

**SECOND AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
LAURELWOOD AT BAYSIDE LAKES SUBDIVISION**  
(O.R. Book 5319, Page 2973, Brevard County, Florida, recorded on 6/15/04)

**ARTICLES OF INCORPORATION OF  
LAURELWOOD AT BAYSIDE LAKES  
HOMEOWNERS ASSOCIATION, INC.**

(Filed with Secretary of State on 9/6/02)

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(Plat Book 48, Page 62-63, Brevard County, Florida)

MISCELLANEOUS

- 1. JOINDER IN DEDICATION
(O.R. Book 4673, Page 1869, Brevard County, Florida, recorded on 8/30/02)

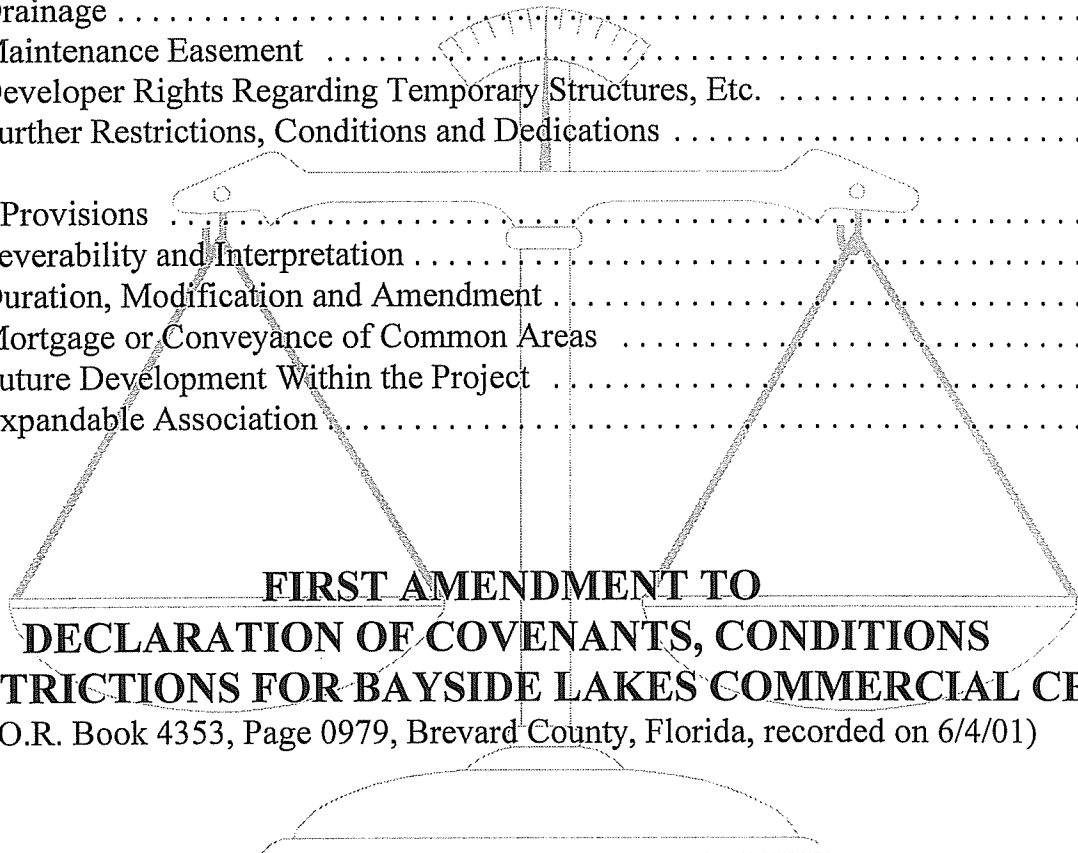
BAYSIDE LAKES COMMERCIAL
CENTER PROPERTY OWNERS
ASSOCIATION, INC.
(Master Association)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
BAYSIDE LAKES COMMERCIAL CENTER
(O.R. Book 4212, Page 3045, Brevard County, Florida, recorded on 8/30/00)

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(O.R. Book 4353, Page 0979, Brevard County, Florida, recorded on 6/4/01)

**SECOND AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR BAYSIDE LAKES COMMERCIAL CENTER**  
(O.R. Book 4430, Page 0176, Brevard County, Florida, recorded on 10/1/01)

