

PREPARED BY AND RETURN TO:  
CIANFRONE, NIKOLOFF, GRANT & GREENBERG, P.A.  
1964 BAYSHORE BLVD., SUITE A  
DUNEDIN, FLORIDA 34698

**NOTICE OF PRESERVATION OF  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TOWNE PARK**

Pursuant to Florida Statutes §712.05, Towne Park Homeowner's Association, Inc., whose post office address is c/o Management & Associates, 720 Brooker Creek Blvd., #206, Oldsmar, FL 34677, files this notice, that the Declaration of Covenants, Conditions and Restrictions, originally recorded in O.R. Book 6794, Page 1143 et seq. of the Public Records of Hillsborough County, Florida, as same has been amended pursuant to recorded amendments and supplements at O.R. Book 7284, Page 1835 et seq. O.R. Book 7685, Page 1618 et seq., all of the Public Records of Hillsborough County, Florida, have been preserved for thirty (30) years from the filing date of this Notice.

The Articles of Incorporation of Towne Park Homeowner's Association, Inc. and the By-Laws of Towne Park Homeowner's Association, Inc. are attached to the Certificate of Authenticity which is attached hereto as Exhibit "A" and incorporated herein by this reference.

Approval of the preservation of the Declaration of Covenants, Conditions and Restrictions for Towne Park was approved on August 24, 2017 by a vote of at least 2/3 of the members of the Board of Directors of Towne Park Homeowners Homeowners Association, Inc., conducted at a meeting after notice to the members of the Association pursuant to Florida Statutes §712.05.

An Affidavit of Delivery to Members was made by the Secretary or other appropriate officer of Towne Park Homeowner's Association, Inc., pursuant to Florida Statute §712.06(b) and is attached hereto and made a part hereof as Exhibit "B".

The Land affected by this Notice is as described in the Plats recorded in Plat Book 72, Pages 6-1 through 6-3, inclusive and Plat Book 72, Pages 35-1 and 35-2, inclusive, all of the Hillsborough County Public Records.

**FOR PURPOSES OF INDEXING IN THE PUBLIC RECORDS, EACH PARCEL OWNER LISTED AS A RECORD OWNER OF A LOT WITHIN THE PROPERTIES REFERRED TO ABOVE SHALL BE INDEXED AS THE GRANTOR AND THE ASSOCIATION SHALL BE INDEXED AS THE GRANTEE IN ACCORDANCE WITH FLORIDA STATUTE AND THE TAX ASSESSOR'S ROLL A LIST OF WHICH IS BEING ATTACHED AS EXHIBIT "C".**

WITNESSES:

TOWNE PARK HOMEOWNER'S ASSOCIATION,  
INC.

Witness Signature

Printed Name

Witness Signature

Printed Name

By:

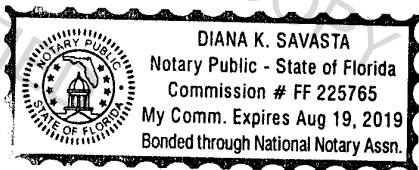
as President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24 day of AUGUST, 2017 by ROY E. TRUXTON, as President of TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

My Commission expires:

Diana K. Savata  
Notary Public



PREPARED BY AND RETURN TO:  
 CIANFRONE, MIKOLOFF, GRANT & GREENBERG, P.A.  
 1964 BAYSHORE BOULEVARD, SUITE A  
 DUNEDIN, FLORIDA 34698

**CERTIFICATE OF AUTHENTICITY  
 AS TO THE  
 ARTICLES OF INCORPORATION AND THE BY-LAWS FOR  
 TOWNE PARK HOMEOWNER'S ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that the attached Exhibit "1" constitutes a true and correct copy of the Articles of Incorporation of Towne Park Homeowner's Association, Inc., and any amendments to same; and the attached Exhibit "2" constitutes a true and correct copy of the By-Laws of Towne Park Homeowner's Association, Inc., and any amendments to same.

