed to have delegated all such rights to the lessee of the Unit.

7.02 Easements for Utilities, Etc. There is hereby reserved unto Declarant, so long as the Declarant owns any property within the Vineyards, the Master Association, the Hammock Isles Villas Homeowners' Association and the Designees of each (which may include, without limitation, Collier County, Florida, and any utility company), blanket easements upon, over, across and under all of Hammock Isles Villas for ingress and egress; dispensing pesticides; installation, replacing, repairing, relocating and maintaining roads, walkways, bicycle pathways, lakes, ponds, wetlands, drainage systems, street lights, signage, and all utilities, including but not limited to water, sewer, meter boxes, telephones, gas, electricity and irrigation; provided, the exercise of this easement shall not unreasonably interfere with the use of any Unit.

7.03 Easement for Encroachment and Overhang. There shall be a reciprocal appurtenant easement for encroachment and overhang between adjacent Units. Such easement shall be for roof overhangs and other improvements which were unintentionally placed or have settled or shifted. The easement shall be for a distance of not more than five (5) feet, as measured from any point on the common boundary between the adjacent Units, along a line perpendicular to such boundary at such point. In no event shall an easement for encroachment of anything other than an overhang exist if such encroachment occurred due to willful conduct on the part of an Owner.

7.04 Additional Easements. The Declarant and the Board of Directors shall have the right to execute, without further authorization, such grants of easement or other instruments as may from time to time be desirable for the development of Hammock Isles Villas or the Vineyards in general, subject to limitations as to the then existing buildings or other permanent structures or facilities constructed within Hammock Isles Villas.

ARTICLE VIII INSURANCE AND CASUALTY LOSSES

8.01 Insurance. The insurance requirements contained herein are not intended to be duplicative with the HIMA. As such, the Board of the HIMA will work with the Board of the Hammock Isles Villas Homeowners' Association to ensure all appropriate coverages are in place and, notwithstanding repetitive provisions in both documents, there is not duplicate coverage.

The Board of Directors, or its duly authorized agent, shall obtain blanket all-risk casualty insurance, if reasonably available, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not reasonably available, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. This insurance shall be in an amount sufficient to cover one hundred percent (100%) of the

replacement cost of any repair or reconstruction in the event of damage or destruction from any insured hazard.

Insurance obtained by the Hammock Isles Villas Homeowners' Association shall at a minimum comply with the requirements of the Master Declaration, including the provisions applicable to policy provision, loss adjustment and all other related subjects. All such policies shall provide for a certificate of insurance to be furnished to the Master Association.

The Board shall also obtain a public liability policy covering the Common Areas and the Hammock Isles Villas Homeowners' Association and its Members for all damage or injury caused by the negligence of the Hammock Isles Villas Homeowners' Association or any of its Members or agents. The public liability policy shall have the liability limits establish by the Board from time to time.

The Board may also obtain such other insurance policies as it deems appropriate, including, without limitation, Directors and Officers liability insurance and fidelity coverage.

8.02 Duty to Maintain Fidelity Insurance. The Hammock Isles Villas Homeowners' Association shall, to the extent available at a reasonable cost, obtain fidelity bonds to protect against dishonest acts on the part of its officers, directors, employees and agents and on the part of all others who handle or are responsible for handling the funds of, or funds administered by, the Hammock Isles Villas Homeowners' Association. In addition, if responsibility for handling funds is delegated to a manager, such bonds shall be required for the manager and its officers, employees and agents. Such fidelity coverage shall name the Hammock Isles Villas Homeowners' Association as an obligee and shall be written in an amount equal to at least one hundred percent (100%) of the estimated annual operating expenses of the Hammock Isles Villas Homeowners' Association, including reserves. Such bonds shall contain waivers by the issuers of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions.

8.03 Duty to Maintain Officers' and Directors' Personal Liability Insurance. To the extent obtainable at reasonable cost, in the sole and absolute discretion of the Board, appropriate officers' and directors' personal liability insurance shall be obtained by the Hammock Isles Villas Homeowners' Association to protect the officers, directors and committee members from personal liability in relation to their duties and responsibilities on behalf of the Hammock Isles Villas Homeowners' Association.

8.04 Duty to Maintain Workers' Compensation Insurance. The Hammock Isles Villas Homeowners' Association shall obtain workers' compensation or similar insurance with respect to its employees, if any, in the amounts and forms as may now or hereafter be required by law.

8.05 Other Insurance. The Hammock Isles Villas Homeowners' Association may obtain insurance against such other risks, of a similar or dissimilar nature, as it shall deem appropriate with respect to the Hammock Isles Villas Homeowners' Association's responsibilities and duties.

8.06 Individual Insurance. By virtue of taking title to a Unit subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Hammock Isles Villas Homeowners' Association that each Owner shall carry blanket all-risk casualty insurance on the Unit(s) and structures constructed thereon. Each Owners further covenants and agrees that in the event of a partial loss or damage resulting from less than total destruction of structures comprising his Unit, the damaged structure will be repaired within one (1) year in a manner consistent with the original construction. The Owner shall pay any costs of repair or reconstruction which are not covered by insurance proceeds. In the event that the structure is totally destroyed, the Owner may decide not to rebuild or not to reconstruct, in which case the Owner shall clear the Unit of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Hammock Isles Villas Homeowners' Association shall continue to maintain the Unit in a neat and attractive condition.

All policies of insurance required by the terms of this Section shall name the Hammock Isles Villas Homeowners' Association as an additional insured and shall require that the Hammock Isles Villas Homeowners' Association will be given at least thirty (30) days' prior written notice of any cancellation, substantial modification or non-renewal.

8.07 Damage and Destruction.

(a) Filing Claims. Immediately after damage or destruction by fire or other casualty to all or any part of Hammock Isles Villas covered by insurance written in the name of the Hammock Isles Villas Homeowners' Association, the Board of Directors or its duly authorized agents shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the property to substantially the same condition in which they existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes.

(b) Repair and Reconstruction. Any damage or destruction to the Common Areas shall be repaired or reconstructed unless (i) the Class "B" Member (so long as it exists); and (ii) at least seventy-five percent (75%) of the total votes eligible to be cast by the Class "A" Members shall decide within sixty (60) days after the casualty not to repair or reconstruct. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Hammock Isles Villas Homeowners' Association within said period, then the period shall be extended until such funds or information shall be made available; provided, however, such extension shall not exceed sixty (60) additional days. No Institutional Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Areas shall be repaired or reconstructed. In the event that it should be determined in the manner described above that the damage or destruction to the Common Areas shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the affected portion of Hammock Isles Villas shall be restored to its natural state and maintained by the Hammock Isles Villas Homeowners' Association in a neat and attractive condition.

8.08 Disbursement of Proceeds. If the damage or destruction for which the proceeds of insurance policies are paid is to be repaired or reconstructed, the proceeds, or such portion thereof as may be required for such purpose, shall be disbursed in payment of such repairs or reconstruction to the Common Areas or, if no repair or reconstruction is made, shall be retained by and for the benefit of the Hammock Isles Villas Homeowners' Association and placed in a capital improvements account.

8.09 Insufficient Proceeds. If the damage or destruction to the Common Area for which insurance proceeds are paid is to be repaired or reconstructed, and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Members, levy a Special Assessment against all Members on the same basis as provided for Base Assessments. Additional Special Assessments may be made in a like manner at any time during or following the completion of any repair or reconstruction.

**ARTICLE IX
ASSESSMENTS**

9.01 Affirmative Covenant to Pay Assessments. There is hereby imposed upon each Owner and his or her Unit, the affirmative covenant and obligation to pay to the Hammock Isles Villas Homeowners' Association all Base, Special and Individual Assessments, together with any Assessments imposed by the Master Association. Each Owner, by acceptance of a deed or other instrument of conveyance conveying a

Unit, whether or not it is so expressed in such deed or instrument, shall be obligated and agrees to pay all Assessments provided for in this Declaration.

9.02 Creation of Base Assessments. There are hereby created Base Assessments for Hammock Isles Villas Expenses as the Board of Directors of the Hammock Isles Villas Homeowners' Association may authorize from time to time.

9.03 Payment of Base Assessments. Base Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors which may include, without limitation, acceleration of the Base Assessments for the entire fiscal year for delinquents. Unless the Board otherwise provides, the Base Assessment shall be paid on a quarterly basis, in advance.

9.04 Computation of Base Assessments. It shall be the duty of the Board of Directors of the Hammock Isles Villas Homeowners' Association annually to prepare a budget covering the estimated Hammock Isles Villas Expenses to be incurred by the Hammock Isles Villas Homeowners' Association. This budget may include a capital contribution establishing a reserve fund for repair and replacement of capital items within Hammock Isles Villas, as appropriate. Hammock Isles Villas Expenses shall be allocated equally among all Units within Hammock Isles Villas. The Board of Directors shall cause a copy of such budget and notice of the amount of the Base Assessment to be levied on each Unit for the coming year to be delivered at the amount of the Base Assessment to be levied on each Unit for the coming year to be delivered at least fifteen (15) days prior to the beginning of the fiscal year to each Owner of a Unit. Such budget and Assessment shall become effective unless disapproved by a majority vote of the total votes eligible to be cast by Members. There shall be no obligation to call a meeting for the purpose of considering the budget except upon a petition of Owners representing at least thirty percent (30%) of the total votes in the Hammock Isles Villas Homeowners' Association. In the event the proposed budget is disapproved, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the preceding year shall continue for the current year.

The Base Assessment to be levied for the coming year against each Unit subject to assessment shall be computed by dividing the budgeted Hammock Isles Villas Expenses by the total number of Units then subject to Assessment and reasonably anticipated to become subject to Assessment during the fiscal year.

9.05 Special Assessments. In addition to the Base Assessments, the Board of Directors may levy, in any Assessment year, without the requirement of a Member vote, a Special Assessment, for the purpose of defraying, in whole or in part, the cost of any unanticipated construction or reconstruction, repair or replacement of any property owned by the Hammock Isles Villas Homeowners' Association or any other unbudgeted expenses of the Hammock Isles Villas Homeowners' Association. Notice in writing of the amount of any Special Assessment and the time for payment thereof shall be made to and payable by Owners in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the Assessment year in which the Special Assessment is approved, if the Board so determines.

9.06 Individual Assessments. All monetary fines assessed against an Owner pursuant to the Hammock Isles Villas Documents, or any expense of the Hammock Isles Villas Homeowners' Association which is the obligation of an Owner or which is incurred by the Hammock Isles Villas Homeowner's Association on behalf of the Owner pursuant to Hammock Isles Villas Documents, shall be an Individual Assessment and shall become a lien against such Owner's Unit which may be foreclosed or otherwise collected as provided herein. Notice of the amount and due date of such Individual Assessments shall be sent to the Owner subject to such Assessment.

9.07 Declarant's Obligation for Assessments. Beginning on the date of the recordation hereof, and continuing until termination of the Class B Membership, Declarant may, in its sole discretion, elect not to pay Base Assessments on Units it owns, but pay the difference, if any, between the amount of Base Assessments payable by Owners other than Declarant and the actual Hammock Isles Villas Expenses. If Declarant

determines not to pay the difference between the amount of Base Assessments payable by Owners other than Declarant and the actual Hammock Isles Villas Expenses, then Declarant shall pay Base Assessments as any other Owner pays for Units. Unless Declarant otherwise notifies the Board, in writing, at least (60) days prior to the end of each fiscal year, Declarant shall be deemed to have elected to continue paying on the same basis as the preceding fiscal year. Declarant's obligations hereunder may be satisfied in the form of a cash subsidy or by "in kind" contributions of services or materials, or a combination of these.

