

**J. S. BAILLIE, JR.**

CERTIFIED PUBLIC ACCOUNTANT  
2153 GRAND BLVD.  
HOLIDAY, FL 34690  
(813) 937-6650

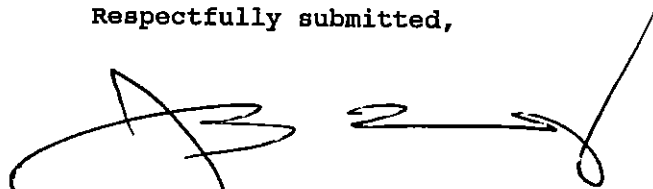
January 4, 1995

Board of Directors  
Homeowners Association of Woodland  
Waters, Inc.  
Elfers, Florida

We have compiled the accompanying Balance Sheet of Homeowners Association of Woodland Waters, Inc. as of December 31, 1994, and the related Statement of Support and Revenue, Expenses, Capital Additions and Changes in Fund Balances, and Statement of Cash Flows for the year then ended, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the management of the company. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Respectfully submitted,

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a horizontal line and a checkmark-like flourish.

J. S. Baillie, Jr.  
Certified Public Accountant

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
BALANCE SHEET  
DECEMBER 31, 1994

UNRESTRICTED FUNDS

ASSETS:

Cash	\$ 1,917
Savings	5,023
Due from Owners	8,665
Inventories	584
Prepaid Expenses	<u>1,515</u>

TOTAL ASSETS:	\$17,704
	=====

LIABILITIES AND FUND BALANCE:

Fund Balance	\$ <u>17,704</u>
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TOTAL LIABILITIES AND FUND BALANCE:	\$17,704
	=====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
 STATEMENT OF SUPPORT AND REVENUE, EXPENSES, CAPITAL ADDITIONS  
 AND CHANGES IN FUND BALANCES  
 FOR THE YEAR ENDED DECEMBER 31, 1994

UNRESTRICTED FUNDS

SUPPORT AND REVENUE:

Owners' Dues	\$ 9,998
Owners' Nonconstruction Assessments	20,721
Developer's Assessments	0
Other Income	<u>325</u>

TOTAL SUPPORT AND REVENUE: \$31,044

EXPENSES:

Insurance	1,437
Legal and Accounting	2,508
Office	1,987
Repairs and Maintenance	15,371
Taxes	1,181
Amortization of Organization Costs	<u>140</u>

TOTAL EXPENSES: 22,624

EXCESS OF SUPPORT AND REVENUE OVER  
 EXPENSES BEFORE CAPITAL ADDITIONS: 8,420

CAPITAL ADDITIONS: -0-

EXCESS OF SUPPORT AND REVENUE OVER  
 EXPENSES AFTER CAPITAL ADDITIONS: 8,420

FUND BALANCES, BEGINNING OF THE YEAR: 9,284

FUND BALANCES, END OF THE YEAR: \$17,704  
=====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 1994

UNRESTRICTED FUNDS

Cash Flows Provided by Operating Activities:		
Cash Received from Homeowners	\$ 18,726	
Cash Paid to Suppliers and Outside Services	(23,463)	
Interest Received	<u>23</u>	
Net Cash Provided (Used) by Operating Activities:		\$( 4,714)
Cash Flows from Investing Activities:		-0-
Cash Flows from Financing Activities:		<u>-0-</u>
Net Increase (Decrease) in Cash and Cash Equivalents:		( 4,714)
Cash and Cash Equivalents at Beginning of Year:		<u>11,654</u>
Cash and Cash Equivalents at End of Year:		\$ 6,940 =====
Reconciliation of Net Cash Provided by Operating Activities:		
Excess of Support and Revenue over Expenses after Capital Additions		\$ 8,420
Adjustments to Reconcile Excess of Support and Revenue over Expenses after Capital Additions to Net Cash Provided by Operating Activities		
Amortization	\$ 140	
Increase in Due from Owners	( 8,665)	
Increase in Prepaid Expenses	( 979)	
Decrease in Owners' Prepaid Assessments	<u>( 3,630)</u>	
Total Adjustments		(13,134)
Net Cash Provided (Used) by Operating Activities:		\$( 4,714) =====

SEE ACCOUNTANT'S COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 1994

Note 1 - Summary of Significant Accounting Policies:

- A. The records of account are maintained and reported under the accrual basis.
- B. All revenues and expenses have been allocated common elements; the association maintains no limited common elements.
- C. The various unrestricted and restricted funds have been established according to the organizational documents of the Association.

Note 2 - Reserves:

Estimates to determine any reserves have not been made and reserves have not been established. No additions or withdrawals were made to any reserves for the current period.

Note 3 - Restricted Funds:

In as much as no restrictions have been placed on funds generated by the Association so far, all funds have been accounted for as unrestricted funds.

Note 4 - Income Taxes:

While exempt under state law, the Association has not yet been determined by the Internal Revenue Service to be a qualifying tax-exempt organization. However, under special federal taxing elections, Revenue Ruling 70-604 allows the Association to carry forward any excess of operating revenues over operating expenses to offset the next year's expenses; an income tax provision has been made on that basis.

SEE ACCOUNTANT'S COMPILATION REPORT

REVISED 1996 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Homeowners Assessments - 125 @ 133.00	\$16,625.00 <sup>1</sup>
Special Assessment (Non-Construction)	14,000.00
Carryover from Previous Year	978.30
Advance from Tooke Lake Joint Venture	10,000.00 <sup>2</sup>
Earned Interest on Money Market Account	<u>600.00</u>
	\$42,203.30

EXPENSES:

Maintenance of Common Areas	\$22,950.00
Property Taxes (Hernando County)	1,436.00
Liability Insurance	1,450.00
Accounting Fees (CPA)	600.00
Office Services	1,200.00
Attorney Fees	500.00
Florida Corporate Filing Fees	150.00
Postage, Printing, Telephone, etc.	500.00
Miscellaneous	<u>175.00</u>
Total Expenses	\$28,961.00

RESERVE

13,000.00<sup>3</sup>

ESTIMATED CARRYOVER

242.30

Notes:

1. 125 Members @ \$133.00
2. To Be Advanced as Loan, if necessary
3. Reserved pending resolution of challenge to Restrictions.

THIS INSTRUMENT WAS PREPARED BY:  
PAUL H. NESSLER, JR., ESQ.  
4040 COMMERCIAL WAY, SUITE 4  
SPRING HILL, FL 34606

copy returned  
Jed.

**SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOODLAND WATERS, PHASE ONE**

**AND**

**SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOODLAND WATERS, PHASE TWO**

This SUPPLEMENTAL DECLARATION TO THE DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS of WOODLAND WATERS, PHASE ONE, as recorded in Official Record Book 759, Page 1699, and SUPPLEMENTAL DECLARATION TO THE DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS of WOODLAND WATERS, PHASE TWO, as recorded in Official Record Book 955, Page 1834, all of the public records of Hernando County, Florida, is made this \_\_\_ day of \_\_\_\_\_, 1995, by TOOKE LAKE JOINT VENTURE, a Florida General Partnership, being the DECLARANT described in the above restrictions, does pursuant to Article VI, Section 5 of each of the above stated DECLARATIONS, hereby make the following amendment to Article IV, Section 7 of each of said DECLARATIONS:

- (d) **Cap on maximum annual assessment.** The maximum annual assessment shall never exceed \$200.00 unless this amount is increased above \$200.00 by a vote of two-thirds (2/3rds) of all voting members who are voting in person or by proxy at a meeting duly called for this purpose.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by due corporate authority the day and year first above written.

