

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION, Made this 12th day of June, 1987, by Camelot, Inc., a Florida corporation, hereinafter referred to as Developer,

WITNESSETH:

WHEREAS, Developer is the owner of certain real property known as Camelot Unit I, according to the plat thereof as filed and recorded in Plat Book 4, Page 194, 195, and 196 of the Public Records of Osceola County, Florida; and

WHEREAS, the above described real property shall hereinafter be referred to as the "Property"; and

WHEREAS, Developer desires to create on the "Property" a residential community of single family residences, roads and such other common facilities as may be specifically designated on the plat of the "Property" for the benefit and use of said community; and

WHEREAS, Developer desires to have the right to add adjoining properties to the proposed Homeowners' Association, including streets and water, etc.

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of open space, green belt areas and other common facilities as may be specifically designated on the plat of the "Property" and to this end desires to subject the "Property" to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of the "Property" and each owner thereof; and

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WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an association to which shall be delegated and assigned the powers of maintaining and administering the community properties and facilities; administering and enforcing the covenants and restrictions; collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Developer has incorporated the Association referred to in Article I (as a non-profit corporation) under the laws of the state of Florida for the purpose of exercising the functions aforesaid.

RETURN TO:
Overstreet & Ritch
P. O. Box 760

THIS INSTRUMENT PREPARED BY
John B. Ritch
OF OVERSTREET & RITCH.

NOW, THEREFORE, the Developer declares that the "Property" is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

ARTICLE I

DEFINITIONS

SECTION 1. The following words when used in this Declaration or any Supplemental Declaration, (unless the context shall so prohibit), shall have the following meanings:

A. "Association" shall mean and refer to Camelot Community Association, Inc.

B. "Property" shall mean and refer to that Plat of Camelot Unit I, as filed and recorded in Plat Book 4, Page 194, 195 and 196 of the Public Records of Osceola County, Florida.

C. "Recreational Property" shall mean that property that may be set aside for common recreational purposes.

D. "Common Property" or "Properties" shall mean and refer to the Recreational Property, roads and to those areas of land or open space designated as green belt areas or parks or common areas, as shown on any recorded subdivision Plat of the "Property".

E. "Lot" shall mean or refer to any plot of land shown upon any recorded subdivision Plat of the "Property" with the exception of Common Properties, as heretofore defined.

F. "Living Unit" shall mean or refer to any portion of a building situated upon the "Property" designated and intended for use and occupancy as a residence by a single family.

G. "Owner" shall mean or refer to the record owner, whether one or more persons or entities of the fee simple title to any lot and living unit which is situated upon the "Property" but, notwithstanding any applicable theory of the law of mortgages, "Owner" shall NOT mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

H. "Member" shall mean and refer to all those Owners who are members of Camelot Community Association, Inc.

I. "Domestic Pet" shall refer to dogs, cats and other like animals generally owned or maintained by people in or about their homes.

J. "Architectural Review Committee" shall refer to Article VIII whose committee members can be changed from time to time.

ARTICLE II

MEMBERSHIP REQUIREMENTS OF

CAMELOT COMMUNITY ASSOCIATION, INC.

SECTION 1. Membership. Any person or entity who purchases a lot as evidenced by acceptance of a deed and/or a recordable agreement or contract for deed shall be required to join Camelot Community Association, Inc., and be subject to the Charter, By-Laws, rules and regulations of said organization; provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a Member. No owner, other than the Developer, shall have more than one membership per Lot. Membership shall be appurtenant to and may not be separated from any Lot or Living Unit which is subject to assessment by the Association.

SECTION 2. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A Members shall be every person or entity who is a record owner of a fee simple or undivided fee simple title in any Lot and/or Living Unit with the exception of the Developer; Class A Members shall be entitled to one vote for each Lot and/or Living Unit; but, in no event, shall more than one vote be cast with respect to any such Lot and/or Living Unit.

Class B. Class B Members shall be the Developer and the Class B Members shall have five (5) votes for each Lot and/or Living Unit owned by said Member.