9.08 Establishment of Lien. Failure to pay any and all Assessments when due, together with interest at a rate not to exceed the lesser of (a) the highest rate allowed by applicable usury law, or (b) eighteen (18%) per annum, as computed from the date the delinquency first occurs, and such late charges and fines as may be established by the Board of Directors and costs and reasonable attorneys' fees, shall be a charge on the Unit and shall be continuing lien upon the Unit against which such Assessment is made. Each Assessment, together with interest, late charges, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Unit at the time the Assessment arose, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance, except no Institutional Mortgagee who obtains title to a Unit pursuant to the remedies provided in the Mortgage shall be liable for unpaid Assessments which accrued prior to such acquisition of title.

Upon recording of a notice of lien on any Unit, there shall exist a perfected lien for unpaid Assessments prior and superior to all other liens, except (1) all taxes, bonds, assessments and other levies which by law would be superior thereto, and (2) the lien or charge of any first mortgage of record (meaning any recorded mortgage with first priority over other mortgages) made in good faith and for value with an Institutional Mortgagee. Such lien, when delinquent, may be enforced by suit, judgment and foreclosure. The Hammock Isles Villas Homeowners' Association, acting on behalf of its Members, shall have the power to bid for the Unit, as applicable, at foreclosure sale and to acquire and hold, lease, mortgage and convey the same.

During the period in which a Unit is owned by the Hammock Isles Villas Homeowners' Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no Assessments shall be levied on it; and (c) each other Unit shall be charged, in addition to its usual Assessment, its equal pro rata share of the Assessments that would have been charged such Unit had it not been acquired by the Hammock Isles Villas Homeowners' Association as a result of foreclosure. Suit to recover a money judgment for unpaid Assessments and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same.

9.09 Reserve Budget and Capital Contribution. The Board of Directors may annually prepare a reserve budget to take into account the number and nature of replaceable assets, the expected life of each asset and the expected repair or replacement cost. The Board may set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Hammock Isles Villas Homeowners' Association, as shown on the budget, with respect both to amount and timing by annual Assessments over the period of the budget. The capital contribution required, if any, may be fixed by the Board and included within and distributed with the budget.

9.10 Date of Commencement of Assessments. The obligation to pay the Assessments provided for herein shall commence as to each Unit on the first day of the first month following the date of conveyance of such Unit by the Declarant. The first year's Assessment shall be adjusted according to the number of months remaining in the fiscal year at the time Assessments commence on the Unit.

9.11 Statement of Status of Assessments. Upon ten (10) days' written notice to the Treasurer of the Hammock Isles Villas Homeowners' Association or the manager and payment of a processing fee set by the Hammock Isles Villas Homeowners' Association from time to time, not to exceed fifty dollars (\$50), any Owner or Institutional Mortgagee of a Unit may request confirmation from the Hammock Isles Villas Homeowners' Association setting forth:

- (a) The amount of any unpaid Assessments (whether Base, Special or Individual), interest, late charges, costs, expenses and attorneys' fees then existing against a particular Unit;
- (b) The amount of the current periodic installments of the base Assessment and the date through which they are paid; and,
- (c) Any other information deemed proper by the Hammock Isles Villas Homeowners' Association.

The information contained in such statement, when signed by an officer of the Hammock Isles Villas Homeowners' Association, shall be conclusive upon the Hammock Isles Villas Homeowners' Association as to the person or persons to whom such statement is issued and who rely on it in good faith.

Prior to the issuance of such a statement, the Hammock Isles Villas Homeowners' Association may request the name of any proposed transferee of the Unit and the scheduled closing date. This will permit the records of the Hammock Isles Villas Homeowners' Association to accurately identify Members.

9.12 Exempt Property. Notwithstanding anything to the contrary herein, the following property shall be exempt from payment of Assessments:

- (a) Common Areas; and,
- (b) all property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public schools, public streets and public parks, if any.

9.13 Assessments Levied By The Master Association. The Hammock Isles Villas Homeowners' Association shall, upon the request of the Master Association, collect assessments owed to the Master Association by Owners. The Hammock Isles Villas Homeowners' Association shall remit this amount to the Master Association within ten (10) days of its receipt along with an accounting of the Owners who have made payments and the amounts thereof. In the event any amount owed the Master Association is not timely paid to the Master Association by the Owners or the Hammock Isles Villas Homeowners' Association, the Master Association shall have the right to enforce its rights under the Master Documents against the Owner(s) whose payment is not received by the Master Association. The Hammock Isles Villas Homeowners' Association shall have no right of set-off, diminution or abatement with respect to assessments collected on behalf of the Master Association.

**ARTICLE X
HAMMOCK ISLES VILLAS AREA USE RESTRICTIONS**

All Units shall be used only for single family residence purposes as permitted by applicable law and in accordance with the Master Community Documents and the Hammock Isles Villas Documents, including, without limitation, the Design Review Criteria. The Hammock Isles Villas Homeowners' Association may add to, delete or modify these use restrictions pursuant to an amendment to this Declaration, or any rules and regulations.

10.01 Minimum Square Footage. See Handbook attached hereto.

10.02 Partition Units. No part of a Unit may be partitioned or separated from any other part thereof except as provided herein. Whether partitioned, combined or unchanged, each Unit shall be conveyed, transferred, gifted, devised, bequeathed, encumbered or otherwise disposed of, as the case may be, with all appurtenant rights, obligations and interest created by law or by this Declaration, including the Owner's membership in the Hammock Isles Villas Homeowners' Association and the liability for all Assessments. No Unit may be subdivided into two (2) or more Units and no Unit may be combined with one (1) or more

additional Units to form one (1) or more Units without the written consent of the Board of Directors and after full compliance with all zoning and subdivision regulations.

10.03 Compliance With Insurance Requirements. It shall be the responsibility of the individual Owners, at their sole expense, to make arrangements in regard to hazard insurance on the improvements, personal property and furnishings located on their Units, and for public liability insurance covering their Unit. In addition, each Owner may obtain such other and additional insurance coverage on and in relation to his Unit as such Owner concludes to be desirable.

10.04 Damage or Destruction on Units. In the event of damage or destruction to the improvements located on any Unit, the Owner thereof shall promptly repair and restore the damaged improvements to their condition prior to such damage or destruction or, in the event of total destruction to substantially all of the structures on a Unit, the Owner may elect to remove all structures on that Unit and landscape the Unit in accordance with a plan approved by the Board of Directors. If such repair and restoration or removal is not commenced within sixty (60) days from the date of such damage or destruction, the Hammock Isles Villas Homeowners' Association may, after notice and hearing as provided in the By-Laws, impose a fine of not more than fifty dollars (\$50.00) per day on the Owner unless the Owner can prove to the satisfaction of the Hammock Isles Villas Homeowners' Association that such failure is due to circumstances beyond the Owner's control. Such fine shall be an Individual Assessment.

10.05 Abandoned, Inoperable, Commercial or Oversized Vehicles. Abandoned or inoperable automobiles or oversized vehicles of any kind shall not be stored or parked on any portion of the Units. "Abandoned or inoperable vehicle" shall be defined as any vehicle which has not been driven under its own propulsion for a period of three (3) weeks or longer; provided however, this shall not include vehicles parked in an enclosed garage or operable vehicles left on the Unit by Owners while on vacation. A written notice describing the "abandoned or inoperable vehicle" and requesting removal thereof may be personally served upon the Owner or posted on the unused vehicle; if such vehicle has not been removed within seventy two (72) hours thereafter, the Hammock Isles Villas Homeowners' Association shall have the right to remove the same without liability to it, and the expense thereof shall be charged against the Owner. "Oversized" vehicles, for purposes of this Section, shall be vehicles which are too high to clear the entrance to a residential garage.

No commercial vehicles, campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans shall be permitted to be parked or stored on any Unit. For the purposes of this Section, "commercial vehicles" shall mean those which are not designed and used for customary personal/family purposes. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive as to whether it is a commercial vehicle. The prohibitions on parking contained above in this Section shall not apply to temporary parking of commercial vehicles such as for construction use or providing pick-up and delivery and other commercial services. No parking on lawns shall be permitted.

Subject to applicable laws and ordinances, any vehicles parked in violation of these or other restrictions contained herein or in the rules and regulations may be towed by the Hammock Isles Villas Homeowners' Association at the sole expense of the Owner of such vehicle if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle. The Hammock Isles Villas Homeowners' Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the Owner to receive it for any other reason, shall be grounds for relief of any kind.

10.06 Trash. Each Owner shall provide suitable receptacles for the temporary storage and collection of such refuse and all such receptacles shall be screened from the public view and from the wind and protected from animal and other disturbances.

10.07 Construction Regulations of the Hammock Isles Villas Design Review Criteria. All Owners and their contractors shall comply with the construction regulations of the Hammock Isles Villas Design Review Criteria, if any, and with any construction regulations adopted, from time to time, by Declarant, the Committee or the Board. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; permissible times of access and construction; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors, Owners and their representatives in Hammock Isles Villas at any time; the conservation of landscape materials; and fire protection.

10.08 Compliance with Laws. Each Owner shall promptly comply with the provision of all applicable laws, regulations, ordinances and other governmental or quasi-governmental regulations.

10.09 Annoying Lights, Sounds or Odors. No light, sound or odor shall be emitted from any Unit which is obnoxious or unreasonably offensive to others. Without limiting the generality of the foregoing, no exterior horns, whistles, bells or other sound devices or lights, other than devices used exclusively for security, fire prevention or fire control purposes, shall be permitted.

10.10 Pools. See Handbook.

10.11 Fences. No dog runs, animal pen or fences of any kind will be permitted on any Unit except as approved by the Association.

Any Unit adjacent to the golf course within the Vineyards shall only be permitted to have opaque fences approved pursuant to the architectural review approval process under both the Master Community Documents and the Hammock Isles Villas Documents. Illustrations of appropriate fencing material, style and height shall be described in the Design Standards and Guidelines of the NCC as set forth in the Master Community Documents (as those terms are defined in the Master Declaration). The intent of this restriction is to permit open view to the golf course and lakes from any portion of the Property.

10.12 Playground and Basketball Equipment. No jungle gyms, swing sets, or other playground equipment including, but not limited to, basketball hoops and backboards shall be permitted on any Unit.

10.13 Window Coverings. All windows in any building shall have window coverings which have a white or off white backing or blend with the exterior color of the dwelling, as determined in the sole discretion of the Committee. Reflective window coverings are prohibited.

10.14 Nuisance. No obnoxious or offensive activity or nuisance shall be carried on or be permitted to exist within Hammock Isles Villas nor shall anything be done or permitted which is or may become offensive or detrimental or cause a disturbance or annoyance to any other Unit or its occupants.

10.15 Leasing. The Owner of a Unit shall have the right to lease such Unit subject to the following conditions and the terms of the Hammock Isles Villas rules and regulations:

(a) All leases shall be in writing and no more than one (1) lease shall be permitted in a fiscal year;

(b) The lease shall be specifically subject to the Hammock Isles Villas Documents and any failure of the tenant to comply with the Hammock Isles Villas Documents shall be a default under the lease; and,

(c) The Owner shall be liable for any violation of the Hammock Isles Villas Documents committed by such Owner's tenant, without prejudice to such Owner's right to collect any sums paid from the tenant.

10.16 Hazardous Materials. Each Owner shall comply with all federal, state and local statutes, regulations, ordinances, or other rules intended to protect the public health and welfare as related to land, water, groundwater, air or other aspects of the natural environment (the "Environmental Laws"). Environmental Laws shall include, but are not limited to, those laws regulating the use, generation, storage or disposal of hazardous substances, wastes and materials (collectively, the "Hazardous Materials"). No Owner or his tenants, guests, invitees or permittees shall knowingly use, generate, manufacture, store, release, dispose of or knowingly permit to exist in, on, under or about his or her Unit any Hazardous Materials except in compliance with the Environmental Laws.