WITNESSES:

Print: \_\_\_\_\_

Print: \_\_\_\_\_

TOOKE LAKE JOINT VENTURE, a  
Florida General Partnership  
BY: SWARTSEL PROPERTIES, INC.  
a Florida Corporation, as General Partner

By: \_\_\_\_\_  
E.F. Swartzel, as President

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E.F. Swartzel, as President of SWARTSEL PROPERTIES, INC., a Florida Corporation, as General partner of TOOKE LAKE JOINT VENTURE, a Florida General Partnership, to me known to be the individual who executed the foregoing instrument, and he acknowledged before me that he executed same for the purposes expressed therein, and that said execution was the act and deed of the corporation.

WITNESS my hand and official seal in the State and County aforesaid, this \_\_\_ day of \_\_\_\_\_, 1995.

NOTARY PUBLIC

Print \_\_\_\_\_

My Commission Expires:

JOINDER OF HOMEOWNERS ASSOCIATION

The Homeowners Association of Woodland Waters, Inc., after approval by vote duly taken at its annual meeting, does hereby join the Declarant in the above Supplemental Declaration.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by due corporate authority on the \_\_\_ day of \_\_\_\_\_, 1995

WITNESSES:

HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.  
a Florida Corporation not for profit

Print: \_\_\_\_\_

By: \_\_\_\_\_  
E.F. Swartzel, as President

Print: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E.F. Swartzel, as President of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., a Florida Corporation not for profit, to me known to be the individual who executed the foregoing instrument, and he acknowledged before me that he executed same for the purposes expressed therein, and that said execution was the act and deed of the corporation.

WITNESS my hand and official seal in the State and County aforesaid, this \_\_\_ day of \_\_\_\_\_, 1995.

NOTARY PUBLIC

Print \_\_\_\_\_


My Commission Expires:



REPORT OF THE NOMINATING COMMITTEE  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 13, 1995

In a meeting on September 13, 1995, the Board of Directors of Homeowners Association of Woodland Waters, Inc., acting as the Nominating Committee, and upon motion made, seconded, and passed, nominated Thomas A. Peterson to be elected Director for a three-year term of the Homeowners Association of Woodland Waters, Inc.

  
E.F. Swartsel, Member

  
Helen Battistrada, Member

  
Thomas A. Peterson, Member

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.

September 13, 1995

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the Model Home of Alexander Custom Homes at 10261 Woodland Waters Blvd., Woodland Waters on September 13, 1995 at 10:00 a.m.

All of the members of the Board of Directors were present, namely E.F. Swartzel, Helen Battistrada and Thomas Peterson.

President Swartzel called the meeting to order and called upon Secretary Peterson to read the minutes of the previous Board meeting held on July 11, 1995. The minutes were read and, there being no objections or corrections, were approved as read upon motion duly made and carried.

The Board of Directors reviewed the revenues and expenditures of the Association for the year to date with projections for the remainder of the fiscal year and compared the same with the Budget for 1995. The President had also prepared a proposed Budget for 1996. Inasmuch as the proposed budget for 1996 included an increase in the regular homeowner annual dues, the directors discussed this item in detail and the President explained the need for an increase to meet expected costs for the year.

There upon the motion was made, seconded, and unanimously carried that annual homeowner dues for members of the Association for 1996 be fixed at \$133.00 per member.

Upon some further discussion and on motion made, seconded and passed, the proposed Budget for 1996 as presented was approved.


The Board of Directors then renewed discussions of a proposal that had been made at the 10/27/94 Board meeting to recommend to the members at the annual meeting of the Association that a cap be placed on annual Homeowner dues of \$200, so that members can have the assurance that dues cannot be increased endlessly. After further discussion it was resolved to prepare an amendment to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase One and Phase Two whereby the annual dues assessed to the Members can never exceed Two Hundred (\$200.) Dollars.

The President advised that the 3-year term of Thomas A. Peterson on the Board of Directors would expire with the Annual Meeting of the Members of the Association on October 12, 1995. There upon the Board of Directors, acting as the Nominating Committee, upon motion made and carried, nominated Thomas A. Peterson to serve as a Director of the Association for a 3 year term.

There being no other business to come before this regular meeting of the Board of Directors, after brief discussion on minor items, the motion was made and carried to adjourn. The meeting adjourned at 10:40 am

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartzel, President

PROPOSED BUDGET - 1996

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

ITEM	1995 BUDGET	1995 ACTUAL	1996 BUDGET
<u>Revenues</u>			
Homeowner Assessments	14,520.	13,000.	16,625. <sup>1</sup>
Special Assessments (Non-Const)	16,000.	17,354.	14,000.
Carry over	3,493.65	6,940.68	978.30
Advance from TookeLake Jt.	10,000.	---	10,000. <sup>2</sup>
Earned Interest	600.	768.	600.
Miscellaneous	---	390.	---
	<u>44,613.65</u>	<u>38,452.68</u>	<u>42,203.30</u>
<u>Expenses</u>			
Maintenance of Common Area	19,200.	22,950.	22,950.
Property Taxes (Hernando Co)	1,411.	1,436.	1,436.
Liability Insurance	2,500.	1,438.	1,450.
Accounting Fees (CPA)	600.	600.	600.
Office Services	1,200.	1,200.	1,200.
Attorney Fees	1,500.	( 971.25)	500.
FL Corp. Filing Fees	200.	146.63	150.
Postage, Printing, Phones	600.	500.	500.
Miscellaneous	150.	175.	175.
	<u>27,361.</u>	<u>27,474.38</u>	<u>28,961.</u>
Reserve	16,000.	10,000.	13,000. <sup>3</sup>
Estimated Carryover	<u>1,252.65</u>	<u>978.30</u>	<u>242.30</u>
	<u>44,613.65</u>	<u>38,452.68</u>	<u>42,203.30</u>

Notes

1. 125 Members @ 133.
2. To Be Advanced as Loan, if necessary
3. Reserved pending resolution of challenge to Restriction

MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF HOMEOWNERS ASSOCIATION OF  
WOODLAND WATERS, INC.

July 11, 1995

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held on July 11, 1995 at 10:00 a.m. in the Model Home of Alexander Custom Homes at 10261 Woodland Waters Blvd., Woodland Waters.

Present at the meeting were E.F. Swartzel, Helen Battistrada, and Thomas Peterson, comprising all of the members of the Board of Directors.

President Swartzel called the meeting to order and requested Secretary Peterson to read the minutes of the last Board of Directors meeting held on October 27, 1994. The minutes were read and, there being no objections or corrections, were approved as read upon motion made and carried.

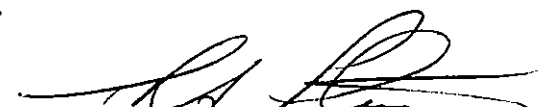
The Board reviewed a report of revenues and expenses of the Association through June 30 and discussed briefly the financial condition of the Association at mid-year. The President reported that five members have not paid their Association dues at this date. Upon motion made and unanimously carried, it was resolved to file liens on the five members - Wilson, Evans, Walsh, Barone and Brooks - should payment of the dues not be received by August 5th as noticed to them.

The President reported to the Board on the administration of the assessments for non-construction of residences on lots purchased by members within the required period. Copies of the reports made are attached to and become a part of these minutes. The President noted that the failure-to-construct penalty assessment is being applied uniformly and equitably under the authorization made by the Board


of Directors in its meeting on March 8, 1994. He reported that in one case (Evans) foreclosure action has been initiated since the real estate property taxes for 1993 and 1994 had not been paid and the Association had to pay the delinquent taxes to prevent a Tax Deed from being applied for which would negate the liens that had been filed. Mr. Evans has since contacted Paul Nessler, the Associations attorney, and indicated his intent to redeem the property by paying the outstanding indebtedness. That has not occurred on this date although the 30 day period for him to do so has not elapsed.