**THIRD AMENDMENT TO  
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(O.R. Book 4556, Page 3140, Brevard County, Florida, recorded on 3/26/02)

**FOURTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
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(O.R. Book 5617, Page 0133, Brevard County, Florida, recorded on 3/15/06)**

**FIFTH AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
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(O.R. Book 5732, Page 9771, Brevard County, Florida, recorded on 12/27/06)**

**SIXTH AMENDMENT TO  
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(O.R. Book 5746, Page 2694, Brevard County, Florida, recorded on 2/5/07)**

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DECLARATION OF COVENANTS, CONDITIONS  
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(O.R. Book 4430, Page 0179, Brevard County, Florida, recorded on 10/1/07)**

**NOTE: NO SECOND SUPPLEMENT TO DECLARATION WAS FOUND THROUGH TITLE  
SEARCH - APPEARS TO HAVE BEEN OMITTED**

**THIRD SUPPLEMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR BAYSIDE LAKES COMMERCIAL CENTER  
(O.R. Book 5556, Page 3806, Brevard County, Florida, recorded on 10/27/05)**

**FOURTH SUPPLEMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
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(O.R. Book 5593, Page 5444, Brevard County, Florida, recorded on 1/19/06)**

**ARTICLES OF INCORPORATION OF  
BAYSIDE LAKES COMMERCIAL CENTER  
PROPERTY OWNERS ASSOCIATION, INC.  
(Filed with Secretary of State on 08/17/00)**

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**(NO BY-LAWS)**

**PLATS**

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(Plat Book 45, Page 65-66, Brevard County, Florida)**

**BAYSIDE LAKES COMMERCIAL CENTER, PHASE 2**  
(Plat Book 45, Page 82-84, Brevard County, Florida)

**BAYSIDE LAKES OFFICE CENTER**  
(Plat Book 52, Page 16, Brevard County, Florida)

**BAYSIDE LAKES COMMERCIAL CENTER, PHASE 3**  
(Plat Book 53, Page 89-90, Brevard County, Florida)

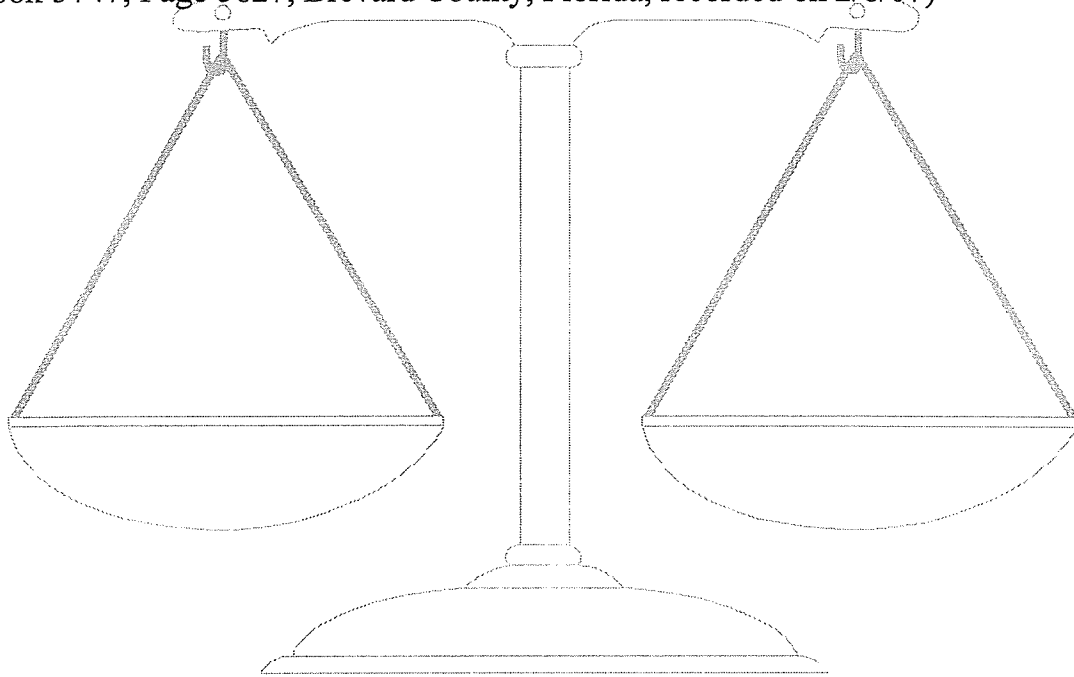
**BAYSIDE LAKES COMMERCIAL CENTER, PHASE 4**  
(Plat Book 54, Page 48, Brevard County, Florida)