10.17 Signs. No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any Unit unless the same complies with the standards and guidelines established pursuant to the Master Community Documents and has been approved by the Master Association, except as may be required by legal proceedings. The Master Association reserves the right to restrict the size, color, lettering, height, material and location of signs. The Hammock Isles Villas Homeowners' Association shall have the right to remove signs which fail to comply with standards set by the Master Association and upon prior approval of the Master Association may set more stringent sign requirements for the Units.

10.18 Wells. Private wells are strictly prohibited and lake water may not be withdrawn for irrigation or any other purpose.

10.19 Pets and Animals. Two commonly accepted household pets such as dogs, cats and birds may be kept. All animals shall be contained on the Owner's Unit and shall not be permitted to roam freely. Any Owner whose pet defecates on any Common Areas or any other lot Owners property shall immediately clean up the pet's waste. Failure to abide by this restriction may result in a fine being levied by the Association. No horses, cows, hogs, pigs, swine, goats, chickens, pigeons, or any other such animal, fowl or reptile shall be kept on any of the Property.

10.20 Parking. See Handbook.

ARTICLE XI NEW CONSTRUCTION COMMITTEE

11.01 Membership. There is hereby established a New Construction Committee which shall be responsible for the administration of the Hammock Isles Villas Standards, new construction and modifications to existing improvements. The Committee shall be composed of a minimum of three (3) persons, who need not be Members. All of the members of the Committee shall be appointed, removed and replaced by the Board of Directors.

11.02 Purpose. The Committee shall review, study and either approve or reject proposed alterations to improvements to the lot or on the Units, all in compliance with this Declaration and as further set forth in any rules and regulations and the Hammock Isles Villas Design Review Criteria as shall be adopted and established and may be amended from time to time by the Declarant or the Board of Directors. Notwithstanding any provision herein, the Committee shall have the power only to review and comment on improvements initially constructed on vacant Units. Sole jurisdiction for approval of such initial construction shall be within the purview of the New Construction Committee described in the Master Community Documents. Said comments shall be provided to the appropriate committee pursuant to its architectural review powers under the Master Community Documents. The Committee shall exercise its best judgment to see that all improvements conform and harmonize with any existing buildings as to external design, quality and type of construction materials, color, plot plan, height, grade and finished ground elevation, and all aesthetic considerations herein set forth. The actions of the Committee in the exercise of its discretion by its approval

or disapproval of plans and other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties.

11.03 Organization and Operation of Committee.

(a) The term of office of each member of the Committee, subject to Section 11.1, shall be one (1) year, commencing January 1 of each year, and continuing until his successor shall have been appointed. Should a Committee member die, retire, become incapacitated or be temporarily absent, a successor may be appointed as provided in Section 11.1.

(b) The chairman shall be appointed by the Board of Directors.

(c) The chairman shall take charge of and conduct all meetings and shall provide for reasonable notice to each Committee member prior to any meeting.

(d) The affirmative vote of a majority of the Committee members present at a meeting at which a quorum is present shall govern its actions and may be the act of the Committee. A quorum shall consist of a majority of the members.

(e) The Committee may avail itself of technical and professional advice and consultants as it deems appropriate.

11.04 Expenses. Except as hereinafter provided, all expenses of the Committee shall be paid by Hammock Isles Villas Homeowners' Association. The Committee shall have the right to charge a reasonable filing fee for each application submitted to it for review, in an amount established by the Committee from time to time, which amount is designed to cover the costs of the Committee. The filing fees shall be collected by the Committee and remitted to the Hammock Isles Villas Homeowners' Association to help defray the expenses of the Committee's operation.

11.05 Variances. The Committee may authorize variances from compliance with any of the Hammock Isles Villas Design Review Criteria and their procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) stop the Committee from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the denial of any permit or disapproval of the terms of any financing shall not necessarily be considered a hardship warranting a variance.

11.06 Limitation of Liability. The Committee shall use reasonable judgment in approving or disapproving all plans and specifications submitted to it. Neither the Committee, nor any individual member thereof, shall be liable to any person for any official act of the Committee in connection with submitted plans and specifications, except to the extent the Committee or any individual member thereof acted with malice or wrongful intent. Approval by the Committee does not necessarily assure approval by the appropriate governmental board or commission. Notwithstanding that the Committee has approved plans and specifications, neither the Committee nor any of its members shall be responsible or liable to any Owner or contractor with respect to any loss, liability, claim or expense which may arise by reason of such approval or failure to approve. Neither the Board, the New Construction Committee nor any agent thereof, shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of the Hammock Isles Villas Documents, nor for any structural or other defects in any work done according to such plans and specifications. In all events, the Committee shall be defended and indemnified by the Hammock Isles Villas Homeowners' Association in any suit or proceeding.

11.07 Approval Required. Any reconstruction or the refinishing or alteration of any part of the exterior of any building or other improvement on the Units is absolutely prohibited until and unless the Owner first obtains approval thereof from the New Construction Committee and otherwise complies with the provisions hereof. All improvements shall be constructed only in accordance with the approved plans.

11.08 Removal of Non-Conforming Improvements. The Hammock Isles Villas Homeowners' Association, upon request of the Committee and after reasonable notice to the offender and to the Owner, may remove any improvements constructed, reconstructed, refinished, altered or maintained in violation of these covenants, and the Owner thereof shall forthwith reimburse the Hammock Isles Villas Homeowners' Association for all expenses incurred in connection therewith.

11.09 Compliance. Any contractor, subcontractor, agent, employee or other invitee of any Owner who fails to comply with the terms and provisions of the Hammock Isles Villas Design Review Criteria and the procedures promulgated by the Committee may be excluded by the Board from the Unit without liability to any person, subject to the notice and hearing procedures contained in the By-Laws.

ARTICLE XII GENERAL PROVISIONS

12.01 Term. The covenants and restrictions of this Declaration shall run with and bind the property subjected to this Declaration, and shall inure to the benefit of and shall be enforceable by Declarant, the Master Association, the Hammock Isles Villas Homeowners' Association or the Owner of any portion of the property subjected to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument in writing, signed by the majority of the then current Owners in Hammock Isles Villas, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

12.02 Amendment. Until the termination of the Class B Membership, Declarant may unilaterally amend this Declaration. After such termination, the Declarant may unilaterally amend this Declaration at any time and from time to time as such amendment is (a) necessary to bring any provision hereof into compliance with any applicable governmental statutes, rule or regulation, or judicial determination; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Units; (c) required by an Institutional Mortgagee to enable such lender or a purchaser to make or purchase mortgage loans on the Units; or (d) necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Units; provided, however, any such amendment shall not adversely affect the title to any Unit unless the Owner thereof shall consent thereto in writing. So long as it still owns any of the Property for development or sale in Hammock Isles Villas, the Declarant may unilaterally amend this Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any Owner. Thereafter or otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing sixty-seven percent (67%) of the total votes in the Hammock Isles Villas Homeowners' Association, including sixty-seven percent (67%) of the votes held by the Class A Members and the Class B Member so long as such membership exists; provided, however, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the public records of the County to be effective.

If an Owner consents to any amendment to this Declaration or the By-Laws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any mortgage or contract between the Owner and the third party will affect the validity of such amendment. No amendment

may remove, revoke or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

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

12.04 Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one(21) years after the date of the last survivor of the now living descendants of John F. Kennedy.

12.05 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Hammock Isles Villas Homeowners' Association unless approved by a vote of seventy-five percent (75%) of the votes eligible to be cast by the Members of the Hammock Isles Villas Homeowners' Association. This Section shall not apply, however, to: (a) actions brought by the Hammock Isles Villas Homeowners' Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of Assessments, (c) proceedings involving challenges to ad valorem taxation, or (d) counterclaims brought by the Hammock Isles Villas Homeowners' Association in proceedings instituted against it. In the event any claim is made against Declarant or any litigation is instituted against Declarant, then the Hammock Isles Villas Homeowners' Association shall assess all Members of the Hammock Isles Villas Homeowners' Association, other than the Declarant, for the costs of said claim or litigation, including without limitation, attorneys' fees incurred, and funds from any other Assessments shall not be used for any such claim or litigation. In the event the Declarant is the prevailing party, the Hammock Isles Villas Homeowners' Association shall levy a Special Assessment against all Owners of Units in Hammock Isles Villas, other than the Declarant, and pay to the Declarant all of its cost, including attorney fees both at trial and on appeal, for any such claim or litigation. This provision shall not be amended unless such amendment is made by the Declarant or is approved by the percentage of votes and pursuant to the same procedures necessary to institute proceedings as provided above.

ARTICLE XIII MORTGAGE RIGHTS

13.01 General. The following provisions are for the benefit of holders, insurers or guarantors of first mortgages on Units. To the extent applicable, necessary or proper, the provisions of this Article apply to this Declaration, the Articles and the By-Laws.

13.02 Notices of Action. A holder, insurer or guarantor of a first mortgage, who provides written request to the Hammock Isles Villas Homeowners' Association (such request to state the name and address of such holder, insurer or guarantor and identification of the Unit), shall be an "eligible holder" (hereinafter "Eligible Holder") and shall be entitled to timely written notice of:

(a) An Owners' default in performance of any obligation under the Hammock Isles Villas Documents, including any delinquency in the payment of Assessments or charges owed by an Owner of a Unit subject to a first mortgage held, insured or guaranteed by such Eligible Holder (or any Institutional Mortgagee) which continues for a period of sixty (60) days;

(b) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Hammock Isles Villas Homeowners' Association; or

(c) Any proposed action which would require the approval of a specified percentage of Eligible Holders, as required in Sections 13.03 and 13.04.

13.03 Eligible Holders' Approval of Amendments to Documents. To the extent permitted by Florida law, the following approvals shall be required:

(a) The approval of sixty-seven percent (67%) of the Eligible Holders of mortgages on Units subject to Eligible Holder mortgages shall be required to terminate the legal status of the Hammock Isles Villas Homeowners' Association; and

(b) The approval of at least fifty-one (51%) of the Eligible Holders of mortgages on Units subject to Eligible Holder mortgages shall be required to add to or amend any material provision of the Hammock Isles Villas Documents which establish, provide for, govern or regulate any of the following (an addition or amendment shall not be deemed material if it is for the purpose of correcting technical errors or for clarification):

- (1) Voting;
- (2) Assessments, Assessment liens, subordination of such liens;
- (3) Insurance or fidelity bonds;
- (4) Any provisions which are for the express benefit of mortgagees;
- (5) Boundaries of any Unit; or,
- (6) Leasing of Units.

13.04 Other Approval Requirements. Unless at least sixty-seven percent (67%) of the Institutional Mortgagees (based on one (1) vote for each first mortgage owned) have given their prior written approval, the Hammock Isles Villas Homeowners' Association shall not be entitled to:

(a) Change the method of determining the obligations, Assessments, dues or other charges which may be levied against an Owner;

(b) By act or omission, change, waive or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance of improvements on Units, provided, however, the issuance and amendment of the Hammock Isles Villas Design Review Criteria by the Committee or the issuance and amendment of architectural standards, procedures, rules and regulations or use restrictions shall not constitute a change, waiver or abandonment within the meaning of this provision.

13.05 Approval Deemed Given. If approval of an Eligible Holder or Institutional Mortgagee is requested in writing pursuant to this Article and a negative response is not received by the Hammock Isles Villas Homeowners' Association within thirty (30) days after such Eligible Holder's or Institutional Mortgagee's receipt thereof, then such Eligible Holder or Institutional Mortgagee shall be deemed to have given its approval.