The Board held a lengthy discussion on possible litigation that could result from our enforcement of the failure-to-construct provisions of the Covenants of Woodland Waters. After a complete review, it was the unanimous opinion of the Board that the process of enforcement should continue as it is now being administered and we should continue to monitor the situation through the Association's attorney.

After a brief period of open discussion the meeting adjourned at 11:20 a.m. upon motion made and carried.

  
Thomas A. Peterson, Secretary

Approved:

  
E.F. Swartzel, President

REVISED 1995 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

<u>REVENUES:</u>	<u>BUDGET</u>	<u>AS OF 6/30/91</u>
Homeowners Assessments - 120 @ 121.00	\$14,500.00 <sup>1</sup>	\$12,444.61
Special Assessment (Non-Construction)	16,000.00	10,650.30
Carryover from Previous Year	3,493.65	1,917.35
Advance from Tooke Lake Joint Venture	10,000.00 <sup>2</sup>	
Earned Interest on Money Market Account	<u>600.00</u>	195.26
	\$44,613.65	
<u>EXPENSES:</u>		
Maintenance of Common Areas	\$19,200.00	\$10,777.13
Property Taxes (Hernando County)	1,411.00	
Liability Insurance	2,500.00	1,438.00
Accounting Fees (CPA)	600.00	600.00
Office Services	1,200.00	600.00
Attorney Fees	1,500.00	310.00
Florida Corporate Filing Fees & TAXES	200.00	146.63
Bird Sanctuary Program	-0-	
Postage, Printing, Telephone, etc.	600.00	130.04
Miscellaneous [Bank S/Charge & checks 72.87	<u>150.00</u>	129.59
[Recording - Liens 24.00		
[Christmas Deco 32.72		
Total Expenses	\$27,361.00	
*** Property Taxes (Evans)		2,201.48
<u>RESERVE</u>	\$16,000.00 <sup>3</sup>	
<u>ESTIMATED CARRYOVER</u>	\$ 1,252.65	

tes:

1. 120 Members @ \$121.00
2. Advanced to defray maintenance costs until Association funds are available.
3. Reserved pending resolution of challenge to Restrictions.

Foreclosure

EVANS - Taxes Pd 2201.48

Dues not Pd - Lien filed 8/5/95

Wilson

EVANS

Walsh

Barone

Brooks



6/23/90

Extensions - 2 extended  
2 coming up

1 YR = 20

15 Paid (1 Refunded)

5 Liens (2 Voided)

2 YR = 15

10 Paid (1 Refunded)

5 Liens (1 Voided)

3 YR = 8

6 Paid (2 pro-rated - Plans received)

2 Liens

1st 1/4 Lien

Evans - Lt 5 BK 12  
Wilson - Lt 8 BK 8  
Lopes - Lt 3 BK 12

2nd 1/4 Lien

Evans - Lt 5 BK 12

Artistic Names - Lt 11 BK 1

Nayes - Lt 4 BK 2

VOIDED Community BK - (Vella) Lt 3 BK 8

VOIDED (Stout) - Barnett BK Lt 18 BK 1

3rd 1/4 Lien

Evans - Lt 5 BK 12

Artistic Names - Lt 11 BK 1

Liens filed 6/15/94 - 7/10/95

Date

6/14/94 Evans  
Artistic Homes  
Community BK (Vella) - Foreclosure/voided  
Shanks (Pasce) - Refunded/foreclosure/void

9/6/94 Hayes

11/10/94 Bowen - Paid

1/6/95 Barnett BK (Stout) - Foreclosure/voided

1/20/95 Wilson

2/8/95 Lapes

2/22/95 Messana - Paid

5/10/95 EVANS  
Artistic Homes

Pending liens

7/6/95 Collins

8/11/95 Maynard

8/11/95 Hayes

Coming up for 2nd yr - Extension

7/13/93 - 95 = Brooks Lt 22 BK 7

8/18/93 - 95 = Mayoral Lt 9 BK 1

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
OF HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

October 27, 1994

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the sales office of Swartsel Realty, Inc. on Woodland Waters Blvd. on October 27, 1994 at 8:30 a.m. All of the members of the Board of Directors were present.

President Swartsel called the meeting to order and asked for a reading of the minutes of the last meeting of the Board of Directors held on October 10, 1994. The minutes were read and, on motion made and carried, approved as read.

The President stated that the next order of business would be the election of officers to serve the Association for the ensuing year. Upon motion duly made, seconded and carried, the following were elected to the position set forth:

E.F. Swartsel	-	President
Helen Battistrada	-	Vice President
Thomas A. Peterson	-	Secretary/Treasurer

The Board of Directors discussed the need to revise the Budget for 1995 in light of the recent notification of a potential legal challenge to the Association's enforcement of the restriction which assesses a penalty on homeowners for failure to construct on their lot within two years of purchase in Phase One of Woodland Waters. The President presented a Revised Budget for 1995 which would reserve funds derived from the failure-to-construct assessments, include an increase in regular homeowner dues, and rely on advances of funds from Tooke Lake Joint Venture, if needed. After further discussion, the motion was made, seconded and passed to approve the Revised Budget for 1995 and to send a copy to the members of the Association with their annual dues notice. A copy of the Revised Budget is attached to and forms a

part of these minutes.

There-upon the motion was made, seconded and carried to set the Homeowner Dues for 1995 at \$121.00 per member. It was recommended that the Board of Directors advise the members of their intent to propose a cap on homeowner dues of \$200. by way of an Amendment to the Declaration of Covenants at ~~or~~ subsequent Association meeting. The recommendation was agreed upon by vocal consent of the Board members without formal action.

The Board held a lengthy discussion on a parcel of property containing thirty-six and two-thirds (36-2/3) acres adjacent to the subdivision and formerly owned by William Stout. The property, which contains only approximately three (3) acres of uplands, would be an ideal purchase by the Association, since it adjoins both little Tooke Lake and big Tooke Lake. The Board finally agreed, after much debate, that this would be a very inappropriate time to obligate the members to the financial strain of a purchase of property.

Upon motion duly made, seconded and carried the Board of Directors named themselves as the Nominating Committee to serve for the Annual Meeting of the Association for 1995.


Mrs. Battistrada suggested that Association decals be purchased for use by members on vehicle windshields so that quick identification could be made of vehicles parked in the Recreation Areas or elsewhere in the subdivision. The suggestion met with unanimous approval and will be ordered to be mailed with the annual dues notices in December. Mrs. Battistrada also asked that Notice Boards be placed at each post office site for use in conveying messages to the members. The President promised to have the boards constructed and placed at the post office locations.

MINUTES  
October 27, 1994  
Page -3-

There being no further business to bring before this meeting of the Board of Directors, the same was adjourned at 10:00 a.m., upon motion made and passed.