**MISCELLANEOUS**

1. JOINDER IN DEDICATION  
(O.R. Book 4207, Page 0281, Brevard County, Florida, recorded on 08/18/00)
2. MEMORANDUM OF LEASE  
(O.R. Book 4212, Page 3149, Brevard County, Florida, recorded on 08/30/00)
3. JOINDER IN DEDICATION  
(O.R. Book 4249, Page 0361, Brevard County, Florida, recorded on 11/15/00)
4. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT  
(O.R. Book 4287, Page 1010, Brevard County, recorded on 2/13/01)
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(O.R. Book 4512, Page 2510, Brevard County, Florida, recorded on 1/24/02)
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(O.R. Book 4571, Page 3307, Brevard County, Florida, recorded on 4/15/02)
7. RESOLUTION NO. 2004-14  
(O.R. Book 5209, Page 0315, Brevard County, Florida, recorded on 2/25/04)
8. JOINDER IN DEDICATION  
(O.R. Book 5544, Page 4459, Brevard County, Florida, recorded on 10/3/05)

9. JOINDER IN DEDICATION  
(O.R. Book 5586, Page 8805, Brevard County, Florida, recorded on 1/3/06)
10. NOTICE OF COMMENCEMENT  
(O.R. Book 5636, Page 5089, Brevard County, Florida, recorded on 4/26/06)
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(O.R. Book 5655, Page 1025, Brevard County, Florida, recorded on 6/6/06)
12. NOTICE OF TERMINATION OF NOTICE OF COMMENCEMENT  
(O.R. Book 5745, Page 4401, Brevard County, Florida, recorded on 2/2/07)
13. NOTICE OF TERMINATION OF NOTICE OF COMMENCEMENT  
(O.R. Book 5747, Page 5827, Brevard County, Florida, recorded on 2/8/07)





**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

No 2000006834

Laurel wood at Bayside Lakes  
Homeowners Association Inc.

**FILED**  
02 SEP -6 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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- Art of Inc. File \_\_\_\_\_
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
- Trade/Service Mark \_\_\_\_\_
- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
- Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
- UCC 11 Retrieval \_\_\_\_\_
- Courier \_\_\_\_\_

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Signature \_\_\_\_\_

Requested by: SL

Name \_\_\_\_\_

9/6/02  
Date

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ARTICLES OF INCORPORATION

OF

LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.  
(a corporation not for profit)

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I - NAME

The name of the corporation shall be LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II - PURPOSE

The purposes and objects of the corporation shall be to administer the operation and management of the common areas of LAURELWOOD AT BAYSIDE LAKES SUBDIVISION to be established by TOWN CENTER PARTNERS, LTD., a Florida limited partnership, hereinafter called Developer, upon the following described property, situate, lying and being in Brevard County, Florida, to wit:

see Exhibit A attached hereto and made a part hereof

and to undertake the performance of the acts and duties incident to the administration of the operation and maintenance of said common areas and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Restrictions, which will be or which has been recorded in the Public Records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted for platting; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said common areas. The corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III - POWERS

The corporation shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of common areas in accordance with the terms as may be defined in the Declaration of Restrictions.

2. Levying and collecting assessments against members of the corporation to defray the common expenses of the maintenance and operation of the common areas as may be provided in the Declaration of Restrictions and in the By-Laws of this corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the operation and maintenance of the common areas and in accomplishing the purposes set forth in the Declaration of Restrictions.

3. Maintaining, repairing, replacing, operating and managing the common areas of this subdivision and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of said property.

4. Enforcing the provisions of the Declaration of Restrictions and these Articles of Incorporation, the By-Laws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the common areas as the same may be hereafter established.

5. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational facilities, whether or not contiguous to lands of this subdivision, to provide enjoyment, recreation, or other use of benefit to the owners of the property within this subdivision, all as may be deemed by the Board of Directors to be in the best interests of the corporation.

6. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to the Declaration of Restrictions.

7. To levy and collect adequate assessments against members of the Association for the costs of operation, maintenance and repair of the surface water or stormwater management systems, including but not limited to, work within retention areas, drainage structures and drainage easements.

8. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water

Management District permit no. 4-009-63572-5 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

9. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

#### ARTICLE IV - MEMBERS

The qualification of the members, the manner of their admission to membership, termination of such membership, and voting by members shall be as follows:

A. The owners of all lots in the subdivision shall be members of the corporation, and no other persons or entities shall be entitled to membership.

B. Membership shall be established by the acquisition of fee title to a lot in the subdivision or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any subdivision lot except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more subdivision lots, so long as such party shall retain title to or a fee ownership interest in any lot.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his lot. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein in the Declaration of Restrictions and in the said By-Laws.

D. That Association shall have two classes of voting membership:

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

2. CLASS B. Class B members shall be the declarant and shall be entitled to eight (8) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal

the total votes outstanding in the Class B membership, or

(b) On December 31, 2010.

#### ARTICLE V - TERM

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist in perpetuity. In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the surface water or stormwater management systems must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### ARTICLE VI - LOCATION

The principal office of the corporation shall be located at 3391 Bayside Lakes Blvd., SE Palm Bay, FL 32909, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

#### ARTICLE VII - DIRECTORS

The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the corporation shall be three (3). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the By-Laws of the corporation. The members of the Board of Directors shall be elected as provided by the By-Laws of the corporation, which provide for election of directors at the annual meeting to be held on the second Tuesday of January each year. The first annual meeting shall be held on or before . The Board of Directors shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation.

Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors.

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

Benjamin E. Jefferies  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

Coleman Goatley  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

C. Ronald Osborn  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

#### ARTICLE VIII - OFFICERS

The Board of Directors shall elect a President, Vice President and Secretary/Treasurer and as many additional Vice Presidents and Assistant Secretary/Treasurers as the Board shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President and Secretary/Treasurer or Assistant Secretary/Treasurer be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the By-Laws of this corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and, with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the common areas and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Benjamin E. Jefferies  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

President

Coleman Goatley  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

C. Ronald Osborn  
3391 Bayside Lakes Blvd., SE  
Palm Bay, FL 32909

#### ARTICLE IX - SUBSCRIBERS

The subscribers to these Articles of Incorporation are the three (3) persons herein named to act and serve as members of the first Board of Directors of the corporation, the names of which subscribers and their respective addresses are more particularly set forth in Article VII above.

## ARTICLE X - BY-LAWS

The original By-Laws of the corporation shall be adopted by the Board of Directors and thereafter, such By-Laws may be altered or rescinded by the Board in such manner as said By-Laws may provide.

## ARTICLE XI - INDEMNIFICATION

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

## ARTICLE XII - AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the corporation acting upon a vote of the majority of the directors, or by the members of the corporation owning a majority of the lots in the subdivision, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days not later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than two-thirds (2/3) of the lots in the subdivision in order for such amendment or amendments to

become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 27 day of August, 2002.

Benjamin E. Jefferies  
Benjamin E. Jefferies

Coleman Goatley  
Coleman Goatley

C. Ronald Osborn  
C. Ronald Osborn

STATE OF FLORIDA     )  
  ) ss:  
COUNTY OF BREVARD    )

THE FOREGOING INSTRUMENT was acknowledged before me this 27 day of August, 2002, by BENJAMIN E. JEFFERIES, COLEMAN GOATLEY and C. RONALD OSBORN, who are personally known to me, or who produced as identification, and who did take an oath.

Irene Sullivan  
Notary Public Signature

My commission expires:

\_\_\_\_\_  
Print Notary Public Name





CERTIFICATE OF REGISTERED AGENT

FILED  
02 SEP -6 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said act:

LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in the City of Palm Bay, County of Brevard, State of Florida, has named BENJAMIN E. JEFFERIES, located at 3391 Bayside Lakes Boulevard, SE, Palm Bay, Florida 32909, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, who hereby accepts to act in this capacity, and agrees to comply with the provisions of the act relative to keeping open said office.