ARTICLE XIV SHARED AREAS AND FACILITIES

14.01 General. The Plat of Hammock Isles Villas comprehends a subdivision of lands consisting of residential building sites, hereinafter referred to as the Lots, on either side a private road designated as Hammock Isles Drive hereinafter referred to as the Roadway. Declarant may, but shall not be obligated to, install entrance features, walls and/or fences, lighting components, landscape plantings and irrigation systems along portions of the Roadway, and the perimeter of Hammock Isles Villas.

14.02 Easements. The Plat reflects Easements which are dedicated as stated on the Plat.

It is hereby declared that each of the Easements are further dedicated, granted and reserved in favor of the Hammock Isles Villas Homeowners' Association for the erection, maintenance, repair, replacement and

reconstruction of all entrance features, walls and/or fences, lighting components, landscape plantings and irrigation systems constructed by Declarant, and any other common facilities which the Hammock Isles Villas Homeowners' Association may later elect to install if such common facilities shall be approved by the Members; provided, however, that no wall, fence, lighting component or landscaping shall be installed by the Hammock Isles Villas Homeowners' Association along the boundary of Hammock Isles Villas which abuts The Vineyards Country Club.

14.03 Expenses. The costs of operating, maintaining, repairing, replacing and reconstructing the Roadway and all walls and/or fences, lighting components, landscape plantings, irrigation systems and other common facilities located within the Roadway and/or the Easements shall be a common expense under this Declaration.

14.04 Contradiction With Community Standards and Guidelines Handbook. THIS DECLARATION IS SUPPLEMENTED BY THE HAMMOCK ISLES VILLAS COMMUNITY STANDARDS & GUIDELINES HANDBOOK, ATTACHED AS EXHIBIT C. IF THERE IS A CONTRADICTION BETWEEN THIS DECLARATION AND THE COMMUNITY STANDARDS AND GUIDELINES HANDBOOK, THE HANDBOOK SHALL CONTROL.

IN WITNESS WHEREOF, VINEYARDS DEVELOPMENT CORPORATION, a Florida Corporation, has executed this Declaration of Covenants, Conditions and Restrictions for Hammock Isles Villas on this 22 day of Sept., 2003.

Signed, sealed and delivered
the presence of:

VINEYARDS DEVELOPMENT CORPORATION,
a Florida Corporation

[Signature]
Robert Rogers
Printed name of Witness

[Signature]
By: Michel Saadeh
Its: President & CEO.

[Signature]
Linda H. Powell
Printed name of Witness

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of Sept. 2003 by Michel Saadeh, who is personally known to me and who did take an Oath, as President and CEO of the Vineyards Development Corporation, a Florida Corporation, on behalf of said corporation.

[NOTARY SEAL]

Robert Rogers
MY COMMISSION # C092119 EXPIRES
March 19, 2004
BONDED THROUGH FARM AND RANCH INC.



[Signature]
Notary Signature
Printed name of Notary
My Commission Expires:

V:\VOC\502\ROBERT\DEVELOP\HAMMOCK\DEC\VILLAS.doc

Exhibit A
Property Description

Block C, Plat Book 40, Page 40, Public Records of Collier County, Florida.

Exhibit B

**ARTICLES OF INCORPORATION
OF
HAMMOCK ISLES VILLAS HOMEOWNERS'
ASSOCIATION, INC.**

**Prepared by:
Robert F. Rogers, Esq.
75 Vineyards Boulevard
Naples, Florida 34119**

**ARTICLES OF INCORPORATION
OF
HAMMOCK ISLES VILLAS HOMEOWNERS'
ASSOCIATION, INC.
(not-for-profit corporation)**

THE UNDERSIGNED hereby executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation under Florida Statutes Chapter 617 and certifies as follows:

(ALL TERMS USED HEREIN NOT OTHERWISE DEFINED SHALL BE AS DEFINED IN THE HAMMOCK ISLES VILLAS DECLARATION.)

**ARTICLE I
NAME**

The name of the corporation shall be **HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION, INC.**, having its principal office at 75 Vineyards Blvd., Naples, Florida 34119, and its duration shall be perpetual, commencing on the date of filing of these Articles by the Incorporator.

**ARTICLE II
PURPOSE**

The Hammock Isles Villas Homeowners' Association is organized as a not-for-profit corporation to further the interests of Members.

**ARTICLE III
POWERS**

The powers of the Hammock Isles Villas Homeowners' Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers. The Hammock Isles Villas Homeowners' Association shall have all of the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, the By-Laws and the Hammock Isles Villas Declaration.

Section 2. Necessary Powers. Subject to any limitations contained in the Villas Declaration, the Hammock Isles Villas Homeowners' Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purpose, including, without limitation:

- A. The power to fix, levy and collect Assessments against Units and Members, as provided for in the Hammock Isles Villas Declaration.
- B. The power to expend monies collected for the purpose of paying the expenses of the Hammock Isles Villas Homeowners' Association.
- C. The power to own, manage, control, operate, maintain, repair and improve the Common Areas.
- D. The power to maintain the Areas of Common Responsibility.
- E. The power to purchase supplies, materials and lease equipment required for the maintenance, repair, replacement, operation and management of the Areas of Common Responsibility.

F. The power to insure and keep insured the improvements within the Common Areas as provided in the Hammock Isles Villas Declaration.

G. The power to employ the personnel required for the operation of the Hammock Isles Villas Homeowners' Association and operating and maintaining of the Areas of Common Responsibility.

H. The power to pay utility bills for utilities serving the Common Areas as provided in the Hammock Isles Villas Declaration.

I. The power to pay all taxes and assessments which are liens against the Common Areas as provided in the Hammock Isles Villas Declaration.

J. The power to establish and maintain a reserve fund for capital improvements, repairs and replacements.

K. The power to improve the Common Areas as provided in the Declaration, subject to the limitations set forth in the Hammock Isles Villas Declaration.

L. The power to control and regulate the use of the Common Areas as provided in the Hammock Isles Villas Declaration.

M. The power to make reasonable rules and regulations and to amend the same from time to time.

N. The power to enforce by any legal means the provisions of the Hammock Isles Villas documents.

O. The power to borrow money and the power to select depositories for the Hammock Isles Villas Homeowners' Association's funds, and to determine the manner of receiving, depositing and disbursing those funds and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by the By-Laws.

P. The power to enter into a long term contract with any person, firm, corporation or management agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the Areas of Common Responsibility. The contract may provide that the total operation of the managing agent, firm or corporation shall be at the cost of the Hammock Isles Villas Homeowners' Association. The contract may further provide that the managing agent shall be paid from time to time a reasonable fee.

Q. The power to contract for the management of the Hammock Isles Villas Homeowners' Association and to delegate to the manager all of the powers and duties of the Hammock Isles Villas Homeowners' Association, except with respect to those matters which must be approved by Members.

R. The power to establish additional officers and/or directors of the Hammock Isles Villas Homeowners' Association and to appoint all officers except as otherwise provided in the By-Laws.

S. The power to appoint committees as the Board of Directors may deem appropriate.

T. The power to collect delinquent Assessments by suit or otherwise, to abate nuisances and to fine, enjoin or seek damages from Members for violation of the provisions of Hammock Isles Villas documents.

U. The power to bring suit and to litigate on behalf of the Hammock Isles Villas Homeowners' Association as may be desirable or necessary for the proper management of the Hammock Isles Villas Homeowners' Association.

V. The power to adopt, alter and amend or repeal the By-Laws of the Hammock Isles Villas Homeowners' Association as may be desirable or necessary for the proper management of the Hammock Isles Villas Homeowners' Association.

W. The power to engage in any other activities which will foster, promote and advance the common interests of all Members.

X. The power to require all Owners of Units in Hammock Isles Villas to become Members of the Hammock Isles Villas Homeowners' Association.

Y. The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described.

Z. The power to take any other action necessary for the purposes for which the Hammock Isles Villas Homeowners' Association is formed.

AA. The foregoing enumeration of powers shall not limit or restrict the exercise of other and further powers which are contained in the Governing Documents or which may now or hereafter be permitted by law.

Section 3. Funds and Title to the Properties. All funds and title to all properties acquired by the Hammock Isles Villas Homeowners' Association and the proceeds thereof shall be held for the benefit of the Members in accordance with the provisions of the Hammock Isles Villas Declaration and the By-Laws. No part of the income, if any, of the Hammock Isles Villas Homeowners' Association shall be distributed to the Members, directors or officers of the Hammock Isles Villas Homeowners' Association.

Section 4. Limitations. The powers of the Hammock Isles Villas Homeowners' Association shall be subject to and exercised in accordance with the provisions of the Hammock Isles Villas Declaration and the Villas Declaration.

**ARTICLE IV
MEMBERSHIP**

Qualification for and admission to membership in the Hammock Isles Villas Homeowners' Association shall be regulated by the Hammock Isles Villas Declaration.

**ARTICLE V
BOARD OF DIRECTORS**

The affairs of the Hammock Isles Villas Homeowners' Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors. The following persons shall constitute the initial Board of Directors:

| Name | Address |
|------------------|---|
| Michel Saadeh | 75 Vineyards Blvd. Naples, Florida 34119 |
| Robert F. Rogers | 75 Vineyards Blvd. Naples, Florida 34119 |

Michael Procacci

75 Vineyards Blvd.
Naples, Florida 34119

The method of election and terms of office, removal and filling of vacancies shall be as set forth in the By-Laws of the Hammock Isles Villas Homeowners' Association.

**ARTICLE VI
INDEMNIFICATION OF OFFICERS,
DIRECTORS AND COMMITTEE MEMBERS**

The Hammock Isles Villas Homeowners' Association shall indemnify its directors, officers and committee members and may indemnify its employees and agents, to the fullest extent permitted by the provisions of the Florida Not-For-Profit Corporation Act, as amended from time to time, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any by-law, agreement, vote of the Members or disinterested directors, officers or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, committee member, employee or agent, and shall inure to the benefit of the heirs, executors and administrator of such a person and an adjudication of liability shall not affect the right to indemnification for those indemnified. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officer, director or committee member of the Hammock Isles Villas Homeowners' Association may be entitled.

**ARTICLE VII
INCORPORATOR**

The name and address of the incorporator of the Hammock Isles Villas Homeowners' Association is:

| <u>Name</u> | <u>Address</u> |
|------------------|---|
| Robert F. Rogers | 75 Vineyards Blvd. Naples, Florida 34119 |

**ARTICLE VIII
BY-LAWS**

The By-Laws of the Hammock Isles Villas Homeowners' Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles or the Hammock Isles Villas Declaration and any such amendment shall be void.

**ARTICLE IX
AMENDMENT**

These Articles may be amended only upon the affirmative vote of seventy five percent (75%) or more of the votes of Members at a duly called meeting of the Members.

**ARTICLE X
CONSTRUCTION**

These Articles and the By-Laws of the Hammock Isles Villas Homeowners' Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Villas

Declaration and the Hammock Isles Villas Declaration. In the event of any conflict between the terms of the Villas Declaration, the Hammock Isles Villas Declaration, the Articles of Incorporation or the By-Laws, the following order of priority shall apply: the Villas Declaration, the Hammock Isles Villas Declaration, the Articles and the By-Laws.

**ARTICLE XI
REGISTERED AGENT AND REGISTERED OFFICE**

The name of the initial registered agent shall be Robert F. Rogers, and the street address of the registered office of the Association shall be 75 Vineyards Blvd., Naples, Florida 34119.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 15 day of Sept, 2003.




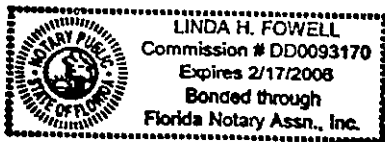
ROBERT F. ROGERS

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING Articles of Incorporation were acknowledged before me by Robert F. Rogers, the incorporator named therein. He is personally known to me or produced a current driver's license as identification and did take an oath.