For the purposes of determining the votes allowed under this Section, when a Living Unit is counted, the Lot upon which such

Living Unit is situated shall not be counted; and, notwithstanding anything to be contrary set forth herein, no tenant or lessees of a Lot or Living Unit shall be entitled to any voting rights in the Association; but said tenant or lessee shall, under Section 1 hereof, be a Member of the Association.

ARTICLE III

PROPERTY SUBJECT TO THIS DECLARATION

SECTION 1. Property. The real property which is and shall be held, transferred, sold, conveyed and occupied, subject to this Declaration is located in St. Cloud, Osceola County, Florida, and is more particularly described as follows, to-wit:

"See Attached Exhibit A"

SECTION 2. Mergers. Upon a merger or consolidation of the Association with another association as provided in its Articles of Incorporation, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of this Association as a surviving corporation pursuant to a merger. The surviving or consolidated Association may administer the covenants and restrictions established by this Declaration with the Property together with the covenants and restrictions established upon any other properties as one scheme.

ARTICLE IV

GENERAL CONDITIONS

SECTION 1. Restrictive Covenants: All restrictive covenants listed and/or contained herein are subject in all instances to compliance with the state of Florida and City of St. Cloud health ordinances, restrictions and regulations, zoning regula-

tions or other established pertinent restrictions; in particular, when the said state and city requirements exceed the requirements of the restrictions contained herein.

SECTION 2. Easements Reserved Unto Developer Over Lots.

The Developer hereby reserves unto himself an easement over, upon, under and across all Lots as shown on any recorded subdivision plat of the Property and such easement shall include, but shall not be limited to the right to use the said green belt area to erect, maintain and use electric and telephone poles, wires, cables, conduits, sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water or other public conveniences or utilities and the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance and the right to locate wells, pumping stations and tanks; provided, however, that said reservation and right shall not be considered an obligation of the Developer to provide or maintain any such utility or service.

SECTION 3. Periods of Restriction: These restrictive covenants, easements, reservations and requirements upon the land within said Camelot Unit I, shall run with the land and remain in full force and effect until January 1, 2011, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by vote of a majority of the lot owners in said Camelot Unit I on January 1, 2011, or at the end of each successive ten (10) year period thereafter, it is agreed to change said covenants, in whole or in part, for the best interest of the community, then said covenants shall be evidenced by the recording in the property office of record of an instrument in writing.

SECTION 4. Enforcement. Enforcement shall be by proceedings at law or in equity against any entity, person or persons violating or attempting to violate any covenant either to

restrain violations or to recover damages. The party bringing the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, such sums as the Court may adjudge to be a reasonable fee for services rendered by said person's attorney.

SECTION 5. Termination. These covenants and restrictions are severable and the invalidation of one shall not invalidate any other covenant hereof and each covenant shall be independent to such extent.

SECTION 6. Amendments: These covenants and restrictions as contained herein may be subsequently amended, altered or changed from time to time by filing an amendment thereto upon the Public Records of Osceola, County, Florida, indicating that said amendment has been approved by 51% of the lot owners as more particularly set forth in said instrument; however, as long as Developer continues to own lots in the subdivision, said amendment must not only be approved by 51% of lot owners but also 51% of the votes entitled to be cast by said lot owners pursuant to Article II, Section 2, hereof; however, no amendment can be made without the written consent of Camelot, Inc., as long as it is the owner and holder of any mortgage encumbering all or any portion of the property.

ARTICLE V

PROPERTY RIGHTS IN THE COMMON PROPERTY

SECTION 1. Members' Easements of Enjoyment, Recreational Property and Parks. Subject to the provisions of Section 3 hereof, every Member shall have a right and easement of enjoyment in and to the Common Property and such easement shall be appurtenant to and shall pass with the title to every Lot and Living Unit.

SECTION 2. Title to Common Properties. The Developer shall retain the legal title to the Common Property until such time as he has completed improvements thereon and until such time as, in the opinion of the Developer, the Association is able to maintain

same and he will then transfer such title as provided in Section 4 hereof.