Benjamin E. Jefferies, Registered Agent

**EXHIBIT A**  
**Laurelwood at Bayside Lakes**

**A parcel of land lying in Section 19, Township 29 South, Range 37 East, City of Palm Bay, Brevard County, Florida being a "Replat" of portions of Section 19, "Florida Indian River Land Co." recorded in Plat Book 1, Page 165**

**PLAT DESCRIPTION:**

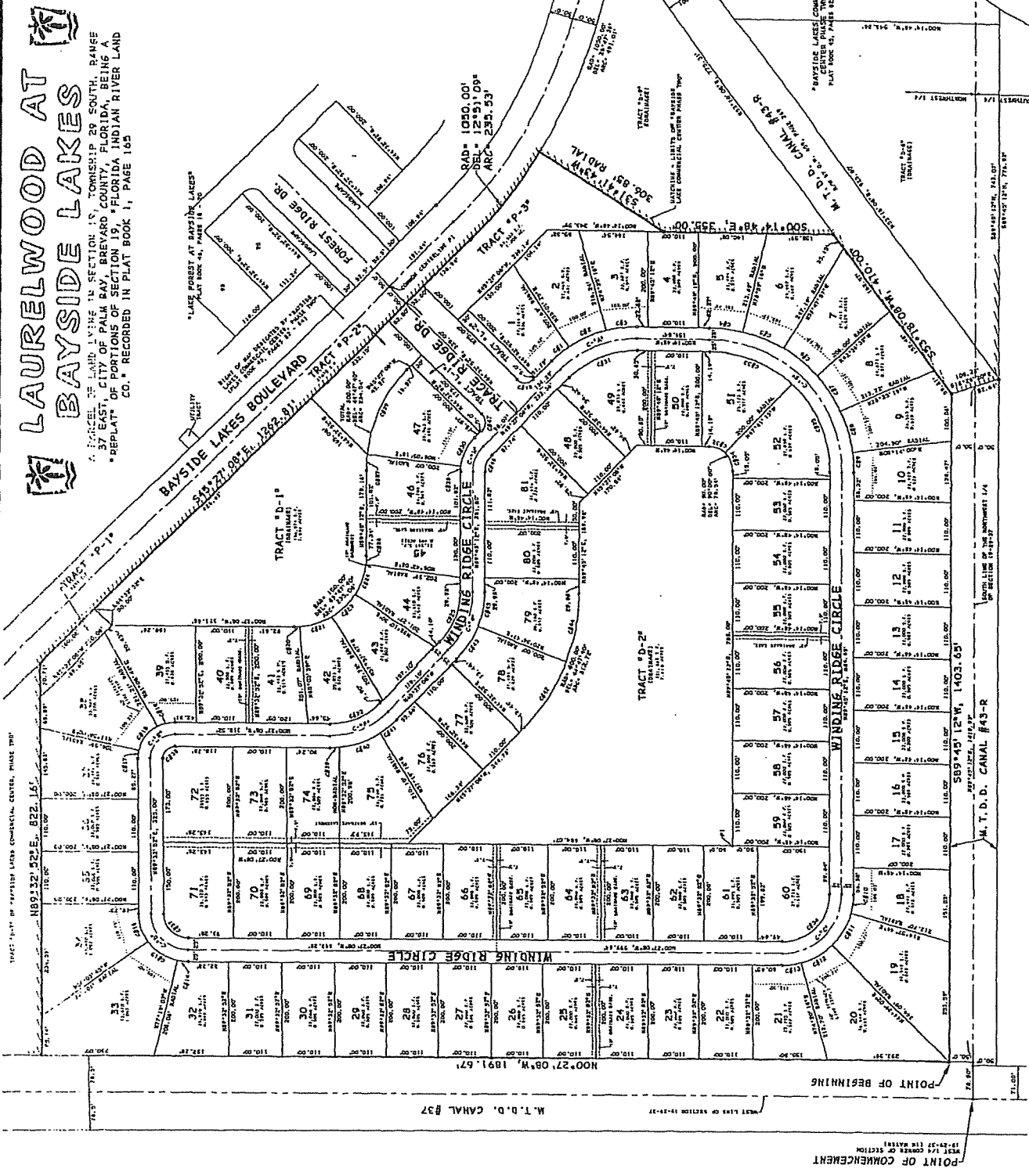
A parcel of land lying in Section 19, Township 29 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: Commence at the west,  $\frac{1}{4}$  corner of said Section 19, and run  $N89^{\circ} 45' 12''$  E, along the south line of the northwest  $\frac{1}{4}$  of said section, a distance of 78.50 feet to a point on an east right of way line of Melbourne-Tillman drainage district canal #37; thence  $N. 00^{\circ} 27' 08''$  W., along said east right of way line, a distance of 50.00 feet to the north right of way line of Melbourne-Tillman drainage district canal #43-R, the point of beginning; thence continue  $N. 00^{\circ} 27' 08''$  W., along said east right of way line, a distance of 1891.67 feet to the southwest corner of tract "D-7" (drainage) of "Bayside Lakes Commercial Center, Phase Two", recorded in Plat Book 45, Pages 82 thru 84 of the Public Records of Brevard County, Florida; thence  $N. 89^{\circ} 32' 52''$  E., along the south line of Tract "D-7", a distance of 822.16 feet to a point on the westerly right of way line of Bayside Lakes Boulevard (a 100 foot wide right of way); thence  $S. 45^{\circ} 27' 08''$  E., along said westerly right of way line, a distance of 1262.81 feet to the point of curvature of a 1050.00 foot radius curve to the left; thence southeasterly, along the arc of said curve and along said right of way line, thru a central angle of  $12^{\circ} 51' 09''$  a distance of 235.53 feet to the northwest corner of Tract "D-9" of aforesaid "Bayside Lakes Commercial Center, Phase Two", thence  $S. 31^{\circ} 41' 43''$  W, along a westerly line of said Tract D-9", a distance of 306.85 feet to an angle point; thence  $S. 00^{\circ} 14' 48''$  E., along the west line of said Tract "D-9", a distance of 355.00 feet to a point on a northerly right of way line of Melbourne - Tillman drainage district canal #43-R; thence  $S. 53^{\circ} 18' 08''$  W., along said northerly right of way line, a distance of 410.00 feet to an angle point; thence  $S. 89^{\circ} 45' 12''$  W., along a north right of way line of said canal, a distance of 1403.65 feet to the point of beginning; containing 65.689 acres.