IN WITNESS WHEREOF I have hereunder set my hand and affixed my seal under the law of the State of Florida, this 15th day of SEPTEMBER, 2003.


Printed Name: LINDA H. FOWELL



State of Florida at Large
My Commission Expires:


CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS
WITHIN FLORIDA, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED

FIRST--THAT HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, DESIGNATES ITS PRINCIPAL PLACE OF BUSINESS AS 75 VINEYARDS BLVD., NAPLES, FLORIDA 34119.

SECOND--THAT HAMMOCK ISLES VILLAS HOMEOWNERS' ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, DESIGNATES ROBERT F. ROGERS LOCATED AT 75 VINEYARDS BLVD., NAPLES, FLORIDA 34119 AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

HAMMOCK ISLES VILLAS HOMEOWNERS'
ASSOCIATION, INC.

SIGNATURE: 
BY: MICHEL SAADEH
ITS: PRESIDENT
DATE: 9/15/03

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

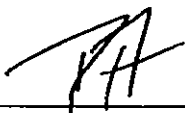
SIGNATURE: 
BY: ROBERT F. ROGERS
DATE: 9/15/03

Exhibit C

Hammock Isles Villas

Homeowners' Association

Community Standards and Guidelines Handbook

*Vineyards
Naples, FL*

Hammock Isles Villas Homeowners' Association

(Selected Date)

Dear Homeowner,

Enclosed is your copy of **Hammock Isles Villa's Community Standards and Guidelines Handbook**. This Handbook was created to summarize Hammock Isles Villas and Vineyards legal documents as well as update all homeowners on current community expectations, rules and regulations.

This Handbook is intended to ensure a safe, pleasant and attractive environment for our collective benefit.

As this package contains changing information and forms for your use, please retain in a convenient location.

This Handbook should be distributed to those who purchase your property in the future.

Cordially,

Michel Saadeh
President & CEO

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Introduction



The Board of Directors of Hammock Isles Villas Homeowners' Association (HIVHA) created this Handbook to summarize certain components of the *Declaration of Neighborhood Covenants, Conditions and Restrictions for Hammock Isles Villas (CC&Rs)* and the *Articles of Incorporation and By-Laws of Hammock Isles Villas Homeowners' Association, Inc.* All the documents listed above comprise HIVHA's Governing Documents.

This Handbook updates, summarizes and complements a wide variety of rules, regulations, covenants and guidelines regarding the use, maintenance and modification of our community, common areas, as well as your property and residence.

Overall, we intend for this Handbook to help you, the Member, to:

- ❖ Maintain a safe and pleasant environment for all Hammock Isles Villas residents to enjoy,
- ❖ Maintain a sense of community,
- ❖ Maintain consistent architectural and landscaping qualities and features and
- ❖ Keep our community competitive in the real estate market.

Please note: *The Governing Documents for Vineyards and Hammock Isles Villas contain covenants, conditions and restrictions all residents and guests must follow. Legally, these covenants are part of the deed for each home and are binding upon all homeowners and their guests regardless of whether these Members are familiar with such covenants. This handbook is provided as a summary of the Governing Documents. If any of the Governing Documents conflict with each other, whichever document is stricter shall control.*



Vineyards Community Association



Vineyards Community Association, Inc. (VCA) oversees the uniform development and maintenance plan for all Vineyards communities, including Hammock Isles Villas. Every Property Owner within Hammock Isles Villas agrees to abide by the Master Documents and CC&R's developed for the VCA and Hammock Isles Villas.

Vineyards Development Corporation manages and controls VCA until turnover.

VCA also has an advisory committee consisting of representatives from all Vineyards' communities. The President of the Board of Directors of Hammock Isles Villas Homeowners' Association represents Hammock Isles Villas on the VCA Advisory Committee.

VCA's responsibility include, but are not limited to, the planning and maintenance of the entire Vineyards community, upkeep of the common landscaping and roads outside of the communities and at the entrances gatehouse, and access control through the gatehouse for the entire development.

VCA can enter into agreements that affect all of the Vineyards communities. For instance, VCA negotiated a basic cable television package with Time Warner Cable for every property, in every community, within Vineyards.



Hammock Isles Villas Homeowners' Association



Following is an overview of the nature and function of the HIVHA.

Entity

HIVHA is a not for profit organization chartered in the State of Florida and formed to further the common interest of the property owners in Hammock Isles Villas.

Membership

Members are defined as owning a unit in Hammock Isles Villas. Every unit owner within Hammock Isles Villas is a Member of HIVHA.

Board of Directors

The Board of Directors is composed of Developer representatives until turnover. After turnover, Directors are elected by the Members at an annual meeting. The Directors in-turn elects a President, Vice President, Secretary and Treasurer.

Board of Directors' Responsibility

The Board's responsibilities and powers are delineated in the HIVHA Declaration.

Meetings – Annual Meeting

HIVHA annual meetings will be held at a predetermined date and time and notice will be provided to Members.

Property Manager

A property management company helps the Board manage day-to-day affairs of HIVHA. Corresponding with Members, collecting assessments from Members, paying vendor invoices and general accounting functions are part of the property manager's responsibilities.

The property manager is bound by a contract with the HIVHA and answers only to the Board not to individual Members.

Budget

Each year, the Board develops a budget for the calendar year which is presented to the Members at the annual meeting.

The budget includes, but is not limited to, the following items:

- ❖ HIVHA's payments to the VCA for maintenance, access control and basic cable television subscription,
- ❖ Accounting and legal fees,
- ❖ Insurance,
- ❖ Office and administration expenses,
- ❖ Ground and road reserves and
- ❖ Special projects.

The Board may revise the budget, as the year progresses, within the legal guidelines of the Governing Documents.

Maintenance Fees/Base Assessment

Each Member pays a quarterly maintenance fee. It is payable the first day of the quarter (January 1, April 1, July 1, and October 1). The quarterly maintenance fee invoiced to you covers the total annual budget, divided by four quarters, then by the number of platted units (86) in Hammock Isles Villas.

Special Assessments

The HIVHA Board has the ability to assess each Member an amount as outlined in the Governing Documents for project expenses that do not fall within the approved HIVHA annual budget.

Special assessments are payable by Members in such a manner and at such times as determined by the Board.

Committees

The Board may appoint committees to address specific concerns in the community. These committees are for information only, to be used at the Boards' discretion.

An *Architectural Review Committee* is a standing committee, dedicated to ensuring all modifications and alterations to homes, property and landscaping are made within the guidelines established for Hammock Isles Villas. Until turnover, this committee is controlled by the Developer.



Guidelines – General



Following are general guidelines for HIVHA, in alphabetical order by topic.

Air Conditioning

All units in Hammock Isles Villas were constructed with central air conditioning and heating units. Therefore, the installation of external/window air conditioners in any structure on your unit is not permitted.

Landscaping should be placed around all external central air conditioning and heating units, so that this equipment is not visible from the street, golf course or neighbors' properties.

Alterations – Unit Exterior

Please refer to the "Unit Exterior Alterations" section found later in this Handbook.

Alterations – Landscape

Please refer to the "Guidelines – Landscape Alterations" section found later in this handbook.

Animals

Your pet(s) should not be a nuisance to your neighbors. Excessive barking by a dog, a dog that frequently escapes from the unit or a cat that roams the neighborhood is considered a nuisance. Neighbors should not be disturbed by noise or actions created by household pets.

Animals are not permitted to run loose. They must be confined to your property and walked on a hand-held leash. This is a Collier County law.

You must clean up after your pet, whether on your property or in the neighborhood. Do not allow your pet to urinate on any vegetation, other than that on your unit. Any Member whose pet defecates on any Common Areas of any other Members Property shall immediately clean up the pet's waste. Failure to abide by this restriction may result in a fine being levied by the Association.

Owners may keep up to two commonly accepted household dogs, not to exceed 50 pounds each, or up to two cats. No horses, cows, hogs, pigs, swine, goat, chickens, pigeons or any other such animal, fowl or reptile shall be kept on any of the Property.

Annoying Lights, Sounds and Odors

Any light, sound or odor emitted from your unit that can be deemed obnoxious or offensive to others is not permitted. Without limiting the generality of the foregoing, no horns, whistles, bells, other sound devices or lights other than exterior speakers for music or devices used exclusively for security, fire prevention or fire control purposes shall be permitted.

Antennae and Dishes

Exterior antenna or satellite/microwave dish, aerial or other like device on your unit or unit are not permitted without approval of HIVHA and VCA.

Dishes may be no larger than 18 inches in diameter.

Approvals

Notwithstanding anything contained herein, anything not specifically allowed requires HIVHA & VCA approval. For items identified in these guidelines as needing HIVHA and VCA approval, please use the forms at the end of this Handbook. Submit completed forms to the Architectural Review Committee.

Awnings

Exterior awnings are not permitted in Hammock Isles Villas.

Banners, Flags and Flagpoles

Permanent and semi-permanent decorative banners may not be hung on your property without HIVHA and VCA approval. Temporary banners used in conjunction with holidays are not permitted, except as stated in the Decorations section found at page 8 of this booklet.

Florida law states that homeowners may display an American flag in a reasonable, respectful manner. All requests to display flags must be submitted in writing to the HIVHA and the VCA prior to doing so. The HIVHA will review the request which should include: flagpole design, materials, height and location on your property. When the American flag is displayed, it should be displayed in a dignified manner and should honor the tradition of the flag. Because of their permanent nature, in-ground flagpoles from which the American flag will be flown are not permitted in Hammock Isles Villas. Generally speaking, the location, height and color of the flagpole should be consistent with the size of your property and the scale and design qualities of your home. In addition, the flag should be presented in accordance with all County, State and Federal guidelines. Final design and location of the flag is strictly at the discretion of HIVHA & VCA.

Cable Television

VCA negotiated a bulk rate cable contract for all communities and homes within Vineyards, including Hammock Isles Villas. The negotiated rate is substantially less than that which an individual homeowner could negotiate. VCA charges HIVHA for its portion of the bulk cable contract, and in turn, the bulk cable contract expense appears in the HIVHA annual budget. Therefore, every Member is charged as a part of the quarterly maintenance fee for cable television, regardless of his or her desire to have this service.

CC&Rs – Covenants, Conditions and Restrictions

A copy of the *Covenants, Conditions and Restrictions for Hammock Isles Villas* and the *By-Laws of Hammock Isles Villas Homeowners' Association, Inc.* is delivered to all homeowners prior to closing on their unit/unit. To obtain a copy of these documents, please call and make a request to the Vineyards Development Corporation. Copies of these documents will be mailed to you for a duplication/assembly fee.

Clotheslines

Laundry or wash may not be dried on a line outside of your unit or visible to a neighbor, golfer or passerby. No clotheslines or drying racks are permitted on the exterior of the home.

Compliance

All Members are required to comply with the CC&Rs and community standards and guidelines.

If you have reasonable evidence that a Member is not complying with the CC&Rs or our community standards and guidelines, please submit a written complaint to HIVHA Board of Directors or HIVHA's Property Manager. Please note, these written complaints must be revealed to the violating party.

Damage and Destruction

Each Member is responsible for the upkeep of their property.

If any portion of your property becomes damaged or destroyed, for whatever reason, you are responsible to begin repairs within thirty (30 days) of the date of the damaging or destructive event and finish as soon as possible, but within no more than six months of the event. Failure to comply could result in an assessment by the HIVHA to the Member of \$50.00 per day, unless the Member can satisfactorily prove that such failure is due to circumstances beyond your control.