TOWNE PARK HOMEOWNER'S ASSOCIATION, INC. is the Homeowners Association organized for the purpose of administering a development known as Towne Park Phase I and Towne Park Phase II in Pinellas County, Florida, in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Towne Park, recorded in O.R. Book 6794, Page 10041143 et seq. of the Public Records of Hillsborough County, Florida.

IN WITNESS WHEREOF, Roy E. Truxton President, and Patricia Y. Summers as Secretary, of Towne Park Homeowner's Association, Inc. have executed this Certificate in accordance with the authority vested in them as President and Secretary of the corporation, for and on behalf of the corporation, on this 24<sup>th</sup> day of AUGUST, 2017.

Two Witnesses as to  
 President:

Witness Signature #1

Witness Printed Name #1

Witness Signature #2

Witness Printed Name #2

STATE OF FLORIDA  
 COUNTY OF PINELLAS

TOWNE PARK HOMEOWNER'S  
 ASSOCIATION, INC.

Printed Name

ATTEST:

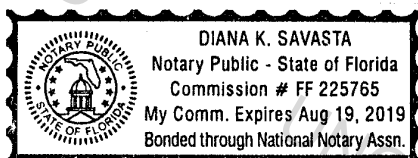
Printed Name

BEFORE ME, the undersigned authority, personally appeared ROY TRUXTON and PATRICIA SUMMERS me known to be the President and Secretary, respectively, of TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., and they severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ (type of identification) as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 24<sup>th</sup> day of AUGUST, 2017.

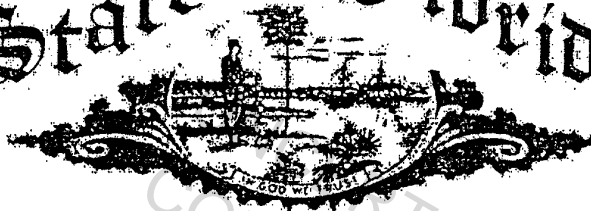
My Commission Expires:

Notary Public, State of Florida



**Exhibit "A"**

# State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, filed on November 16, 1992, as shown by the records of this office.

The document number of this corporation is N92000000288.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Sixteenth day of November, 1992



CR2E022 (2-91)

A handwritten signature in cursive script, reading "Jim Smith".

Jim Smith  
Secretary of State

Exhibit "1"

ARTICLES OF INCORPORATION  
OF

TOWNE PARK HOMEOWNER'S ASSOCIATION, INC.

A Florida Corporation Not For Profit

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

ARTICLE II

OFFICE AND REGISTERED AGENT

This Association's registered office is 325 South Boulevard Tampa, Florida 33606 Hillsborough County, Florida, and its registered agent is Judith L. James who maintains a business office at 325 South Boulevard, Tampa, Florida 33606.

Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE III

PURPOSE

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described as:

See Exhibit A  
ARTICLE IV  
POWERS

Without limitation this Association is empowered to:

- (a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be recorded in the Public Records of Hillsborough County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full;
- (b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs.
- (c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration, and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder;
- (d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.
- (e) Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.
- (f) Dedications. With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.
- (g) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.
- (h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations

governing the use of the Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.

(i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.

(j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof.

#### ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot. An Owner who is a contract vendor may assign his membership and voting rights to a contract vendee in possession.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have two classes of voting membership:

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

Class B. The Class B member shall be the Declarant, 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 the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on the anniversary date five years from the date when the first Lot is conveyed to an individual purchaser.

## ARTICLE VII

### BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be an odd number of three or more. The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret written ballot. At this first annual meeting, the members shall elect one Director for a term of one year, one Director for a term of two years, and one director for a term of three years; and at each annual meeting thereafter, the members shall elect one director for three years. Each member may cast as many votes for each vacancy as such member has; and the person



receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: Kathleen B. Breland

Vito S. Simplicio

William Miller

Address: 6408 W. Linebaugh Avenue

Tampa, FL 33624

#### ARTICLE VIII INCORPORATOR

The name and residence of the incorporator is:

NAME: Judith L. James

ADDRESS: 325 South Boulevard

Tampa, Florida 33606

#### ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets inure to the benefit of any member or other private individual.