  
\_\_\_\_\_  
Thomas A. Peterson  
Secretary/Treasurer

Approved:

  
\_\_\_\_\_  
E.F. Swartsel, President

REVISED 1995 BUDGET

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

REVENUES:

Homeowners Assessments - 120 @ 121.00	\$14,500.00	<sup>1</sup>
Special Assessment (Non-Construction)	16,000.00	
Carryover from Previous Year	3,493.65	
Advance from Tooke Lake Joint Venture	10,000.00	<sup>2</sup>
Earned Interest on Money Market Account	<u>600.00</u>	
	\$44,613.65	

EXPENSES:

Maintenance of Common Areas	\$19,200.00
Property Taxes (Hernando County)	1,411.00
Liability Insurance	2,500.00
Accounting Fees (CPA)	600.00
Office Services	1,200.00
Attorney Fees	1,500.00
Florida Corporate Filing Fees	200.00
Bird Sanctuary Program	-0-
Postage, Printing, Telephone, etc.	600.00
Miscellaneous	<u>150.00</u>
Total Expenses	\$27,361.00

RESERVE \$16,000.00 <sup>3</sup>

ESTIMATED CARRYOVER \$ 1,252.65

Notes:

1. 120 Members @ \$121.00
2. Advanced to defray maintenance costs until Association funds are available.
3. Reserved pending resolution of challenge to Restrictions.

MINUTES OF THE ANNUAL MEETING  
OF THE MEMBERS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
October 13, 1994

The fifth annual meeting of the members of Homeowners Association of Woodland Waters, Inc. was held on October 13, 1994 at 5:30 p.m. at the Senior Citizens Club, 7925 Rhanbuoy Road, Spring Hill, Florida; the meeting having been relocated from the scheduled location at the Recreation Park, Waters Edge Court, Woodland Waters, due to inclement weather. The meeting was held pursuant to notice of the meeting having been mailed to each member of the Association at least three weeks prior to the date of the meeting.

The meeting was called to order by E.F. Swartzel, President of the Association, who welcomed the members and introduced the officers of the Association and guests at the meeting. He announced that Secretary Tom Peterson would act as Secretary for the meeting.

There were thirty (30) members present at the meeting in person of the ninety-seven (97) eligible and the declarant, Tooke Lake Joint Venture, was present and represented three hundred sixty (360) votes. There were no written proxies presented. The President announced that there was a quorum.

The President stated that a vacancy exists on the Board of Directors due to the resignation of George Alvan from the Board on June 10, 1994. He cited the accomplishments that Mr. Alvan brought about as a Board member and active resident of Woodland Waters and the membership gave him a hearty ovation. President Swartzel then announced that the election of a director would now be held. He asked Secretary Peterson to read the report of the Nominating Committee. The Secretary read the Report of the Nominating Committee, nominating for a three-year term, Mrs.



Helen Battistrada. The President then called for nominations from the members - there were none. Upon a motion for an unanimous ballot, which was seconded and carried, Mrs. Helen Battistrada was elected as a Director of the Association for a three-year term. Mrs. Battistrada then took a seat on the podium with the other Directors. The Report of the Nominating Committee is attached to and becomes a part of these minutes.

Thereupon the Secretary read the minutes of the fourth annual meeting of the Association which was held on October 14, 1993. There were no corrections, additions or deletions and the minutes were approved, upon motion duly made, seconded and carried.

Copies of the Financial Statement for the Year Ended December 31, 1993 were distributed to the members, reviewed and discussed in detail, and accepted, upon motion made, seconded and passed. A copy of the annual Financial Statement is attached to these minutes.

The President then reported on the administration of the Failure-to-Construct assessment under Article 4 of the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase One, stating that, to date, eighteen (18) assessments in the amount of one thousand (\$1000.) dollars each have been levied and paid and, additionally, eight (8) liens have been filed for failure to pay the assessment, two of which have been voided by foreclosures.

The President advised the members that the Association has been notified by an attorney representing two Association members who have had a lien filed on their lot by the Association for their failure to pay the assessment levied for Non-Consturction, that they intend to challenge our enforcement of the restriction. The President then called upon Paul H. Nessler, Jr., attorney for the Association, to further explain the threatened litigation. Mr. Nessler addressed the

members, fully explaining the implications contained in the attorney's letter and outlining a similiar situation which recently resulted in litigation in Lake-in-Woods subdivision, also in Hernando County, in which the Circuit Court ruled in favor of the challengers to the restrictions in that case. He did, however, point out some dissimilarities and also noted that the ruling will be appealed to a higher court. Questions were posed to Mr. Nessler on the matter and the sentiment of the membership was expressed that the Directors whould continue to administer the enforcement of the Restrictions as they have been and that the Members should be called into a Special Meeting should litigation actually occur and further authorization be necessary.

The President then advised the members that Section 9, of Article IV of the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase One, and also Phase Two, have been deemed to unfairly penalize the members by an unpaid assessment for Failure-to-Construct, which is voided by a foreclosure, then being assessed pro-rata amongst all other members of the Association. He called upon Attorney Nessler to read the existing Section 9 of Article IV and a proposed Supplemental Declaration that would cause an unpaid assessment for failure to construct, that cannot be collected by reason of foreclosure, to be null and void. It provides, however, that unpaid assessments of homeowner dues would continue to be assessed to the membership but the President noted that this would be administered in the budget in the following year of such occurrence. Thereupon, on motion made, seconded and passed, the Supplemental Declaration to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase One and the Supplemental Declaration to the

Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase Two was adopted. The Supplemental Declaration, upon recording, shall be entered into the permanent records of the Association and a copy shall be incorporated in these minutes.

Copies of the Budget for 1995 which was adopted by the Board of Directors was distributed to the members and reviewed in detail. A copy of the Budget is attached to these minutes. The President noted that, in all probability, the Budget will have to be amended due to the threat of litigation which has developed since the adoption of the Budget and which, he suggested, should result in a more conservative use of funds derived from assessments levied and paid for failure-to-construct, pending the resolution of any challenge. Thereupon, a motion was made, seconded and carried that the Board of Directors establish an interest-bearing bank account, in addition to the regular checking account, so that funds held by the Association in excess of normal operating expenses may earn interest.

The meeting was then opened to general membership discussion. A motion was made and seconded to hold semi-annual meetings of the Association. After debate on the resolution, the vote was taken and the motion failed. After other comments and questions, the motion was made to adjourn the meeting. The same was seconded and carried and the meeting adjourned at 7:10 p.m.

  
Thomas A. Peterson, Secretary

Approved:

  
E.F. Swartzel, President

HOMEOWNERS ASSOCIATION OF WOODLAND  
WATERS, INC.  
FINANCIAL STATEMENTS  
DECEMBER 31, 1993

# BAILLIE & BAILLIE

CERTIFIED PUBLIC ACCOUNTANTS  
5405 MILE STRETCH  
HOLIDAY, FLORIDA 34890  
(813) 837-6650

J. S. BAILLIE, JR., C.P.A.

J. S. BAILLIE, C.P.A.

January 6, 1994

Board of Directors  
Homeowners Association of Woodland  
Waters, Inc.  
Elfers, Florida

We have compiled the accompanying Balance Sheet of Homeowners Association of Woodland Waters, Inc. as of December 31, 1993, and the related Statement of Support and Revenue, Expenses, Capital Additions and Changes in Fund Balances, and Statement of Cash Flows for the year then ended, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of the management of the company. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

Respectfully submitted,



Baillie & Baillie  
Certified Public Accountants

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
BALANCE SHEET  
DECEMBER 31, 1993

UNRESTRICTED FUNDS

ASSETS:

Cash	\$11,654
Inventories	584
Prepaid Expenses	536
Unamortized Organization Costs	<u>140</u>

TOTAL ASSETS:	\$12,914 =====
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LIABILITIES AND FUND BALANCE:

Members' Prepaid Assessments	\$ 3,630
Fund Balance	<u>9,284</u>

TOTAL LIABILITIES AND FUND BALANCE:	\$12,914 =====
-------------------------------------	-------------------

SEE ACCOUNTANTS' COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
 STATEMENT OF SUPPORT AND REVENUE, EXPENSES, CAPITAL ADDITIONS  
 AND CHANGES IN FUND BALANCES  
 FOR THE YEAR ENDED DECEMBER 31, 1993