SECTION 3. Extent of Members' Easement. The easement and right of enjoyment created hereby shall be subject to the following:

A. The right of the Developer and of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties; and

B. The right of the Association to take such steps as are reasonably necessary to protect the Common Properties against foreclosure; and

C. The right of the Association, as provided in its Articles and By-Laws to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any infraction of its published rules and regulations; and

D. The right of the Association to charge reasonable admission and other fees for the use of the Common Property; and

E. The right of the Association to transfer all or any part of its interest in the Common Property as may be hereafter acquired to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer, determination as to the purpose or as to the conditions hereof, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken.

SECTION 4. Transfer of Title. The Developer hereby covenants, for himself, his successors and assigns that he shall transfer to the Association the title herein reserved with respect to said Common Property and that such transfer shall take

place no later than the first day of the second month following the date upon which two-thirds (2/3) of the Lots have Living Units constructed thereon.

ARTICLE VI

COVENANT FOR MAINTENANCE AND MAINTENANCE ASSESSMENTS

SECTION 1. Creation of the Lien and Personal Obligation of Assessments. The Developer for each Lot and Living Unit owned by him within the Property hereby covenants to each Owner of any Lot and Living Unit that by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, said owner shall be deemed to covenant and agree to pay to the Association (1) annual assessments or charges and (2) special assessments for capital improvements (such assessments to be fixed, established, and collected from time to time as hereinafter provided). The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property, provided that such lien must be recorded in the Public Records of Osceola County, Florida, to be effective.

SECTION 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of implementing the corporate purposes and powers of the Association and promoting the recreation, health, safety and welfare of the residents in the Property, including, but not limited to (a) the operating costs of the Association; (b) payment of taxes and insurance on property designated as common or recreational, whether or not it has been deeded to the Association by the Developer; (c) lighting and maintenance of common, recreational and easement areas; (d) maintenance and repair of streets, roads and rights-of-way shown on the Plat of the Property which have not been accepted for maintenance by St. Cloud, Florida, or other governmental unit; and (e) maintenance of all water retention and drainage areas and facilities not accepted for main-

tenance by St. Cloud, Florida, or other governmental unit.

SECTION 3. Effect of Non-payment of Assessment: Personal Obligation of Owner; The Lien; Remedies of Association. If the Assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection, including attorney's fees, become a continuing lien on the property which shall bind such property, and be a personal obligation of the then Owner, his heirs, devisees, personal representatives and assigns.

If the Assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of either eighteen (18%) percent per annum, or the highest rate allowable under the laws of the State of Florida, whichever is less, and the Association or Developer may bring an action to collect said assessment.

The lien of the assessment provided for herein shall be subordinate to the lien of any first mortgage or mortgages now or hereafter placed upon the properties subject to assessment, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

SECTION 4. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments, charges and liens created herein:

A. All property to the extent of any eminent domain or other interest therein dedicated and accepted by the local public authority and devoted to public use.

B. All common property as defined in Article I.

C. All property exempt from taxation by the laws of the State of Florida, with the exception and to the extent of such local taxation.

Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said charges of liens.

SECTION 5. Water Management. The Association shall be responsible for complete and proper management and maintenance of all water retention, drainage and other water related areas and facilities located within or serving the subdivision.

ARTICLE VII

UNIFORM GENERAL REQUIREMENTS

SECTION 1. Effective: The laws and ordinances of the state of Florida and City of St. Cloud, as well as the rules and regulations of their administrative agencies now or hereafter in effect are hereby incorporated herein and made a part hereof.

SECTION 2. Easements and Rights-of-way: Easements and rights-of-way are hereby expressly reserved for the creation, construction and maintenance of utilities (such as gas, water, telephone, telegraph, electricity, sewers, storm drains) public, quasi-public and private, as well as for any public, private or quasi-public utility or function deemed necessary and/or expedient for the public health and welfare.

SECTION 3. Specifications. Two sets of plans, signed and dated, and specifications for all driveways, culverts and structures must be submitted to the Developer or his duly authorized agent for written approval as to quality of workmanship and materials, harmony of external design, aesthetic effect, and size with existing structures, and as to location with respect to topography and finished grade elevation prior to the commencement of construction in said Camelot Unit I. The plans submitted by the homeowner to the Developer must be evidenced by a receipt from the Developer indicating that said plans have been received.