# LAURELWOOD AT BAYSIDE LAKES

LAURELWOOD AT BAYSIDE LAKES IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, BEING A "REPLAT" OF PORTIONS OF SECTION 19, "FLORIDA INDIAN RIVER LAND CO.," RECORDED IN PLAT BOOK 1, PAGE 103

CURVE	RADIUS	DELTA	LENGTH	TAK	BEARING	CHORDS
C1	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C2	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C3	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C4	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C5	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C6	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C7	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C8	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C9	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C10	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C11	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C12	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C13	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C14	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C15	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C16	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C17	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C18	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C19	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C20	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C21	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C22	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C23	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C24	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C25	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C26	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C27	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C28	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C29	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C30	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C31	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C32	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C33	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C34	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C35	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C36	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C37	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C39	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C47	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C51	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C52	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C53	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C60	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C61	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C62	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C63	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C64	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C65	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C66	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C67	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C68	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C70	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C71	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
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C83	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C84	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C85	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C86	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C87	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C88	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C89	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C90	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C91	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C92	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C93	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C94	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C95	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C96	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C97	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C98	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C99	200.00	180.00	157.08	180.00	S89°43'12"W	157.08
C100	200.00	180.00	157.08	180.00	S89°43'12"W	157.08



**COPY**  
 This is an original. This is a copy.  
 If the plat is to be used for any purpose other than the original, the copy must be made by a licensed surveyor.  
 If the copy is made by a licensed surveyor, the copy must be made by a licensed surveyor.

**i.m. parkard**  
 surveying & mapping  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33309  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112

SCALE: 1" = 100'

**Scott Ellis**

Clerk Of Courts, Brevard County

#Pgs: 2 #Names: 2  
Trust 1.50 Rec: 9.00 Serv: 0.00  
Deed: 0.00 Excise: 0.00  
Mtg: 0.00 Int Tax: 0.00



CFN:2002219238 08-30-2002 02:54 pm  
OR Book/Page: 4673 / 1869

**JOINDER IN DEDICATION**

The undersigned, HARBOR FEDERAL SAVINGS BANK, the holder of a first mortgage deed dated August 21, 2002, as recorded in Official Records Book 3888, Page 346, Public Records of Brevard County, Florida, does hereby join in the dedication and plat by TOWN CENTER PARTNERS, LTD, the holder of the fee interest in that property to be platted as described in Exhibit "A" attached hereto, for the use and purposes set forth in the plat and joins in the dedication of the Tracts, Roadways and Easements shown on the plat.