UNRESTRICTED FUNDS

SUPPORT AND REVENUE:

Special Assessments and Fees	\$ 7,764
Members' Assessments	9,106
Other Income (Loss)	<u>( 1 )</u>

TOTAL SUPPORT AND REVENUE:

\$16,869

EXPENSES:

Insurance	1,025
Legal and Accounting	766
Office	918
Repairs and Maintenance	6,202
Taxes	608
Amortization of Organization Costs	<u>140</u>

TOTAL EXPENSES:

9,659

EXCESS OF SUPPORT AND REVENUE OVER  
 EXPENSES BEFORE CAPITAL ADDITIONS:

7,210

CAPITAL ADDITIONS:

-0-

EXCESS OF SUPPORT AND REVENUE OVER  
 EXPENSES AFTER CAPITAL ADDITIONS:

7,210

FUND BALANCES, BEGINNING OF THE YEAR:

2,074

FUND BALANCES, END OF THE YEAR:

\$ 9,284  
 =====

SEE ACCOUNTANTS' COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 1993

UNRESTRICTED FUNDS

Cash Flows Provided by Operating Activities:		
Cash Received from Homeowners	\$ 18,300	
Cash Paid to Suppliers and Outside Services	( 9,759)	
Other Income (Loss)	<u>8</u>	
Net Cash Provided (Used) by Operating Activities:		\$ 8,549
Cash Flows from Investing Activities:		-0-
Cash Flows from Financing Activities:		<u>-0-</u>
Net Increase in Cash and Cash Equivalents:		8,549
Cash and Cash Equivalents at Beginning of Year:		<u>3,105</u>
Cash and Cash Equivalents at End of Year:		\$11,654 =====
Reconciliation of Net Cash Provided by Operating Activities:		
Excess of Support and Revenue over Expenses after Capital Additions		\$ 7,210
Adjustments to Reconcile Excess of Support and Revenue over Expenses after Capital Additions to Net Cash Provided by Operating Activities		
Amortization	\$ 140	
Decrease in Inventories	9	
Increase in Prepaid Expenses	( 240)	
Increase in Members' Prepaid Assessments	<u>1,430</u>	
Total Adjustments		<u>1,339</u>
Net Cash Provided (Used) by Operating Activities:		\$ 8,549 =====

SEE ACCOUNTANTS' COMPILATION REPORT

The accompanying notes are an integral part of this financial statement.



HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 1993

Note 1 - Summary of Significant Accounting Policies:

- A. The records of account are maintained and reported under the accrual basis.
- B. The various unrestricted and restricted funds have been established according to the organizational documents of the Association and according to the applicable state law.

Note 2 - Restricted Funds:

As described above, the various funds have been established. In as much as no restrictions have been placed on funds generated by the Association so far, all funds have been accounted for as unrestricted funds.

Note 3 - Income Taxes:

While exempt under state law, the Association has not yet been determined by the Internal Revenue Service to be a qualifying tax-exempt organization. However, under special federal taxing elections, Revenue Ruling 70-604 allows the Association to carry forward any excess of operating revenues over operating expenses to offset the next year's expenses; an income tax provision has been made on that basis.

SEE ACCOUNTANTS' COMPILATION REPORT

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

BUDGET

1995

REVENUES:

Homeowners Assessments - 120 @ \$110.00	\$13,200.00
Special Assessment (Non-construction)	16,000.00
Carryover from Previous Year (estimate)	<u>3,493.65</u>
Total Funds Available (estimate)	\$32,693.65

EXPENSES:

Maintenance of Common Areas	\$19,200.00
Property Taxes (Hernando County)	1,411.00
Liability Insurance	2,500.00
Accounting Fees (CPA)	600.00
Office Services	1,200.00
Attorney Fees	1,500.00
Florida Corporate Filing Fees	200.00
Bird Sanctuary Program	-0-
Postage, Printing, Telephone, etc.	600.00
Miscellaneous	<u>150.00</u>
Total Expenses	\$27,361.00

Estimated Carryover for 1996	5,332.65
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94 OCT 26 PM 1:41

O. R. 990 PG 0440

THIS INSTRUMENT WAS PREPARED BY:  
PAUL H. NESSLER, JR., ESQ.  
5456 SPRING HILL DRIVE, SUITE F  
SPRING HILL, FL 34606

037999

P.S.D

**SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOODLAND WATERS, PHASE ONE**

**AND**

**SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
WOODLAND WATERS, PHASE TWO**

This SUPPLEMENTAL DECLARATION TO THE DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS of WOODLAND WATERS, PHASE ONE, as recorded in Official Record Book 759, Page 1699, and SUPPLEMENTAL DECLARATION TO THE DECLARATION OF ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS of WOODLAND WATERS, PHASE TWO, as recorded in Official Record Book 955, Page 1834, all of the public records of Hernando County, Florida, is made this 13th day of October, 1994, by TOOKE LAKE JOINT VENTURE, a Florida General Partnership, being the DECLARANT described in the above restrictions, does pursuant to Article VI, Section 5 of each of the above stated DECLARATIONS, hereby make the following amendment to Article IV, Section 9 of each of said DECLARATIONS:

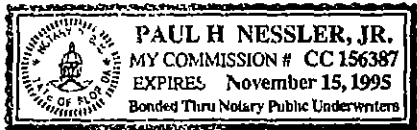
Section 9. **Subordination of the Lien to Mortgages and Tax Liens.** The lien of the assessments provided for herein shall be subordinated to any tax lien and to the lien of any first mortgage encumbering any unit. The sale or transfer of any unit pursuant to mortgage foreclosure, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such unit from liability for any assessments thereafter becoming due or from the lien thereof.

Any unpaid assessment, except an assessment levied against the property for failure to

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E. F. Swartsel, as President of SWARTSEL PROPERTIES, INC , a Florida Corporation, as General partner of TOOKE LAKE JOINT VENTURE, a Florida General Partnership, to me known to be the individual who executed the foregoing instrument, and he acknowledged before me that he executed same for the purposes expressed therein, and that said execution was the act and deed of the corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 13<sup>th</sup> day of October, 1994



Paul H. Nessler, Jr.  
Notary Public  
PAUL H NESSLER, JR

JOINDER OF HOMEOWNERS ASSOCIATION

The Homeowners Association of Woodland Waters, Inc , after approval by vote duly taken at its annual meeting, does hereby join the Declarant in the above Supplemental Declaration

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by due corporate authority on the 13th day of October, 1994

WITNESSES:

Paul H. Nessler, Jr.  
PAUL H NESSLER, JR  
Thomas A. Peterson  
THOMAS A PETERSON

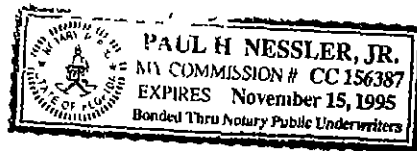
Homeowners Association of  
Woodland Waters, Inc.  
a Florida Corporation not for profit

By E. F. Swartsel  
E. F. Swartsel, as President

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that before me, an officer duly qualified to take acknowledgements, personally appeared E. F. Swartsel, as President of the Homeowners Association of Woodland Waters, Inc , a Florida Corporation not for profit, to me known to be the individual who executed the foregoing instrument, and he acknowledged before me that he executed same for the purposes expressed therein, and that said execution was the act and deed of the corporation

WITNESS my hand and official seal in the State and County aforesaid, this 13<sup>th</sup> day of October, 1994



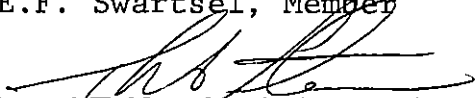
Paul H. Nessler, Jr.  
Notary Public  
PAUL H NESSLER, JR

REPORT OF THE NOMINATING COMMITTEE  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

October 10, 1994

In a meeting on October 10, 1994, the Board of Directors of Homeowners Association of Woodland Waters, Inc. acting as the Nominating Committee, and upon motion made, seconded, and passed, nominated Helen Battistrada to be elected Director for a three-year term of the Homeowners Association of Woodland Waters, Inc.