Decorations – Permanent Ornamentation

Permanent decorations are not permissible within Hammock Isles Villas. This includes, but is not limited to: birdbaths, ponds, sundials, sculptures and statues.

Decorations – Temporary Holiday Decorations

Decorations typically associated with the holidays, except for flags and banners which are not permitted, are permissible, as long as they do not pose a safety hazard, or emit obnoxious lights, sounds or odors. All decorations should reflect the elegance of the community. In addition, all temporary decorations should be placed no sooner than 30 days prior and removed within 10 days after the holiday.

Temporary holiday decorations are not to be placed on Hammock Isles Villas neighborhood light posts, street signs or stop signs. When placing temporary holiday decorations on your unit, please make certain they are not in disrepair.

Mailbox decorations celebrating national holidays or events should be non-obtrusive and tastefully done. Permanent decorations on mailboxes are not allowed.

All temporary holiday decorations must be reviewed and approved by HIVHA and VCA.

Doghouses, Dog Runs and Pet/Animal Cages

Outdoor doghouses, dog runs and other pet/animal cages are not permitted.

Easement Area

The front footage of your lot (an area that varies per lot, reflected on your plat) abutting the street contains utility, drainage and access easements. You are required to maintain this easement area. Items within this area may include: street gutter, street signs, mailbox, utility equipment, grass and trees.

If, in front of your house, the street gutter is dirty, it is your responsibility to clean the area at your expense. If you damage the gutter, it is your responsibility to reimburse the HIVHA for repairs. Otherwise, repair of the gutters is HIVHA's responsibility. Please contact a Board member or HIVHA's Property Manager to have a repair made.

Members that have street, stop, speed limit or caution signs in the easement area are expected to maintain a 30 inch buffer zone around the post for protection from damage by weed whackers and lawnmowers. The buffer zone may be covered with mulch, egg rock or pavers. Grass or weeds are not permitted to grow in the buffer zone.

Your mailbox should be clean and free of any bird droppings, mildew or other discoloration.

Electric Fencing

Invisible electronic fencing used to keep a domestic pet on your property is not permitted. Pets should not be left unattended outside.

Fences and Walls

Fences and/or walls are not permitted on your unit, unless approved by HIVHA and VCA.

Firewood and Compost Heaps

Firewood needs to be kept neatly stacked in an area that does not adversely affect the visual impact of Hammock Isles Villas. Typically, this means that the firewood stack should not be visible from the street, golf course or neighbor's unit.

Compost heaps are not allowed.

Fireworks

Because fireworks and associated flammable/explosive material can be deemed dangerous, as well as obnoxious or unreasonably offensive to others, such devices are not permitted in Hammock Isles Villas except for the Fourth of July and New Year's Eve holidays. Only fireworks that are legally sold in Collier County may be used during those holidays.

Garage Sales

Garage sales are not permitted in Hammock Isles Villas.

Garages

Your garage is to be used for parking your vehicles and/or storage.

You cannot modify your garage to become a temporary or permanent living space.

For safety, security and appearance, you are required to keep you garage doors closed at all times unless you are actively using your garage. All cars must be parked in the garage at all times. No cars or trucks are allowed in the driveway or street overnight at any time.

Golf Course – General

Vineyards Country Club and its members own the golf course. All residents should appreciate the beauty and value the golf course brings to Hammock Isles Villas, and, therefore, should respect the golfer's use of the course. ***The golf course is meant to be enjoyed by members of Vineyards Country Club and their guests, solely for the purpose of golf.*** Homeowners that are not golfing members of Vineyards Country Club are not permitted to play or walk on the course.

Grills

Permanent grills are allowed within a screened or fenced area, as long as they do not pose a safety hazard. Permanent grills may not be installed on your property in any other outdoor location. Grills are subject to review and approval by the HIVHA and VCA.

Hazardous Waste

Please do not dump any hazardous materials including, but not limited to: oil, grease, paint or other chemicals on your property, in the streets, lakes or rain sewers. Please abide by Collier County's recycling and environmental regulations. For more information, phone (239) 732-2502 or visit their website at <http://www.co.collier.fl.us/solidwaste>. Each Member shall, in addition, comply with any federal and state laws, ordinances and regulations as related to the environmental laws.

Inappropriate Activity

Any activity that can be deemed offensive, noxious, illegal, unhealthful, injurious, unwholesome, harmful or dangerous by the general community will not be tolerated within Hammock Isles Villas.

Insurance

All Members in Hammock Isles Villas are responsible for carrying, at their own expense, any of the following types of insurance as HIVHA does not insure individual units or home.

- ❖ Personal property and furnishings on their unit,
- ❖ Hazard on their unit, and
- ❖ Public liability on their unit.

Additionally, you may want to obtain other types of insurance that you personally deem desirable.

Lakes

All lakes contained within our community are meant for visual enjoyment only. Should You cannot build a dock, use a motorboat, canoe or sail in the lake.

For safety, please note all lakes contain run-off pesticide and fertilizer. Therefore, you should not swim or fish for consumption in the lakes. The water is non-potable.

Lawn Watering

All homes in Hammock Isles Villas are constructed with in-ground irrigation systems. It is your responsibility of HIVHA to maintain these systems.

Hammock Isles Villas use well water and reclaimed water provided by Vineyards Utilities. Vineyards Utilities may dictate watering restrictions at certain times during the year. In addition, you must follow Collier County regulations and restrictions.

Above ground sprinklers are not permitted to be used as your primary irrigation system.

Leasing

All leases must be in writing between you and your lessee and approved by the HIVHA. A signed copy of the lease should be provided to the HIVHA Property Manager.

Your tenant and their guests must comply with our Governing Documents and community standards and guidelines. You are liable for any violations by your tenant or their guests. If your tenant or their guests do not comply, this action may be considered a default on the lease.

Lights

External lights to illuminate structures or landscaping for home security may only be used as part of your approved landscape design.

Fixtures used to up-light trees should be concealed by landscaping or installed in-ground.

Permanent fixtures should emit a white light – colored bulbs are not permitted. Lights used in temporary holiday decorations may emit colors.

External lighting should not be annoying or a nuisance to others. All exterior light installation and/or modifications must be reviewed and approved by HIVHA & VCA.

Mailboxes

You are responsible for the maintenance of the mailbox and post on your unit. It should be kept in good working order and must be the original mailbox or an identical replacement.

The United States Postal Service requires that overhanging vegetation be kept trimmed even with the front edge of the mailbox and any overhanging branches be kept trimmed with a clearance of 8 feet above the pavement surface.

Maintenance – Unit – Disrepair

As a homeowner, you are required to maintain the physical aspects of your property. You are not permitted to allow your unit or any other structures on your unit to fall into disrepair. This includes, but is not limited to, repairing any damage, including wear and tear, discolored, faded or chipped paint, driveways, walkways, exterior walls, roof, gutters, fascia, windows, screens, doors, pool cage and screens, and exterior lights.

Please refer to the “Guidelines – Unit Exterior Alterations” section, found later in this Handbook, for additional information.

Maintenance – Unit – Painting

The Hammock Isles Villas Homeowners Association will be responsible for maintaining the color of your unit by painting/repainting on a regular basis. Typically, in our climate, and dependant on paint type, professionals recommend a fresh coat of pain every four to five years.

Please refer to “Guidelines – Unit Exterior Alterations” section, found later in this Handbook, for additional information.

Maintenance – Unit – Pressure Cleaning

Due to our humid climate, mildew and mold is a concern in the overall exterior appearance of our units. Professionals recommend that the exterior of your unit, screened enclosure, driveways, walkways and sidewalks in your unit’s easement area be pressure cleaned at least once a year. The HIVHA is responsible for arranging this.

Maintenance – Landscaping

All landscaping is provided through the HIVHA association.

Please refer to the “Guidelines – Landscape Alterations” section, found later in this Handbook for additional information.

Noise

Our homes are for our private enjoyment. Your music or television audio should be heard only by you, not your neighbors, or people on the street or golf course. Bells, whistles, horns or other sound devices, other than those used for security purposes, are not permitted on your unit.

Exterior speakers are permissible and require the approval of HIVHA.

Similarly, when driving your car in Hammock Isles Villas, please be sure to keep your cars audio to a reasonable level.

Neighbors should not be disturbed by noise created by household pets.

Parking – General

Park your vehicles out-of-sight in your garage. Your guest(s) should park in your driveway. Your service resources should park in your driveway not on the street. No vehicles may be parked overnight on the street. Guest vehicles parked overnight in your driveway for a period of more than one week require the approval of HIVHA and VCA. Parking on your lawn, easement area or any unpaved area is prohibited. This restriction will be strictly enforced by towing the vehicle at the Members' expense.

Parking – Vehicles

Abandoned or inoperable vehicles, oversized vehicles, commercial vehicles, recreational vehicles, campers, mobile homes, motor homes, unit trailers, other types of trailers, vans, motorcycles, pickup trucks, boat, boat trailers or jet skis are not permitted to be parked or stored on any unit within Hammock Isles Villas, unless maintained in your garage.

Any pickup or similar style truck used for personal/family purposes must be stored in the garage at all times. At no time are they permitted to be parked in the driveway or on the street.

No commercial vehicle may be parked at your property for more than four hours per day, unless that vehicle is necessary in the construction and repair of a structure, landscaping maintenance or on site for medical purposes.

Abandoned or inoperable vehicles are defined as any vehicle that has not been driven by its own propulsion for a period of three weeks or more. Oversized vehicles are those too high or wide to clear the entrance of the garage. Commercial vehicles are defined as any vehicle that is not designed and used for solely customary, personal/family purposes. The lack of commercial-type lettering or graphics is not necessarily a factor regarding the definition of a commercial vehicle.

Any vehicle in violation of this rule will be towed at the Member's expense.

Playground, Basketball and Recreational Equipment

Playground equipment, jungle gyms, swing sets, play units, trampolines, basketball hoops and backboards shall not be permitted on any unit or property.

You cannot use a street or driveway for the temporary or semi-permanent set-up of any recreational equipment, such as a basketball backboard, hockey goal or volleyball net.

Pools and Related Equipment

All pools and spas must be contained within a screened or fenced area. Pool must be in-ground type.

Permanent and semi-permanent above ground spas are permitted as long as they are contained within a screened enclosure or fenced area and are reasonably hidden from neighbors, golfers and passersby.

To maintain the visual appearance of our community, heaters, filters, chemical feeders and other above ground apparatus located outside of your screened area necessary for the use and maintenance of your pool and/or spa, need to be surrounded by HIVHA and VCA approved landscaping.

Property Use

All homes within Hammock Isles Villas are for single-family use only and are not permitted to be greater than two stories.

Your home is for personal use. Businesses with any associated outside vehicular traffic are not permitted.

For the benefit of you and your community, please abide by existing laws. Illegal activities within Hammock Isles Villas will not be tolerated.

Safety Hazards

Trees and other vegetation that impair visibility, vehicular and pedestrian mobility, or impede street lighting or signage are considered a safety hazard. Please monitor your landscaping and correct any problems immediately.

Parking on your easement or in the street can also pose a safety hazard. Please refer to the "Parking" guidelines in this handbook for any parking recommendations.

Screens and Screening Material

Window, porch and screened enclosures/cage screens should be maintained and free of holes. Screening material can be brown, black or bronze. This requires the approval of HIVHA and VCA.

Screened Enclosures

The majority of the homes in Hammock Isles Villas have a screened enclosure surrounding their outdoor pool and spa. The framing material should be no higher than your unit's roofline and no wider than the width of your unit's sidewalls. All screened enclosures require the approval of HIVHA and VCA.

Shutters – Hurricane

Hurricane shutters are mandated for new construction and must be in accordance with the HIVHA and VCA guidelines.

