

RECORDED AND INDEXED

BREVARD COUNTY, FLA.

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on May 17, 1988, as shown by the records of this office.

The document number of this corporation is N26474.

# PGS.	14	# TAXES	2
TRUST FUNDS	9 50	RECORDS	
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Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 17th day of May, 1988.

*Jim Smith*

Jim Smith  
Secretary of State



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*State of Florida. Memo Crasing 750 & Capelle Bill. Mark.*

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ARTICLES OF INCORPORATION

OF

SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED, for the purpose of forming a corporation not for profit under and pursuant to Chapter 617, Florida Statutes, certifies that:

ARTICLE I

Name

The name of this corporation is SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION, INC. The corporation is sometimes referred to herein as the "Association".

ARTICLE II

Definitions

All terms defined in the Declaration of Covenants and Restrictions for Sweetwood Estates, recorded in Official Records Book 2910, Page 1257, of the Public Records of Brevard County, Florida (the "Covenants") shall have the same meanings when used herein.

ARTICLE III

Principal Office and Agent

The principal place of business and initial registered office of the Association is 2202 S. Babcock Street, Melbourne, Florida, 32901. The Registered Agent of the Association is Coy A. Clark.

ARTICLE IV

Objects, Purposes and Powers

Section 4.1: This Association is a corporation not for profit. No part of its net earnings shall inure to the benefit of any private shareholder or member.

Section 4.2: The objects and purposes for which this Association is organized are as follows:

4.2.1: To establish, maintain, operate and provide all community services of every kind and nature required or desired by the members including without limitation those services and functions described in the Declaration.

4.2.2: To provide for the enforcement of the Covenants.

4.2.3: To engage in such other activities as may be to the mutual benefit of the members and the owners of portions of the Subdivision.

4.2.4: To own, operate and manage properties conveyed to it in accordance with the Covenants.

4.2.5: To do such other things as may be necessary and proper to carry out and accomplish the above objects and purposes.

Section 4.3: In furtherance of the aforesaid objects, purposes and powers, the Association shall have all of the powers of a Corporation Not for Profit organized and existing under the laws of the State of Florida, which powers shall include, but are not limited to, the power:

4.3.1: To make, levy and collect Assessments from its members and to expend the proceeds of such Assessments for the benefit of its members.

4.3.2: To bring and defend suits on behalf of the Association.

4.3.3: To make and enforce reasonable rules and regulations governing the use of the property owned by the Corporation.

4.3.4: To maintain, repair, replace and operate those portions of the property that the Association has the duty or right to maintain, repair, replace

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and operate under these Articles and the By-Laws of the corporation.

4.3.5: To contract for the management of its property and to delegate to such contractors all powers and duties of the Corporation.

4.3.6: To employ personnel to perform the services authorized by these Articles and by the By-Laws of the Association.

4.3.7: To purchase insurance upon its property for the protection of the Association and its members.

4.3.8: To reconstruct improvements constructed on its property after casualty or other loss.

4.3.9: To make additional improvements to its property.

4.3.10: To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests in lands or facilities including but not limited to marinas, lakes and other recreational facilities, whether or not contiguous.

#### ARTICLE V Members

Section 5.1: The members of this Association shall consist of all owners of record title to Lots in the Subdivision. The first Board of Directors named in these Articles of Incorporation and other Directors selected by the Class B member, regardless of such ownership of real property in the Subdivision shall also be members of the Corporation until termination of the Class B membership as provided in Section 5.3 hereof.

Section 5.2: Membership in this Association cannot be transferred in any manner except as may be provided in the By-Laws.

Section 5.3: The Association shall have two (2) classes of membership: Class A and Class B.

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

Class B member shall be the Developer as defined in the Declaration of Covenants and Restrictions and shall be entitled to three (3) 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 equals the total votes outstanding in Class "B" membership; or

(b) on December 31, 1995.

#### ARTICLE VI Term

This Corporation shall exist perpetually.