  
\_\_\_\_\_  
E.F. Swartzel, Member

  
\_\_\_\_\_  
Thomas A. Peterson, Member

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
OF HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

October 10, 1994

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at Elfers, Florida on October 10, 1994 at 11:00 a.m.

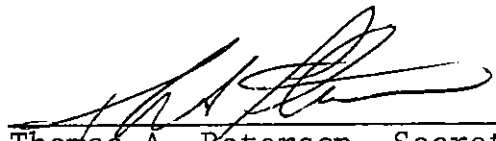
Present at the meeting were E.F. Swartzel and Thomas A. Peterson.

The minutes of the previous Board of Directors meeting held on June 15, 1994 were read and, upon motion made and carried, approved as read.

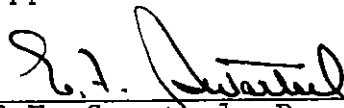
The Budget for the Association for 1995 was presented to the Board. After review and discussion the motion was made and carried that the Budget be approved and presented to the Members at the Annual Meeting on October 13, 1994. The Budget is attached to these minutes.

The Board of Directors, acting as the Nominating Committee, and upon motion made, seconded and passed, nominated Mrs. Helen Battistrada to be elected Director of the Association for a three-year term at the Annual Meeting to be held October 13, 1994.

There being no further business to come before the meeting of the Board of Directors, upon motion made and carried, it was adjourned at 12:15 p.m.

  
Thomas A. Peterson, Secretary

Approved:

  
E.F. Swartzel, President

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

BUDGET

1995

REVENUES:

Homeowners Assessments - 120 @ \$110.00	\$13,200.00
Special Assessment (Non-construction)	16,000.00
Carryover from Previous Year (estimate)	<u>3,493.65</u>
Total Funds Available (estimate)	\$32,693.65

EXPENSES:

Maintenance of Common Areas	\$19,200.00
Property Taxes (Hernando County)	1,411.00
Liability Insurance	2,500.00
Accounting Fees (CPA)	600.00
Office Services	1,200.00
Attorney Fees	1,500.00
Florida Corporate Filing Fees	200.00
Bird Sanctuary Program	-0-
Postage, Printing, Telephone, etc.	600.00
Miscellaneous	<u>150.00</u>
Total Expenses	\$27,361.00

Estimated Carryover for 1996	5,332.65
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MINUTES OF A MEETING OF THE BOARD  
OF DIRECTORS OF HOMEOWNERS ASSOCIATION  
OF WOODLAND WATERS, INC.

June 15, 1994

A regular meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held on June 15, 1994 at 11:00 a.m. in the office of the Association at Elfers, Florida.

Present at the meeting were Directors Peterson and Swartzel. Absent was Director Alvan.

The President called the meeting to order and directed the reading of the minutes of the previous Board of Directors Meeting held on March 8, 1994. The minutes were read by the Secretary and, there being no additions or corrections, were approved as read by the President.

A letter of resignation from George E. Alvan as Director of the Association was read and, upon motion duly made and unanimously carried, the resignation was accepted with regret. It was moved, seconded, and passed that a letter go out to the membership announcing Mr. Alvan's resignation and requesting suggestions for an appointment to the vacancy by the Board of Directors. The letter of resignation is attached to and forms a part of these minutes.

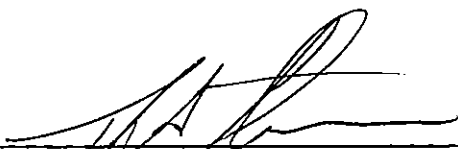
The President made the Board aware of the problem that occurred in Woodland Waters when a builder, Lighthouse Construction, submitted construction plans for a home on Lot 5, Block 9, Phase One for Mr. & Mrs. Frederick Cole. The plans stated that there were 2000 square feet of living area in the home when, in fact, there were only approximately 1959. The deficiency was discovered by several homeowners in the subdivision when the builder placed plans on site which showed only the lower amount. A lot of time <sup>was</sup> spent and controversy resulted




before the matter was finally resolved with the size of living area being increased to the required minimum 2000 square feet. The President noted that corrective steps have been taken by the Architectural Review Committee to see that this problem does not reoccur.

Upon review, it was moved seconded and carried that Maynard (Lot 10, Block 8, Phase One) and Horn (Lot 25, Block 7, Phase One) be granted a one-year extension of the two-year construction requirement, provided construction begins on or before the third anniversary of the purchase of their lot.

There being no further business to come before this meeting of the Board of Directors, upon motion made and carried, the meeting adjourned at 12:00.

  
\_\_\_\_\_  
Thomas A. Peterson, Secretary

Approved:

  
\_\_\_\_\_  
E.F. Swartsel, President

June 10, 1994

Mr. E. F. Swartzel, President  
Homeowners Association of Woodland Waters  
P. O. Box 67  
Elfers, FL. 34680

Dear Ed:

I hereby resign from the Board of Directors of the Homeowners Association of Woodland Waters, effective June 10, 1994.

As a representative of the homeowners, I don't feel that I have accomplished anything, nor was I in a position to do anything for the residents. I was merely a figurehead on the board. Whatever I contributed to the community was done on my own initiative, not as a result of being on the board.

I do not intend to promote Woodland Waters as a desirable residential community. I feel betrayed by the changes in the Covenants and Deed Restrictions between Phase 1 and Phase 2. You characterize them as minor changes but I and other residents feel that they are major. Maybe you should re-examine your original marketing brochure (a copy is available) :

"The Florida Suncoast Premier Estate Sized Lot Community"

"Woodland Waters.....When complete it will  
contain about 400 estate sized homes"

Since when are 1800 square foot homes estate size homes? Even at 2000 sq. feet you are stretching the truth a bit.

Another highly objectionable condition in Phase 2 Covenants is Par. #22 in which sodding does not have to continue beyond 125 ft. along the street pavement. You must have seen the sodding at 10420 Hangbird Ave., the Hohle residence. Is this a feature of a premier estate community?

The Deed Restrictions, Covenants, and Conditions of Phase 2 have split the community. I hope you can come up with some answers.

Sincerely yours,

  
George Alvan

MINUTES OF A MEETING OF THE BOARD  
OF DIRECTORS OF HOMEOWNERS ASSOCIATION  
OF WOODLAND WATERS, INC.

March 8, 1994

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held in the office of Swartzel Realty on Woodland Waters Blvd. on March 8, 1994 at 11:00 a.m. All of the members of the Board of Directors were in attendance at the meeting.

The minutes of the Board of Directors meeting held on September 21, 1993 were read and, upon motion made and carried, approved as read.

It was resolved upon motion duly made and unanimously carried that the officers of the Association for 1994, and until their successors are named, are as follows:

President	-	E.F. Swartzel
Vice President	-	George E. Alvan
Secretary/Treasurer	-	Thomas A. Peterson

Upon motion duly made, seconded, and carried the homeowner dues assessment for 1994 of \$110. was ratified and confirmed. George Alvan commented that an increase might be considered for next year to give more revenue to defray maintenance costs.