Building permits must be obtained from the proper St. Cloud authorities. Failure of the Developer or his authorized agent to give notice of its disapproval of such plans and speci-

fications within thirty (30) days after written receipt by Developer thereof shall be deemed to constitute its approval thereof.

SECTION 4. Insect and Fire Control. In order to implement effective insect, reptile and woods fire control, the Association shall have the right to enter upon any Lot, such entry to be made by personnel with tractors or other suitable devices, for the purpose of mowing, removing, clearing, cutting, and/or pruning underbrush, weeds or other unsightly growth, which in the opinion of the Association detracts from the overall beauty, setting and safety of the Association. Such entrance for the purpose of mowing, removing, cutting, clearing and/or pruning shall not be deemed a trespass. The Association and its agents may likewise enter upon such land to remove any trash which has collected on a Lot without entrance and removal being deemed a trespass. The provisions in this paragraph shall not be construed as an obligation on the part of the Association to mow, remove, cut, clear, or prune any Lot nor to provide garbage or trash removal services.

In the event the Association exercises its rights under this Section, the cost of implementation of the aforementioned effective insect, reptile and woods fire control and the cost of any and all trash removal shall be assessed against the Lot or Living Unit and shall be added to and become a part of the annual maintenance assessment or charge to which such Lot or Living Unit is subject, as part of such annual assessment or charge, it shall be a lien and obligation of the Owner and shall become due and payable in all respects as provided herein.

SECTION 5. Signs. No signs of any kind shall be exhibited in any way, except street signs, on or about the property of said Camelot Unit I, including any and all signs to be painted on any side or face of structure. The exception shall be "For Sale" signs which shall not exceed dimensions of two by three feet and be used solely for the purpose of selling the owners real estate holdings within this subdivision. 2305

SECTION 6. Offensive Activity: No noxious or offensive activity shall be carried on upon a Lot or Living Unit, nor shall

anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the community. There shall not be maintained any clothes lines, plants or animals, or devices or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of other property in the neighborhood by the Owners thereof; and, further, no cows, cattle, goats, hogs, poultry or other like animals or fowl shall be kept or raised on any Lot or Living Unit; provided, however, that nothing herein shall prevent the keeping or raising of a domestic pet with it expressly understood that the words "domestic pet" shall mean to either be kept on a leash or kept within an enclosed area.

SECTION 7. Mobile Homes, Trucks, Out Buildings & Satellite Dishes: No house trailers, boats, mobile homes, campers, travel trailers, or recreational vehicles, four wheelers or motorcycles shall be allowed on any of the Lots, at any time, unless stored in a structure approved by the Architectural Review Committee. No Lot shall be used as a junkyard or auto graveyard. No trucks, moving vans, house trailers, motor homes, campers, travel trailers or recreational vehicles, of any kind, shall be permitted to be parked in this community for a period of more than four (4) hours, unless the same is present in the actual active continuous construction or repair of buildings located on the land. In cases of the actual construction or repair of buildings, trailers shall not be used for living purposes. No other vehicle shall be used for living purposes. No trucks over one-half ton shall be parked in the community overnight. Out-buildings or storage buildings shall not be allowed unless constructed of the same material as the house located on the lot and approved by the Architectural Review Committee in writing. However, in no event shall metal out-buildings or storage buildings be allowed. No outside T.V. satellite dishes shall be permitted anywhere on a lot and standard T.V. antennas permitted without prior written approval of the Architectural Review

No boats shall be stored on any lot (neither the front, back or side yards of said lot).