#### ARTICLE VII Board of Directors

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) Directors nor more than nine (9) Directors. The first Board of Directors shall consist of three (3) members. The Board of Directors shall be elected by the members of the Corporation entitled to vote. The names and addresses of the first Board of Directors who shall hold office

until their successors are elected and have qualified, are as follows:

- (1) Coy A. Clark  
2202 S. Babcock Street  
Melbourne, FL 32901
- (2) Dennis Basile  
2202 S. Babcock Street  
Melbourne, FL 32901
- (3) Dale A. Dettner  
780 S. Apollo Boulevard  
Melbourne, FL 32901

The Directors of the Association shall be elected at the time and in the manner provided for in the By-Laws.

#### ARTICLE VIII Officers

The officers of the Association shall consist of a President, one (1) or more Vice Presidents, a Secretary and a Treasurer. The officers in the Association shall be elected by the Board of Directors of the Association in accordance with the provisions of the By-Laws of the Association. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary. The initial officers are:

President	Coy A. Clark
Secretary/Treasurer	Dennis Basile

#### ARTICLE IX Indemnification

Section 9.1: Third Party Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, or appeal therefrom, whether civil, criminal, administrative, investigative or otherwise (other than any action by or in the right of the Association) by reason of the fact that he or his testator or intestate is or was a director, officer or employee of the Association, or at the express or implied request of the Association is or was serving as a director, trustee, officer, or employee of another Association or a partnership, joint venture, trust or other enterprise (including without limitation any affiliated association, partnership, joint venture, trust or other enterprise), against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful.

Section 9.2: Derivative Actions. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Association, or appeal therefrom, to procure a judgment in its favor by reason of the fact that he or his testator or intestate is or was a director, officer or employee of the Association, or at the express or implied request of the Association is or was serving as a director, trustee, officer or employee of another Association or a partnership, joint venture, trust or other enterprise (including without limitation any affiliated Association, partnership, joint venture, trust or other enterprise), against expenses (including attorney's fees and amounts paid in settlement) actually and reasonably incurred by him in connection with the defense or settlement of such action or suit if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interests of the Association; provided however, that no person shall be entitled to indemnification under this Section 9.2 in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or



willful misconduct in the performance of his duty to the Association.

Section 9.3: Successful Defense. To the extent that a director, officer or employee has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 9.1 or 9.2 of this Article IX, or in defense of any claim, issue or matter therein, such determination shall constitute conclusive evidence of such person's right to be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him in connection therewith, and the president or a vice president of the Association shall direct the reimbursement of all such expenses to such person.

Section 9.4: Determination of Propriety of Indemnification. No person seeking indemnification under Section 9.1 or 9.2 of this Article IX shall be indemnified unless pursuant to a determination by a court or unless the board of directors or the shareholders in good faith by a majority vote of a quorum of directors or shareholders, as the case may be, who were not parties to such action, suit or proceeding determine that the standards set forth in such sections have been met in the circumstances. The Association may provide for additional indemnification and rights to any person (including without limitation those persons referred to in Sections 9.1 and 9.2 of this Article IX), in each case except as otherwise ordered by a court or prohibited by law.

ARTICLE X  
Disposition of Assets Upon Dissolution

No member, director, or officer of the Association or other private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the Association. Unless agreed to the contrary by seventy-five percent (75%) of each and every class of membership, upon dissolution of the Association, the assets of the Association shall be granted, conveyed and assigned to an appropriate public body, agency or agencies, utility or utilities or any one (1) or more of them or to any one (1) or more non-profit associations, trusts or other organizations to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No disposition of the Association's assets shall divest or diminish any right or title of any member vested in him under recorded covenants and restrictions applicable to such assets unless made in accordance with the provisions of such Covenants.

ARTICLE XI  
Amendment of Articles

These Articles may be amended by an affirmative vote of two-thirds (2/3) of the members of the Association entitled to vote.

ARTICLE XII  
By-Laws

The Association shall adopt By-Laws governing the conduct of the affairs of the Association. The By-Laws shall be altered, amended or rescinded as provided in the By-Laws.

ARTICLE XIII  
Subscribers

The names and residences of the subscribers to these Articles of Incorporation are as follows:

- (1) Coy A. Clark  
2202 S. Babcock Street  
Melbourne, FL 32901
- (2) Dennis Basile  
2202 S. Babcock Street  
Melbourne, FL 32901
- (3) Dale A. Dettmer  
780 S. Apollo Boulevard  
Melbourne, FL 32901

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 14<sup>th</sup> day of APRIL, 1988.