Signed, sealed and delivered  
in the presence of :

*Louise A DeBrino*  
Witness

HARBOR FEDERAL SAVINGS BANK

By: *Charles Giel*

Print Name :  
LOUISE A DEBRINO

*Roberta J. Rubino*  
Witness

Print Name:  
Roberta J. Rubino

The foregoing instrument has been acknowledged before me this 25<sup>th</sup> day of July, 2002, by CHARLES GIEL, of HARBOR FEDERAL SAVINGS BANK, a banking association, on behalf of the association. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

*Louise A DeBrino*  
Signed



Louise A. DeBrino  
Commission # 00 857955  
Expires July 26, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

\_\_\_\_\_  
Print Notary Name

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

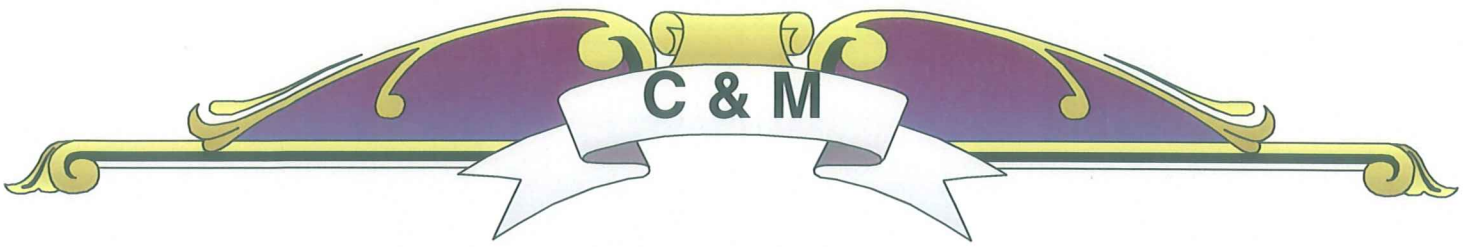
EXHIBIT 'A'

A Parcel of land lying in Section 19, Township 29 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: Commence at the West 1/4 corner of said Section 19, and run North 89° 45' 12" East, along the South line of the Northwest 1/4 of said Section, a distance of 78.50 feet to a point on an East right of way line of Melbourne-Tillman Drainage District Canal #37; thence North 00° 27' 08" West, along said East right of way line, a distance of 50.00 feet to the North right of way line of Melbourne - Tillman Drainage District Canal #43-R, the Point of Beginning; thence continue North 00° 27' 08" West, along said East Right of Way line, a distance of 1891.67 feet to the Southwest corner of Tract "D-7" (drainage) of "Bayside Lakes Commercial Center, Phase Two", recorded in Plat Book 45, Pages 82 through 84 of the Public Records of Brevard County, Florida; thence North 89° 32' 52" East, along the South line of Tract "D-7", a distance of 822.16 feet to a point on the Westerly right of way line of Bayside Lakes Boulevard (a 100 foot wide right of way); thence South 45° 27' 08" East, along said Westerly right of way line, a distance of 1262.81 feet to the point of Curvature of a 1050.00 foot radius curve to the left; thence Southeasterly, along the arc of said curve and along said right of way line, through a central angle of 12° 51' 09" a distance of 235.53 feet to the Northwest corner of Tract "D-9" of aforesaid "Bayside Lakes Commercial Center, Phase Two"; thence South 31° 41' 43" West, along a Westerly line of said Tract "D-9", a distance of 306.85 feet to an angle point, thence South 00° 14' 48" East, along the West line of said Tract "D-9", a distance of 355.00 feet to a point on a Northerly right of way line of Melbourne - Tillman Drainage District Canal #43-R; thence South 53° 18' 08" West, along said Northerly right of way line, a distance of 410.00 feet to an angle point; thence South 89° 45' 12" West, along a North right of way line of said canal, a distance of 1403.65 feet to the Point of Beginning.