Upon motion made and carried, the Board of Directors named itself as the Nominating Committee to serve for the Annual Association Meeting for 1994.

The Board of Directors reviewed a report presented by the President on the Failure to Construct assessments to homeowners. The report indicated that nine (9) members have paid the assessment and six (6) members have had liens filed and have not paid the assessment (two of whom have also not paid annual homeowner dues). Two additional members have previously been authorized for one-year extensions of

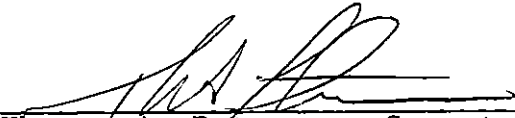
the two-year construction requirement and will have the additional year ending shortly without construction having started at this date. Additionally, three members have, or will shortly reach, the two-year anniversary of their purchase without starting construction of a home on their lot in Woodland Waters. Upon motion made, seconded, and carried it was resolved to approve Wilson, Lopes, and Piraux for a one-year extension of their two-year construction requirement and to enforce the lien provision uniformly, should construction not begin on or before the third anniversary of their purchase of their lot, on the same basis as previously authorized and, further, to continue imposing assessments at the same rate per lot for additional years in which construction does not commence on a given lot, and to initiate foreclosure proceedings on a lot should twelve months elapse after the filing of a lien without said lien being satisfied. The Schedule of lots and homeowners on which construction extensions, assessments, and liens have been authorized previously and at this meeting is attached hereto and labeled "A".

A request has been received from Mr. and Mrs. Richard Brooks, who recently completed a new home on Lot 1, Block 8 Royal Highlands, Unit 2, to become members of the Association. The letter of request is attached to and becomes a part of these minutes. Plans and specifications for their home were submitted to and approved by the Architectural Review Committee of the Association prior to the construction of their home. It was resolved upon motion duly made and unanimously carried to approve Mr. and Mrs. Brooks for membership in Homeowners Association of Woodland Waters, Inc. upon the recording of the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase I and the Declaration of Additional Covenants,

Conditions and Restrictions of Woodland Waters, Phase I, upon their lot and the payment of the appropriate pro rata amount homeowner dues assessed to them for 1994 dating from the recording of the said restrictions on their lot.

After a brief discussion, it was resolved, upon motion duly made and carried, to ratify the sponsorship by the Association of the Adopt-A-Road Program for Woodland Waters Blvd. and Hernando Ridge Road. The Agreement and Application for the Program are attached to these minutes.

There being no further business to come before this meeting of the Board of Directors, the same was adjourned upon motion made and carried, at 11:50 a.m.

  
Thomas A. Peterson, Secretary/Treasurer

Approved:

  
E.F. Swartzel, President

SCHUDULE "A"

SECOND YEAR:

Block	Lot	Name	Closed	Extension	Paid \$1000.	Lien	Paid \$1000.	Lien
Woodland Waters								
2	5	Messana	12/89	12/92	2/5/93		2/19/94	
8	4	Minckler	02/90	02/93	4/5/93			
12	5	Evans	03/90	03/93		6/9/93		
3	3	Padova	03/90	03/93	7/29/93	6/9/93		
1	11	Artistic Homes	04/90	04/93		6/9/93		
7	1	Cole	04/90	04/93		6/9/93		
8	3	Vella	05/90	05/93		6/11/93	*Plus '93 Dues	
7	24	Harris	05/90	05/93	6/9/93		*Plans received 2/7/94	
11	10	Collins	05/90	05/93	6/7/93			
1	18	Stout	12/90	12/93		2/9/94	*Plus '93 Dues	
3	1	Wiesenthal	10/90	10/93	11/18/93			
Royal Highlands								
1	4	Medeiros	4/90	4/93		6/11/93		
1	6	Nist	4/90	4/93	5/24/93			
2	3	Bowen	9/90	9/93	12/30/93	11/16/93		
2	4	Hayes	7/90	7/93	10/14/93	9/02/93		
8	14	Swartz	2/91	2/94				
Woodland Waters Coming Up								
8	9	Pesce	3/91	3/94				
7	2	Carfora	4/91	4/94				
Woodland Waters Approved For One Year Extension								
8	8	Wilson	11/91	11/94				
12	3	Lopes	12/91	12/94				
1	15	Piraux	03/92					
Woodland Waters No Action Taken								
8	10	Maynard	07/92					
7	25	Horn	08/92					

March 1, 1994

E. F. Swartzel  
President  
Swartzel Properties, Inc.  
Woodland Waters Home Owner's Association  
P.O. Box 67  
Elfers, FL 33531-0067

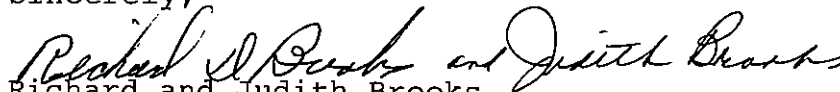
Dear Mr. Swartzel,

As owners of Lot 1, Block 8 Royal Highlands, Unit 2 and the home built on this lot which address is 9210 Niagara Rd. we would ask to become a member of the Woodland Waters subdivision. Having built our home on this lot adhering to the building requirements and setback requirements as recorded in your Deed Restrictions and provided to you prior to construction we trust that since our lot was not a Woodland Waters property that it may now be incorporated into Woodland Waters.

We agree to comply with the Woodland Waters Deed Restrictions and those of the Home Owner's Association and to pay the annual fee, currently \$110.00, in exchange be given all privileges associated with its membership.

Should you require any further documentation please call us at (904) 596-0203.

Sincerely,

  
Richard and Judith Brooks  
9210 Niagara Rd.  
Weeki Wachee, FL 34613

# Board of County Commissioners

Hernando County



201 W. Summit Road  
Brooksville, FL 34601-3753  
(904) 754-4060  
FAX: 754-4469

## Department of Public Works

Dear Citizen:

It is with great satisfaction that we are sending you this Hernando County Adopt-A-Road Program Application and Agreement Forms.

Your volunteer efforts to help keep our roadsides litter free are valued by your community.

The Board of County Commissioners of Hernando County and the Department of Public Works will assist you and supply needed materials in accordance with the enclosed Agreement.

Simply fill out the forms and return them to the address shown.

Your group coordinator will be contacted shortly thereafter to begin setting the program in motion.

Once again, our thanks for your part in the Hernando County Adopt-A-Road Program.

Sincerely,

Steven Whitaker  
Assistant Public Works Director

SW/ct

Enclosures

1/19/94

~~Chris. forms still matter~~  
~~by DOT; placed in file~~  
~~do not do anything with it.~~



A D O P T - A - R O A D   P R O G R A M  
A G R E E M E N T

THE HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS, HERENAFTER CALLED THE "DEPARTMENT", AND HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, Inc. HERENAFTER CALLED THE "GROUP", RECOGNIZE THE NEED AND THE DESIRABILITY OF LITTER-FREE ROADWAYS AND ARE ENTERING INTO THIS AGREEMENT TO PERMIT THE GROUP TO CONTRIBUTE TOWARD THE EFFORT OF MAINTAINING LITTER-FREE ROADWAYS.