SECTION 8. Set-Back Limitations: The following set-back requirements shall be observed for all buildings and structures constructed in this community:

A. A minimum set-back of 75 feet from the front property line.

B. Side lot line and back lot line set-backs shall be as permitted by St. Cloud Zoning.

C. In order to assure, however, that the location of houses will be staggered where practical and appropriate, so that the maximum amount of view and breeze will be available to each house; that the structure will be located with regard to topography of each individual Lot, taking into consideration the location of large trees and similar considerations, the Architectural Review Committee and the Developer shall have the right to control, absolutely, and to decide, solely, the precise site and location of any house or dwelling or other structure upon the existing property and the additions to existing property; providing, however, that such location shall be determined only after reasonable opportunity is afforded the Lot Owner to recommend a specific site. Any changes of the precise site and location of any house or dwelling must be approved by the Architectural Review Committee in writing.

Fence D. Any individual placing a fence on his property, must submit plans therefore showing location of said fence, and the type of materials to be used and obtain written approval thereof from the Architectural Review Committee. *EG 109*

SECTION 9. Preliminary Criteria. The following are criteria established for review by the Architectural Review Committee:

A. All plans for structures shall be not less than one-eighth (1/8) inch equals one (1) foot scale.

B. Two sets of drawings and documents, signed and dated are required for review and shall consist of the following:

1. Site plan showing all outlines, set-backs, major trees over six (6) feet, driveways, fences and underground trench locations at a scale of one (1) inch equals twenty (20) feet;
2. Floor plan(s);
3. Elevations of sides, front and rear of contemplated structure shown with type of materials and colors to be used;
4. Summary specifications list of proposed materials and colors; and
5. All samples of exterior materials which cannot be adequately described.

C. Approval upon review of the above items will constitute a preliminary approval.

D. Upon completion of construction documents, the Owner shall also submit a landscape plan with the construction documents.

E. The final construction documents and the landscape plans constitute the documents for final review and approval.

SECTION 10. Conditions of Building and Grounds. It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the community as a whole or the specific area; and in the event the Owner of a Lot or Living Unit shall fail to discharge the aforementioned responsibility, then, in such event, the Association shall have the right, but shall not be so obligated, to discharge such responsibility on behalf of the said Owner and the cost of the same shall be assessed against the Lot or Living Unit and shall be added to and become a part of the annual maintenance assessment or charge to which such Lot or Living Unit is subject, under Articles hereof and, as part of such annual assessment or charge, it shall be a lien and obligation of the Owner and shall become due and payable in all respects as provided herein.

SECTION 11. Building Criteria: The following criteria are established by the Association or Developer as requirements for all structures, walls, fences, etc. It is the intent of this development to maintain itself with as many natural surfaces as is possible:

A. Concrete, clay brick, or natural stone in natural earth tones;

B. Masonry in natural earth tones (no raw concrete block will be allowed unless stuccoed over or covered with wood, brick or other material, in conformity with the material specifications as contained herein);

C. Natural stone;

D. Two (2%) or a minimum of \$2,000.00 shall be spent on landscaping, exclusive of any monies spent for sod or for a sprinkler system, and the lawn must be fully sodded before acquiring a certificate of occupancy.

E. All homes must have a lawn sprinkler which has been approved by the Architectural Review Committee as to style and type.

F. Painted stucco in natural earth tones/paint;

G. Materials shall not be placed on the sides and the back of a residence that are essentially different from those contained on the front elevation without written approval of the Architectural Review Committee;

H. All trash containers shall have enclosures;

I. No window air conditioners shall be placed at the front or the sides of a residence;

J. Underground wiring shall be the responsibility of the Owner and will be mandatory as well as underground tanks (this includes all wiring);

K. Each house constructed must contain a minimum enclosed heated and cooled area of 1800 square feet, exclusive of porches, accessory buildings or garages.

L. Height limitations of single-family residences shall be thirty five (35) feet;

M. Individual mail boxes must meet the approval of the Architectural Review Committee. It is required that these become a natural design element.