#### ARTICLE X

##### DURATION

This Association exists perpetually.

#### ARTICLE XI

##### BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of seventy-five percent (75%) of each class of members, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### ARTICLE XII

##### AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five percent (75%) of the entire membership, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### ARTICLE XIII

##### INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

#### ARTICLE XIV

##### FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing

Administration of the Veterans Administration; annexation of additional properties, mergers and consolidations,  
mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles;

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida,  
I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this  
20 day of October, 1992.

Judith L. James  
Judith L. James

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared Judith L. James, to me well known to be the  
person described in, and who signed the foregoing Articles of Incorporation of TOWN PARK HOMEOWNERS  
ASSOCIATION, INC. and who acknowledged to me that she executed and subscribed such Articles for the purposes  
set forth herein. She is personally known to me and did (did not) take an oath.

WITNESS my hand and official seal this 20 day of October, 1992.

My Commission Number:

Deborah P Chambers  
Notary Public, State of Florida at Large

MY COMMISSION EXPIRES:



OFFICIAL SEAL  
Deborah P. Chambers  
My Commission Expires  
Aug. 24, 1996  
Comm. No. CG 223277

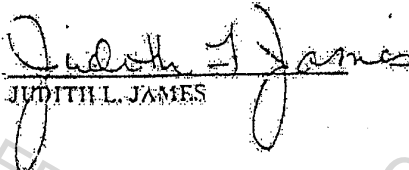
Deborah P Chambers  
Please Print Name

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

TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 325 South Boulevard Tampa, Florida 33606, County of Hillsborough, State of Florida, has named Judith L. James, whose business offices is 325 South Boulevard, Tampa Florida 33606, as its registered agent to accept service of process within Florida.

**ACCEPTANCE**

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.325, relative to the proper and complete performance of my duties.

  
JUDITH L. JAMES

Date: 10/24/92

Return to: 325 S. Blvd.  
Tampa, FL 33606

[illegible][illegible][illegible][illegible]

EXHIBIT "A" Continued  
(TOWNE PARK PLAST 2)

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23, RUN THENCE S.89°56'11"W. ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 25.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILSKY BOULEVARD; LEAVING SAID RIGHT OF WAY LINE, CONTINUE THENCE S.89°56'11"W. ALONG SAID SOUTH BOUNDARY 1,264.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, THENCE N.00°02'07"E. ALONG SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, ALONG SAID WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, CONTINUE THENCE N.00°02'07"E. ALONG SAID WEST BOUNDARY 337.96 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE N.00°02'07"E. ALONG SAID WEST BOUNDARY 323.85 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE N.89°51'50"E. ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, 662.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE N.00°05'54"W. ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, 413.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A 60 FOOT DRAINAGE EASEMENT; THENCE S.19°37'01"W. ALONG SAID WESTERLY BOUNDARY, 51.20 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A 60 FOOT DRAINAGE EASEMENT; THENCE S.83°53'18"E. ALONG SAID NORTH BOUNDARY 30.85 FEET; THENCE LEAVING SAID LINE S.19°37'01"W. 41.83 FEET; THENCE S.34°40'26"W. 2.47 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,444.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 30.00 FEET THROUGH A CENTRAL ANGLE OF 01°11'24" (CB N.85°51'12"W. 30.00 FEET); THENCE LEAVING SAID CURVE NON-TANGENT S.03°33'26"W. 50.00 FEET; THENCE S.34°40'26"W. 482.40 FEET; THENCE S.89°56'11"W. 260.31 FEET; THENCE S.51°15'36"W. 128.06 FEET; THENCE S.89°56'11"W. 280.00 FEET; THENCE N.00°03'49"W. 67.26 FEET; THENCE N.79°50'41"W. 116.70 FEET TO THE POINT OF BEGINNING, CONTAINING 9.14 ACRES, MORE OR LESS.

BY-LAWS  
OF  
TOWNE PARK HOMEOWNER'S ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION.