BY SIGNATURE BELOW, THE GROUP ACKNOWLEDGES THE HAZARDOUS NATURE OF THE WORK AND AGREES TO THE FOLLOWING TERMS AND CONDITIONS:

1. ANY PARTICIPANT EIGHTEEN (18) YEARS OF AGE OR YOUNGER, SHALL BE SUBJECT TO THE SAFETY RULES & REGULATIONS SET DOWN FOR PARTICIPANTS OVER EIGHTEEN (18) YEARS OF AGE. ~~ONE (1) ADULT SUPERVISOR~~, OVER EIGHTEEN (18) YEARS OF AGE, IS REQUIRED FOR EACH FIVE (5) PARTICIPANTS EIGHTEEN (18) YEARS OF AGE OR YOUNGER.
2. EACH GROUP SHALL ATTEND AT LEAST TWO (2) SAFETY MEETINGS PER YEAR. PARTICIPANTS MUST ATTEND A SAFETY MEETING CONDUCTED BY THE DEPARTMENT BEFORE PARTICIPATING IN THE FIRST ROADSIDE CLEAN UP.
3. GROUPS SHALL ADOPT A SECTION OF ROADWAY THAT IS A MINIMUM OF TWO (2) MILES IN LENGTH.
4. THE GROUP SHALL BE REQUIRED TO ADOPT FOR A MINIMUM OF A TWO-YEAR PERIOD.
5. THE GROUP SHALL PICK UP LITTER A MINIMUM OF ~~SIX (6) TIMES~~ PER YEAR.
6. THE GROUP SHALL OBTAIN REQUIRED SUPPLIES AND MATERIALS FROM THE DEPARTMENT DURING REGULAR BUSINESS HOURS.
7. THE GROUP SHALL ERECT TRAFFIC CONTROL SIGNS PRIOR TO A CLEAN UP AND REMOVE THEM AFTER THE CLEAN UP HAS BEEN ACCOMPLISHED. THE GROUP COORDINATOR IS RESPONSIBLE FOR THE SAFETY EQUIPMENT.
8. THE GROUP SHALL PLACE FILLED TRASH BAGS AT SPECIFIED LOCATIONS AT THE ADOPTED SITE FOR PICK UP AND DISPOSAL BY THE DEPARTMENT THE NEXT WORK DAY, OR AS SOON AS POSSIBLE.
9. UNUSED MATERIALS AND SUPPLIES FURNISHED BY THE DEPARTMENT SHALL BE STORED FOR THE NEXT PICK UP WITH THE GROUP COORDINATOR.
10. THE GROUP SHALL REMOVE LITTER DURING DAYLIGHT HOURS ONLY.
11. THE GROUP SHALL REMOVE LITTER DURING GOOD WEATHER CONDITIONS ONLY.
12. THE GROUP MUST ADVISE THE DEPARTMENT THE DAY THE LITTER PICK UP IS TO OCCUR AND MUST DO SO ON ALL SUBSEQUENT PICK UPS (PREFERABLY A PHONE CALL).

13. THE GROUP COVENANTS AND AGREES THAT IT WILL INDEMNIFY AND HOLD HARMLESS, DEPARTMENT AND ALL OF DEPARTMENT'S OFFICERS, AGENTS AND EMPLOYEES FROM ANY CLAIM, LOSS, DAMAGE, COST CHARGE OR EXPENSE ARISING OUT OF ANY ACT, ACTION, NEGLIGENCE OR OMISSION BY THE GROUP DURING THE PERFORMANCE OF THE CONTRACT, WHETHER DIRECT OR INDIRECT, AND WHETHER TO ANY PERSON OR PROPERTY TO WHICH DEPARTMENT OR SAID PARTIES MAY BE SUBJECT.
14. THIS AGREEMENT IS NONTRANSFERABLE AND NONASSIGNABLE IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE DEPARTMENT.

THE DEPARTMENT AGREES TO ACCOMPLISH THE FOLLOWING:

1. ERECT A SIGN AT EACH END OF THE ADOPTED SECTION WITH THE GROUP'S NAME OR ACRONYM DISPLAYED. ALL SIGNS TO BE UNIFORM.
2. PROVIDE REFLECTIVE VESTS, TRASH BAGS AND SAFETY WORK ZONE SIGNS.
3. REMOVE THE FILLED TRASH BAGS AS SOON AS POSSIBLE AFTER THE PICK UP.
4. REMOVE LITTER FROM THE ADOPTED SECTION ONLY UNDER UNUSUAL CIRCUMSTANCES, I.E. WHEN LARGE, HEAVY OR HAZARDOUS ITEMS ARE FOUND.
5. PROVIDE SAFETY SEMINARS EITHER THROUGH THE DEPARTMENT OR OTHER QUALIFIED MEANS.

IF, IN THE SOLE JUDGMENT OF THE DEPARTMENT, IT IS FOUND THAT THE ADOPTING GROUP IS NOT MEETING THE TERMS AND CONDITIONS OF THIS AGREEMENT, UPON THIRTY (30) DAYS' NOTICE, THE DEPARTMENT MAY TERMINATE THE ADOPTION AGREEMENT AND REMOVE THE SIGNS.

THE DEPARTMENT RECOGNIZES THE GROUP AS THE ADOPTING ORGANIZATION FOR HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, AND THE GROUP ACCEPTS THE RESPONSIBILITY OF PICKING UP LITTER ON THIS SECTION OF ROADWAY AND PROMOTING A LITTER-FREE ENVIRONMENT IN THE COMMUNITY FOR A PERIOD BEGINNING MARCH 1, 1994, AND ENDING MARCH 1, 1996 (MINIMUM TWO [2] YEARS).

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
NAME OF GROUP

\_\_\_\_\_  
DEPARTMENT REPRESENTATIVE

E.F. SWARTSEL  
GROUP'S PRESIDENT (PRINT)

GEORGE E. ALVAN  
ADOPT-A-ROAD CHAIRPERSON (PRINT)

\_\_\_\_\_  
AUTHORIZED SIGNATURE

11055 WOODLAND WATERS BLVD  
ADDRESS Tel. 904-596-9525

\_\_\_\_\_  
DAY PHONE NO. NIGHT PHONE NO.

ADOPT - A - ROAD PROGRAM

APPLICATION FORM

BOARD OF COUNTY COMMISSIONERS  
DEPARTMENT OF PUBLIC WORKS  
HERNANDO COUNTY

THE HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS WILL WORK WITH THE ADOPTING GROUP TO DETERMINE THE SPECIFIC SECTION OF ROADWAY TO BE ADOPTED. SECTIONS OF ROAD IN GREAT DEMAND ARE AWARDED ON A FIRST COME, FIRST SERVE BASIS.

HOMEOWNERS ASSOCIATION  
OF WOODLAND WATERS

JANUARY 24, 1994

NAME OF ORGANIZATION

DATE OF APPLICATION

P.O. BOX 67

ELFERS, FL 34680

MAILING ADDRESS

CITY, ZIP CODE

R. F. SWARTSEL

PRESIDENT, CHAIRPERSON, ETC.

GEORGE E. ALVAN

(904) 596-9525

NAME OF CONTACT PERSON

DAY PHONE NO.

(THIS PERSON IS LIAISON TO HCDPW)

11055 WOODLAND WATERS BLVD

(904) 596-9525

MAILING ADDRESS

EVENING PHONE NO.

BROOKSVILLE, FL 34613

CITY, ZIP

NUMBER OF PEOPLE ON THE ROSTER FOR YOUR GROUP \_\_\_\_\_ (SUBMIT ROSTER ON SEPARATE SHEET).

ROADWAY SECTION(S) YOU ARE INTERESTED IN ADOPTING IN ORDER OF PREFERENCE:

1. WOODLAND WATERS BLVD

2. HERNANDO RIDGE RD.

3.

MAIL THIS FORM TO: HERNANDO COUNTY DPW  
201 W. SUMMIT ROAD  
BROOKSVILLE, FL 34601

ATTN: R. ALAN HOLBACH, MANAGER