Coy A. Clark  
COY A. CLARK

Dennis Basile  
DENNIS BASILE

Dale A. Dettmer  
DALE A. DETTMER

STATE OF FLORIDA  
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Coy A. Clark, Dennis Basile, and Dale A. Dettmer, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of APRIL, 1988.

James E. Caserman  
Notary Public

My Commission Expires:

12/16/88

APR 17 1988  
NOTARY PUBLIC  
JAMES E. CASERMAN



BY-LAWS  
OF  
SWEETWOOD ESTATES HOMEOWNERS ASSOCIATION

ARTICLE I

**NAME AND LOCATION.** The name of the Corporation is Sweetwood Estates Homeowner's Association, Inc, hereinafter referred to as the "Association". The principal office of the corporation shall be located at 2202 S. Babcock Street, Melbourne, Florida 32901 but meetings of members and directors may be held at such places within the State of Florida, County of Osceola, as may be designated by the Board of Directors.

ARTICLE II  
DEFINITIONS

Section 1. "Association" shall mean and refer to Sweetwood Estates Homeowners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Tompkins Heritage Homes, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded in the office of Public Records of Brevard County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III  
MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day, of the same month of each year thereafter, at the hour of 7 o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are

entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the member entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV  
BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect three directors for a term of one year. At each annual meeting thereafter, the members shall elect three directors for a term of one year.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V  
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a



member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guest thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period; and

(2) send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be inclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(g) cause the Common Area to be maintained.

#### ARTICLE VIII OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this



Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meeting of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice President

(b) The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; Keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the members.

ARTICLE IX  
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X  
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI  
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments

which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowable by law, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waiver or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Sweetwood Estates Homeowners Association, Inc., Corporation not for Profit.

ARTICLE XIII  
AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV  
MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we being all of the directors of the Sweetwood Estates Homeowners Association, have hereunto set our hands this 26<sup>th</sup> day of May, 1988.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*Coy A. Clark*  
COY A. CLARK  
*Dennis Basile*  
DENNIS BASILE  
*Dale A. Dettmer*  
DALE A. DETTMER

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of the Sweetwood Estates Homeowners Association, a Florida corporation, and,



[REDACTED]

That the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 26<sup>th</sup> day of May, 1988.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 26<sup>th</sup> day of May, 1988.

*D. Basil*  
Secretary

FRANK A. HERRERA, C.S.  
J. THOMAS WILLIAMS, P.E.  
WILLIAM F. POWELL, P.L.S.

**H-W&P**

Herrera, Williams,  
& Powell, Inc.  
Architects/Engineers  
Surveyors/Planners

P.O. Box 361525  
Melbourne, Florida  
32936-1525  
(305) 259-1525

February 12, 1987

EXHIBIT "A"

Job No. 587-052

LEGAL DESCRIPTION:

From the N.W. corner of the West 1/2 of the N.E. 1/4 of Sec. 8, T. 27S., R. 37E., Brevard County, Florida, run  $S1^{\circ}29'18''W$  along the west line of the West 1/2 of the N.E. 1/4 of said Section 8 a dist. of 50.00 ft. to the south R/W line of Parkway Drive and the Point of Beginning of the herein described parcel; thence  $S88^{\circ}02'59''E$  along said south R/W line of Parkway Drive as established by deed recorded in Official Record Book 762, Page 322, a distance of 922.20 ft. to the westerly R/W line of Florida East Coast Railroad; thence  $S20^{\circ}12'15''E$  along said westerly R/W line of F.E.C.R.R. a dist. of 1135.57 ft. to the east line of aforesaid W. 1/2 of N.E. 1/4 of Sec. 8; thence  $S0^{\circ}17'29''W$  along said east line a dist. of 373.44 ft.; thence  $N88^{\circ}47'44''W$  a dist. of 1349.74 ft. to the west line of aforesaid W. 1/2 of N.E. 1/4 of Sec. 8; thence  $N1^{\circ}29'18''E$  a dist. of 1442.63 ft. to the P.O.B.

Prepared for: COY CLARK

Prepared by: HWP/HERRERA, WILLIAMS & POWELL, INC.  
Architects-Engineers-Surveyors-Planners

*William E. Powell*

William E. Powell  
Fla. Prof. Land Surveyor No. 1812

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