CFN:2002219238

OR Book/Page: 4673 / 1870



# LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.

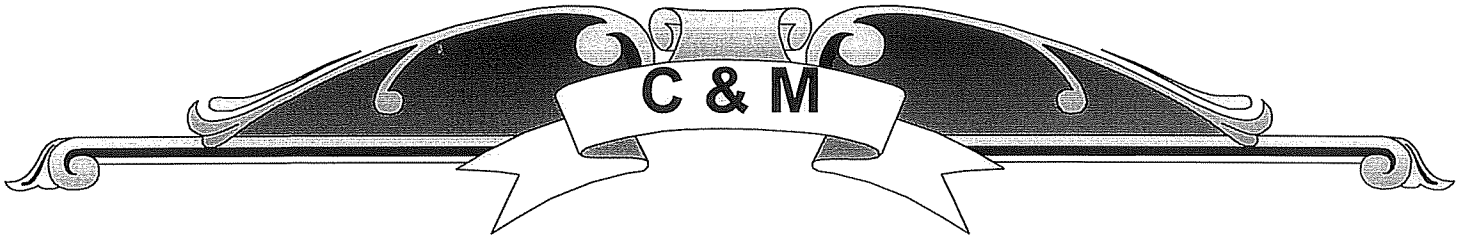
[Note: As of 5/3/07 a Title Search *has* been done to verify the Documents]

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS LAURELWOOD AT BAYSIDE LAKES SUBDIVISION

(O.R. Book 4691, Page 1465, Brevard County, Florida, recorded on 9/23/02)

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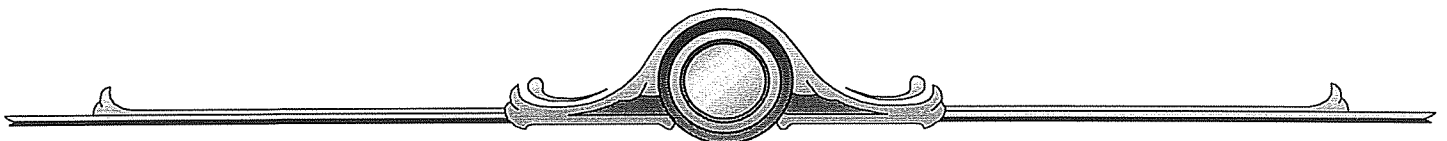


# LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.

[Note: As of 5/3/07 a Title Search *has* been done to verify the Documents]

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOREST GLEN AT BAYSIDE LAKES SUBDIVISION (O.R. Book 4691, Page 1465, Brevard County, Florida, recorded on 9/23/02)

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5. Landscaping .....	6
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11. Swimming Pools .....	7
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**FIRST AMENDMENT TO DECLARATION OF  
 COVENANTS, CONDITIONS AND RESTRICTIONS  
 LAURELWOOD AT BAYSIDE LAKES SUBDIVISION  
 (O.R. Book 4800, Page 1576, Brevard County, Florida, recorded on 1/27/03)**



**Clayton & McCulloh**  
ATTORNEYS AT LAW



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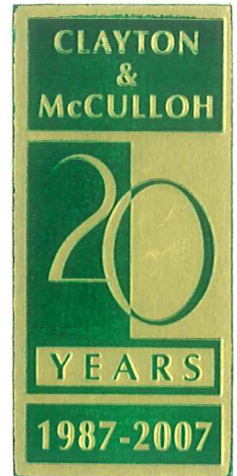
Gerald K. Burton

May 24, 2007

Mark F. Jackson, Manager  
Space Coast Property Management of Brevard, Inc.  
645 Classic Ct., Suite 104  
Melbourne, FL 32940

**Re: Laurelwood at Bayside Lakes Homeowners Association, Inc. - Title Search**

Dear Mr. Jackson:



The review of the Title Search for Laurelwood at Bayside Lakes Homeowners Association, Inc., has been completed. For your review and file, I have enclosed a complete set of the recorded Governing Documents that we have obtained, including a copy of the Master Association Documents (Bayside Lakes Commercial Center) for which the Association is also subject. Please retain these documents for the Association's records. Please be advised that, potentially, additional documents may need to be obtained and reviewed in order to provide legal advice relating to specific issues. Also, please be advised that Clayton & McCulloh has not been provided with a copy of the Association's Bylaws. Clayton & McCulloh will be unable to render accurate legal opinions regarding certain issues without a copy of the Bylaws that the Association is enforcing upon its Members. The Bylaws are not available from the Public Records as they appear to not have been recorded. Please attempt to locate a copy of the Bylaws from the Association and forward a set to this firm at your earliest possible convenience.

Should you have any questions, please do not hesitate to contact us.

Sincerely,  
**CLAYTON & McCULLOH**

Brian S. Hess  
BSH:lmb  
Enclosures

Web Site: [www.clayton-mcculloh.com](http://www.clayton-mcculloh.com)

Long Distance Toll Free: (888) 793-1486

**Please Address Correspondence To: Main Office**

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**Main Office:**  
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