All requests for shutters must be received in writing and require the approval of the HIVHA and VCA.

Signs

No sign or advertisement of any kind, including, without limitation, those of realtors, contractors and subcontractors, shall be erected on any home unless the placement, character, form, size, lighting and time of placement of such sign is first approved in writing by the HIVHA and VCA.

All signs must also conform with governmental codes and regulations and with design standards and guidelines for signs established by the HIVHA and VCA.

A single approved "Open House" sign may be placed on your lot, from 9 AM to 5 PM on Saturdays and Sundays only.

"Open Unit" signs must be 12" x 18", white, PVC, 2-sided with hunter green lettering and a white stake. Signs are available for purchase from Naples Board of Realtors or Cecil's Copy Express.

A sign from your alarm/security company may not be placed on your unit.

Solar Equipment

Solar equipment, including solar panels, is not permitted in Hammock Isles Villas.

Speeding

The speed limit within Hammock Isles Villas is 25 MPH.

There are many children who play in their front yards and driveways, as well as numerous adults and children who walk or bicycle on our streets. For the benefit of all in our community, please do not speed. Ask your visitors and service people to abide by the speed limit as well.

If you see someone speeding, try to obtain their license plate number and/or a description of the car and call your property manager. For your own safety, please do not take matters into your own hands.

Structures – Illegal

Semi-permanent or permanent structures other than your own unit and specifically pre-approved HIVHA and VCA buildings, are not allowed on your unit. This includes, but is not limited to, plastic or metal storage sheds, barns, shacks, tree units, play units, trailers, and garages.

Structures – Temporary

Temporary structures, such as a tent for an event, need HIVHA and VCA approval. Such structures must be removed immediately following the event. Other types of temporary structures are not permitted.

Trash and Recycling

Trash and recyclables are to be placed in appropriate containers and kept inside an enclosed structure – out of the view of your neighbors. Typically, this means inside your garage.

Keep non-trash items out-of-sight from the street, neighbors and golf course until Wednesday, the full pick up day.

You are able to put your trash out at 6 PM, the night before the scheduled pick up. Once the trash/re-cycling has been picked up, you need to place the container and bins out-of-sight by 6 PM, same day.

We strongly recommend you follow Collier County's re-cycling guidelines. More information on re-cycling can be obtained by calling Collier County Recycling Hotline at (239) 775-3900 or visiting their website at www.colliercountyutilities.com.

You can order replacement/extra trash containers and re-cycling bins by phoning Collier County Solid Waster Customer Service at (239) 403-2367.

Vehicles – Decals and Gate Controls

Vineyards access control provides decals and bar codes which affix to your vehicle window for identification purposes at the North and South Gates. The “Gatekeeper” system also allows residents to pre-clear an expected guest. For more information contact the gatehouse at (239) 353-1770.

It is the responsibility of each Member to properly dispose of bar codes upon sale or transfer of vehicle.

Vehicles – Unlicensed

All vehicles should be properly licensed and maintained, so that they are not a safety hazard, nuisance or illegal.

Violations

Any violation of these Standards will subject the violating party to all penalties allowed by the Associations Declaration and/or Florida Law.

Wells

Private wells are strictly prohibited and lake water may not be withdrawn for irrigation or any other purpose.

Windows – General

Original or replacement windows must be clear, tinted bronze, gray or smoke. Please make sure the same window style and window tint color is consistently applied throughout your entire unit and other structures.

Your interior window coverings, when seen from the exterior of your unit, must be white, off white or blend with the exterior color of the unit as determined at the sole discretion of the HIVHA and VCA. All front windows must have window coverings. No reflective window coverings are permitted.



Guidelines – Unit Exterior Alterations



All original home exteriors were approved by HIVHA and VCA. As a general rule, no alterations are to be made to the units of Hammock Isles Villas. To that end, any alteration to the exterior of your unit will require approval from HIVHA and VCA. This includes, but is not limited to, building an addition or extra permanent structure, changing the color of your unit, changing the type and color of your roof, changing entrance doors, changing the exterior lighting of your unit and altering your driveway or walkways.

Two forms supplied by VCA are used to obtain HIVHA and VCA approval. These forms are included as attachments in the back of this Handbook. They are entitled "Modification Request Acknowledgement" and "Vineyards Community Association Request for Review." Completed forms should be submitted to the Architectural Review Committee.

Additions and New Structures

Additions and alterations are at not permitted.

Doors

Replacement doors should be harmonious with the existing units. Please acquire HIVHA and VCA approval prior to replacing exterior doors, or changing any exterior door colors.

Driveways and Walkways

Permission from HIVHA and VCA is required to change or alter the shape, color, design or layout of your driveway and/or walkway.

Generally speaking, paver bricks are the preferred materials for driveways and walkways.

Grading

For optimum water drainage purposes, all units in Hammock Isles Villas were well planned prior to any construction. Typically, interior units drain from the back towards the street, while units adjacent to the golf course or a lake drain half to the street and half to the lake/golf course.

Changes in grading may cause water to pond in less than desirable areas. Therefore, permission from HIVHA and VCA is needed before any change to your unit's grading is made.

Lighting

Design changes to external lighting and/or the addition of external fixtures require approval from HIVHA and VCA.

Generally speaking, new or additional light fixtures should be consistent with the character of your unit and visually blend with the Hammock Isles Villas community.

Materials

To maintain a harmonious neighborhood, recommended external materials include stucco, wood, brick, natural stone, keystone and other natural materials.

Imitation materials, such as vinyl siding, no matter if they are of the highest quality, will not be permitted.

Minimum Square Footage

The minimum home size permitted at Hammock Isles Villas is 2,300 square feet of air conditioned space. No structure may exceed thirty-five (35) feet in height above the finished floor of the structure.

Paint Colors

You may repaint your unit, or any portion of it, in the same color without prior permission from HIVHA and VCA.

Roof

All new roofs must be constructed of tile or slate. All replacement roofs are to be replaced with material similar to the original. You may replace your roof tile without prior approval if it is the same material and color as the original roof. If you choose to change the material, the material color or paint your roof, approval from HIVHA and VCA is necessary.

Replacing a tiled roof with asphalt shingles is not permissible.

Setbacks

The following are the guidelines for set backs in Hammock Isles Villas:

- ❖ 15' front setback
- ❖ 15' back setback (rear principal)
- ❖ 5'0" side setback
- ❖ 5' back accessory structure

The HIVHA and/or VCA reserve the right to adjust setbacks if they deem appropriate and necessary.



Guidelines – Landscape Alterations



Significant Changes to Your Landscape

Significantly changing the landscape on your property can be defined as adding, moving or removing a canopy or sub-canopy tree and/or palm or adding any planting material over three feet tall. If you choose to remedy a landscape problem or significantly change your existing landscaping, you will need permission from HIVHA and VCA.

Also, a significant change to your landscaping includes replacing or changing 50% of your existing plantings (shrubs, ground covering, vining plants and sodded areas). Therefore, to err on the safe side, please acquire permission from HIVHA and VCA before altering your landscape.

Recommended Replacement Plant Material

All replacement plant material must be Florida Fancy, or, Florida Grade #1, as defined in "Grade and Standards for Nursery Plants, State Plant Board of Florida." Generally speaking, plants procured from Naples high-end nurseries, as well as the major home improvements retailers, typically fall into these two categories.

We do get a rare freeze in Hammock Isles Villas. Therefore, plants susceptible to freeze damage are generally unacceptable in an overall landscaping theme.

Further, please do not plant ornamentals that require an extraordinary amount of pruning and trimming, unless you intend to constantly maintain the plant(s). Topiaries in standard designs, such as spirals or round balls are acceptable. However, topiary in the shape of an animal would most likely not be permitted.

Please refer to the "Recommended Plant Material" listing found at the end of this Handbook for plants that thrive in our community.

Unacceptable Plant Material

Also, some plants are not recommended for landscaping within Hammock Isles Villas because their root system can choke and interfere with underground lines or because they do not hold up to soil or drought conditions.

Please refer to the "Unacceptable Plant Material" listing found at the end of this handbook.

Unacceptable Planting

No planting will be allowed that blocks a neighbor's view of the water or golf course as determined at the sole discretion of HIVHA and VCA.

Sod and Grassed Areas

With the exception of trees, shrubs, ground covering and vining plants, your unit must be maintained with sand-grown "Floratom" sod.

Covering a large area of your front, side or back yard with decorative stone or monolithic paving (such as concrete, pavers or stone) is not permitted. Conversely, an unreasonable abundance and variety of shrubs, ground covering, vining plants and/or annuals in your grassed area is not permitted.



Recommended Plant Material



Canopy Trees

Golden Rain Tree
 Hong Kong Orchid
 Jacaranda
 Laurel Oak*
 Live Oak*
 Red Maple*
 Southern Magnolia*
 Sweet Gum
 *Required trees for front yard canopy

Palms

Cabbage Palm
 Canary Island Date Palm
 Chinese Fan Palm
 Coconut Palm
 European Fan Palm
 King Sago
 Paurotis Palm
 Pygmy Date Palm
 Queen Palm
 Royal Palm
 Senegal Date Palm
 Washingtonia Palm
 Zahedi Date Palm

Sub-Canopy Trees

Bald Cypress
 Bottlebrush
 Cattley Guava
 Citrus Trees, Upon Approval
 Crepe Myrtle
 Dahoon Holly
 East Palatka Holly
 Jamaican Caper
 Jerusalem Thorn
 Ligustrum Recurv
 Ligustrum Wax Privet
 Loquat
 Tree Ligustrum
 Upright Podocarpus
 Wax Myrtle
 Weeping Podocarpus
 Yaupon Holly

Shrubs

Bird of Paradise
 Bougainvillea
 Cast Iron Plant
 Cattley Guava
 Crinum Lilly
 Dwarf Burfordii
 Dwarf Vomitoria
 Eugenia
 Fakahatchee Grass
 Gardenia
 Indian Hawthorn
 Ixora
 Jasminum
 Ligustrum
 Myrsine
 Oleander
 Orange Jasmine
 Photinia "Red Top"
 Pittosporum
 Podocarpus
 Pyracantha
 Silverthorn
 Spicewood
 Texas Sage
 Thryallis
 Twisted Juniper
 Viburnum
 Wax Myrtle
 Zamia

Ground Cover and Vines

African Iris
 Asparagus Ferns
 Blue Daze
 Carolina Jasmine
 Confederate Jasmine
 Day Lilies
 Dwarf Shore Juniper
 Ficus Vine
 Lantana
 Liriope (Evergreen Giant)
 Mexican Flame Vine
 Oyster Plant
 Parsoni Juniper
 Procumbens Juniper
 White Fountain Grass

Unacceptable Plant Material



Acacia
Areca Palm
Australian Pine
Black Olive
Brazilian Pepper
Buttonwood
Camphor Tree
Carissa
Carrotwood
Century Plant
Chinese Tallow
Cocoplum
Downy Myrtle
Ficus
Fruit Trees Excepting Approved Citrus
Gumbo Limbo
Indian Rosewood
Italian Cypress
Mahogany
Manila Palm
Melaleuca
Norfolk Pine
Pampas Grass
Parlor Pine
Pindo Palm
Scauvola
Schefflera
Screw Pine
Sea Grape
Silk Oak
Spineless Yucca
Travelers Tree
Weeping Yaupon

Retn:
ROBERT ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

3315802 OR: 3467 PG: 2694
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
12/18/2003 at 03:05PM DWIGHT B. BROCK, CLERK

RBC FBB 10.50

**FIRST AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HAMMOCK ISLES VILLAS**

This Amendment is made this 8TH day of DECEMBER, 2003, by Vineyards Development Corporation, a Florida corporation (the "Developer" or "Declarant") for itself and its successors and/or assigns.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for HAMMOCK ISLES VILLAS recorded in the Official Records of Collier County, Florida, O.R. Book 3403, Page 0285.