N. Dust abatement and erosion control measures shall be provided by the contractor or Owner in all stages of construction;

O. Completion of construction is expected in one year from the date of beginning construction;

P. All changes in plans during construction regarding exterior elements or materials shall be approved by the Committee.

Q. No occupancy of a dwelling unit until all construction is completed.

R. No clothes lines shall be allowed on any lot.

S. No front yard solarium for a bathroom shall be permitted in any house on any lot.

SECTION 12. Landscaping Criteria. This section of the criteria deals with the elements of landscaping and exterior elements related to the residential community:

A. Concrete, asphalt and exposed aggregate will be characteristic of the driveways and walks;

B. Landscape plans shall consist of the scale of one (1) inch equals twenty (20) feet and will indicate plant materials, sprinkler systems, and path and drive materials. Six (6) months after occupancy two (2) six foot Oak trees must be planted in each lot.

C. Each house constructed must have a minimum two (2) car garage attached to the house by a solid roof. Said garage can not be subsequently converted into and become a part of the living area of said house unless, simultaneous with said conversion, a new two (2) car garage is added to the house.

D. Two shade trees at least ten (10) feet in height and three (3) inches or larger in diameter must be planted in the front yard of the lot prior to occupancy.

SECTION 13. Notices. Any notice required to be sent to any Owner under the provisions of this declaration shall be deemed to have been properly and promptly sent when mailed, postdated, to

the last known address of the person who appears on the records of the Osceola County Tax Assessors's current mailing list at the time of such mailing.

SECTION 14. Community Architectural Restrictions. This section of the criteria deals with the exterior and grounds related to the residential community.

A. No fences shall be erected except where approved by special exception by the Architectural Review Committee.

B. Individual residences shall be permitted to have swimming pools and hot tubs with prior written approval by the Architectural Review Committee.

C. Exterior design changes or structural additions and/or alterations shall not be permitted except where approved by the Architectural Review Committee.

D. No outbuildings, workshops, treehouses, jungle gyms, etc. shall be placed or erected on any lot at any time without the prior written approval of the Architectural Review Committee.

E. No removal of any tree shall be permitted without approval by the Architectural Review Committee.

F. Where permitted by design, television antennas must be placed within the attic area of the house. If it is necessary for an antenna to be placed on the exterior of the dwelling, the location and type of antenna must be approved by the Architectural Review Committee.

G. Exterior floodlights and/or yard lights shall not be permitted unless the location and style are approved by the Architectural Review Committee.

H. No boats, house trailers, recreational vehicles or similar visual obstructions can be parked in the subdivision more than twenty-four (24) hours without the prior written approval of the Architectural Review Committee.

I. No firewood may be stored on any lot unless obscured by a structure approved by the Architectural Review Committee.

ARTICLE VIII

ARCHITECTURAL REVIEW COMMITTEE

SECTION 1. No building shall be erected, placed or altered

on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Review Committee as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.

SECTION 2. The Architectural Review Committee shall be composed of Wayne Schoolfield and O'Dell Bronson. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the Committee or to withdraw from said Committee or restore to it any of its powers and duties.

SECTION 3. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove plans within thirty (30) days after all appropriate plans and specifications have been received by it or, in any event, if no action to enjoin the construction has been commenced prior to its completion, approval will not be required and the related covenants shall be deemed to have been complied with fully.

SECTION 4. The Architectural Review Committee shall have the authority to grant variances with regard to set-back requirements under Article VIII, Section 9, in the event it is determined to be in the best interest of the subdivision.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly and properly executed on the date and year first above written.

(CORPORATE SEAL)

ATTEST:


Secretary

Signed, Sealed and Delivered
in the Presence of:

CAMELOT INC.
A Florida Corporation

Kelli Kuse
Wayne Schoolfield

BY: R. Odell Bronson
President

STATE OF FLORIDA
COUNTY OF OSCEOLA, ss:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Wayne Schoolfield and R. Odell Bronson to me known to be the President of Camelot Inc., a Florida corporation, and that he severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said Corporation and that the seal affixed thereto is the true corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid the 12th day of June, 1987.

(SEAL)

John B. [Signature]
Notary Public, State of Florida
My commission expires 3/2/91

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State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CAMELOT COMMUNITY ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on April 20, 1988, as shown by the records of this office.

The document number of this corporation is N26006.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
30th day of November, 1988.



Jim Smith

Jim Smith
Secretary of State