WHEREAS, the Declarant has the right to amend the Declaration and wishes to amend the Declaration.

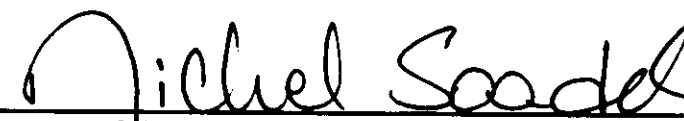
NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:


1. The minimum square footage requirement for a home is hereby changed from 2,300 to 2,150.
2. All other terms and conditions contained in the Declaration shall remain in full force and effect, except as they may be contrary to the above, in which case the above shall control.

IN WITNESS WHEREOF, the Declarant does hereby execute this Amendment through its undersigned, duly authorized officer.

VINEYARDS DEVELOPMENT CORPORATION

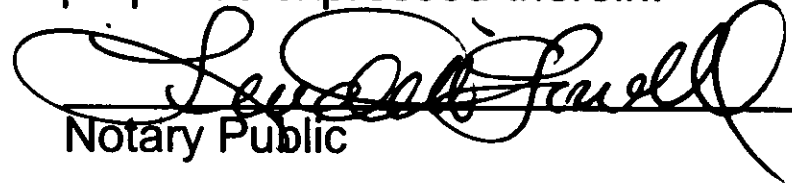

Witness KAROLYN G. ADKINS


By: Michel Saadeh
Its: President & CEO

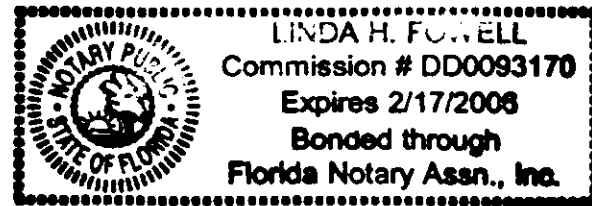

Witness Robert Rogers

STATE OF FLORIDA
COUNTY OF COLLIER

On this 8TH day of DECEMBER, 2003, before me, personally appeared Michel Saadeh as President & CEO of Vineyards Development Corporation, who is personally known to me, and he acknowledged that he executed the foregoing instrument on behalf of the corporation, for the purposes expressed therein.


Notary Public

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Retn:
ROBERT ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

*** 3358600 OR: 3519 PG: 1318 ***

RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
03/11/2004 at 02:27PM DWIGHT E. BROCK, CLERK

RBC FEE

6.00

**SECOND AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HAMMOCK ISLES VILLAS**

This Amendment is made this 9th day of March, 2004, by Vineyards Development Corporation, a Florida corporation (the "Developer" or "Declarant") for itself and its successors and/or assigns.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for HAMMOCK ISLES VILLAS recorded in the Official Records of Collier County, Florida, O.R. Book 3403, Page 0285.

WHEREAS, the Declarant has the right to amend the Declaration and wishes to amend the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. In the section entitled Guidelines - General, first page, last paragraph, the sentence which reads, "Owners may keep up to two commonly accepted household dogs, not to exceed 50 pounds each, or up to two cats," is changed to "Owners may keep up to two commonly accepted household pets."
2. All other terms and conditions contained in the Declaration shall remain in full force and effect, except as they may be contrary to the above, in which case the above shall control.

IN WITNESS WHEREOF, the Declarant does hereby execute this Amendment through its undersigned, duly authorized officer.

Karolyn G. Adkins
Witness KAROLYN G. ADKINS

Robert Rogers
Witness Robert Rogers

VINEYARDS DEVELOPMENT CORPORATION

Michel Saadeh
By: Michel Saadeh
Its: President & CEO

STATE OF FLORIDA
COUNTY OF COLLIER

On this 9th day of March, 2004, before me, personally appeared Michel Saadeh as President & CEO of Vineyards Development Corporation, who is personally known to me, and he acknowledged that he executed the foregoing instrument on behalf of the corporation, for the purposes expressed therein.



Robert Rogers
MY COMMISSION # CC912116 EXPIRES
March 19, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Robert Rogers
Notary Public

V:\VOC\Leg\ROBERT\DEVELOP\HAMMOCK\AMENDMENT.VILLAS.doc

**FOURTH AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HAMMOCK ISLES VILLAS**

This Amendment is made this 23rd day of Feb, 2010, by Vineyards Development Corporation, a Florida corporation (the "Developer" or "Declarant") for itself and its successors and/or assigns.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for HAMMOCK ISLES VILLAS recorded in the Official Records of Collier County, Florida, O.R. Book 3403, Page 0285.

WHEREAS, the Declarant has the right to amend the Declaration and wishes to amend the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. The attached Exhibit A which is page 13 of Community Standards and Guidelines Handbook is amended as depicted thereon.

IN WITNESS WHEREOF, the Declarant does hereby execute this Amendment through its undersigned, duly authorized officer.

VINEYARDS DEVELOPMENT CORPORATION

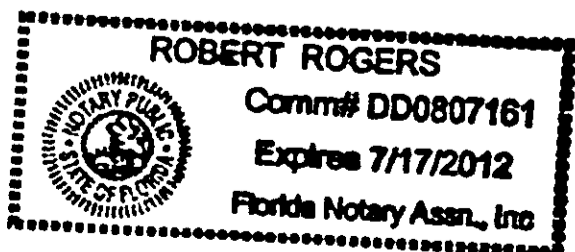
Karolyn G. Adkins
Witness KAROLYN G. ADKINS

Michel Saadeh
By: Michel Saadeh
Its: President & CEO

Robert Rogers
Witness Robert Rogers

STATE OF FLORIDA
COUNTY OF COLLIER

On this 23 day of Feb, 2010, before me, personally appeared Michel Saadeh as President & CEO of Vineyards Development Corporation, who is personally known to me, and he acknowledged that he executed the foregoing instrument on behalf of the corporation, for the purposes expressed therein.



Notary Public

Maintenance – Unit – Painting

~~The Hammock Isles Villas Homeowners Association will be responsible for maintaining the color of your unit by painting/repainting on a regular basis. Typically, in our climate, and dependant on paint type, professionals recommend a fresh coat of pain every four to five years.~~

Please refer to “Guidelines – Unit Exterior Alterations” section, found later in this Handbook, for additional information.

Maintenance – Unit – Pressure Cleaning

Due to our humid climate, mildew and mold is a concern in the overall exterior appearance of our units. Professionals recommend that the exterior of your unit, screened enclosure, driveways, walkways and sidewalks in your unit’s easement area be pressure cleaned at least once a year. ~~The HIVHA is responsible for arranging this.~~

Maintenance – Landscaping

→ ~~All landscaping~~ is provided through the HIVHA association.
Routine landscape maintenance

Please refer to the “Guidelines – Landscape Alterations” section, found later in this Handbook for additional information.

Noise

Our homes are for our private enjoyment. Your music or television audio should be heard only by you, not your neighbors, or people on the street or golf course. Bells, whistles, horns or other sound devices, other than those used for security purposes, are not permitted on your unit.

Exterior speakers are permissible and require the approval of HIVHA.

Similarly, when driving your car in Hammock Isles Villas, please be sure to keep your cars audio to a reasonable level.

Neighbors should not be disturbed by noise created by household pets.

Retn:
ROBERT F ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

3977485 OR: 4187 PG: 1797
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
02/22/2007 at 03:18PM DWIGHT E. BROCK, CLERK

REC FEE

18.50

**THIRD AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HAMMOCK ISLES VILLAS**

This Amendment is made this 20 day of Feb., 2007, by Vineyards Development Corporation, a Florida corporation (the "Developer" or "Declarant") for itself and its successors and/or assigns.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for HAMMOCK ISLES VILLAS recorded in the Official Records of Collier County, Florida, O.R. Book 3403, Page 0285.

WHEREAS, the Declarant has the right to amend the Declaration and wishes to amend the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. The property described on attached Exhibit A is hereby removed from the Declaration and all changes necessary to facilitate said removal from the Declaration and related documents are hereby deemed made. Thus, the resulting Association consists of 73 lots.
2. All other terms and conditions contained in the Declaration shall remain in full force and effect, except as they may be contrary to the above, in which case the above shall control.

IN WITNESS WHEREOF, the Declarant does hereby execute this Amendment through its undersigned, duly authorized officer.

Karolyn G. Adkins
Witness KAROLYN G. ADKINS

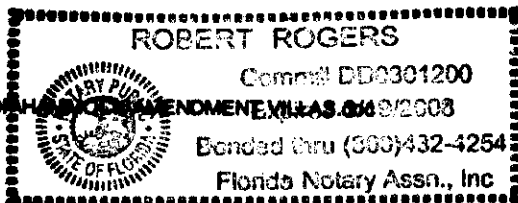
Robert Rogers
Witness Robert Rogers

VINEYARDS DEVELOPMENT CORPORATION

Michel Saadeh
By: Michel Saadeh
Its: President & CEO

STATE OF FLORIDA
COUNTY OF COLLIER

On this 20 day of Feb., 2007, before me, personally appeared Michel Saadeh as President & CEO of Vineyards Development Corporation, who is personally known to me, and he acknowledged that he executed the foregoing instrument on behalf of the corporation, for the purposes expressed therein.



[Signature]
Notary Public

EXHIBIT "A"
HAMMOCK ISLES REPLAT
DESCRIPTION

ALL OF LOTS 74 THROUGH 86 INCLUSIVE, BLOCK "C", ALL OF TRACT "N" AND PART OF TRACT "F" OF HAMMOCK ISLES RECORDED IN PLAT BOOK 40, PAGES 40 THROUGH 46, LYING IN SECTION 8, TOWNSHIP 49 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHERLY MOST CORNER OF LOT 73 OF SAID BLOCK "C", RUN N27°39'19"W A DISTANCE OF 60.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF HAMMOCK ISLES CIRCLE AND THE POINT BEGINNING;
THENCE S62°20'41"W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF HAMMOCK ISLES CIRCLE A DISTANCE OF 92.02 FEET TO A POINT OF CURVATURE;
THENCE 385.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 88°21'29", A CHORD DISTANCE OF 348.45 FEET, BEARING S18°09'56"W TO A POINT OF TANGENCY;
THENCE S26°00'49"E A DISTANCE OF 232.97 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE BOUNDARY OF SAID SUBDIVISION;
THENCE ALONG SAID LINE S85°13'05"W A DISTANCE OF 234.37 FEET;
THENCE CONTINUE ALONG SAID BOUNDARY S43°45'06"W A DISTANCE OF 50.29 FEET;
THENCE S86°49'51"W A DISTANCE OF 25.93 FEET;
THENCE N26°06'30"W A DISTANCE OF 67.18 FEET;
THENCE N01°29'15"W A DISTANCE OF 260.49 FEET;
THENCE N00°21'53"W A DISTANCE OF 480.00 FEET;
THENCE N86°56'33"E A DISTANCE OF 400.10 FEET TO A POINT ON A CIRCULAR CURVE AND AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HAMMOCK ISLES DRIVE;
THENCE 154.61 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 17°53'46", A CHORD DISTANCE OF 153.98 FEET BEARING S12°38'09"E TO A POINT OF REVERSE CURVATURE;
THENCE 36.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°55'43", A CHORD DISTANCE OF 33.43 FEET, BEARING S20°22'49"W TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 5.23 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

A/K/A

ALL OF LOTS 1 THROUGH 8 INCLUSIVE AND TRACT "A" OF HAMMOCK ISLES REPLAT AS RECORDED IN PLAT BOOK 47, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 5.23 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.