The name of the corporation is Towne Park Homeowners' Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 6408 W. Littlebaugh Avenue, Tampa, Florida 33624, or at such other place as is designated by the Board of Directors, but meetings of members and directors may be held at such places within Hillsborough County, Florida as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

The definitions as set out in the Declaration of Covenants, Conditions and Restrictions of Towne Park (Declaration) are hereby incorporated by reference.

ARTICLE III

MEETINGS 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 seven 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, or of limited or general proxies entitled to cast, one-tenth (1/10) 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 members 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 be represented. Unless otherwise provided in these By-Laws, Articles of Incorporation or Declaration, decisions shall be made by a majority of the voting interests represented at a meeting at which a quorum is present.

Section 5. Proxies. At all meetings of members, each member may vote in person or by limited proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. A proxy is not valid for a period longer than 90 days after the date of the first meeting for which it was given. A proxy is revocable at any time at the pleasure of the homeowner who executes it. Limited proxies may also be used for votes taken to amend the Articles of Incorporation or By-Laws or for any matter that requires or permits a vote of the homeowners.

#### 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 (3) directors, who need not be members of the Association.

Section 2. Term of Office. The term of office for all directors is one year. The initial directors of the Association set forth in the Articles of Incorporation shall hold office until the first annual meeting.

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.

## 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.

Section 3. Use of Proxy. For election of members of the Board of Directors, homeowners shall vote in person at a meeting of the homeowners or by a ballot that the homeowner personally casts.

## ARTICLE VI

### MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly at such place and hour as may be fixed from time to time by Resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meeting. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director. Said notice may be waived prior to such meeting by unanimous consent of the Board.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which

a quorum is present shall be regarded as the act of the Board.

Section 4. Action Without a Meeting. Any action which may be required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken is signed by all the members of the Board of Directors; such consent shall be placed in the minute book of the Association with the minutes of the Board of Directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Section 5. Notice to Members. Meetings of the Board of Directors shall be open to all members, and notices of meetings shall be posted in a conspicuous place on the Association property at least 48 hours in advance, except in an emergency. Notice of any meeting in which assessments against parcels are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments.

## ARTICLE VII

### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Association, by and through its 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 guests 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 sixty (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 Association, by and through its 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, at least ten (10) days prior to the annual meeting or special meeting;
- (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. Reasonable charges 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 conclusive 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;
- (h) establish prior to the beginning of the fiscal year and prior to setting the assessments for the coming year, an annual budget for the Association, including maintenance of common areas, and establish reserve accounts for replacement of those parts of the common elements which have a limited useful life span.

#### ARTICLE VIII

#### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a 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 the 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 replaced.

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 meetings 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 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 a 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

Section 1. 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.

Section 2. Minutes of all meetings of members and of the Board of Directors shall be kept in a businesslike manner and shall be available for inspection by members, or their authorized representatives, and Board Members at reasonable times. The Association shall retain these minutes for at least 7 years.

Section 3. The Association shall maintain each of the following items, when applicable, which shall constitute the official records of the Association:

- a. A copy of the plans, permits, warranties, and other items provided by the Developer.
- b. A copy of the By-Laws of the homeowner's association each amendment to the By-Laws.

c. A certified copy of the Articles of Incorporation of the homeowner's association, or other documents creating the homeowner's association, and of each amendment thereto.

d. A copy of the current rules of the homeowner's association.

e. A book or books that contain the minutes of all meetings of the homeowner's association, of the Board of Directors and of members, which minutes shall be retained for a period of not less than 7 years.

f. A current roster of all members and their mailing addresses, parcel identifications, and, if known, telephone numbers.

g. All current insurance policies of the homeowner's association or a copy thereof.

h. A current copy of any management agreement, lease, or other contract to which the homeowner's association is a party or under the homeowner's association or the parcel owners have an obligation or responsibility.

i. Accounting records for the homeowners' association and separate accounting records for each parcel, according to generally accepted accounting principles. All accounting records shall be maintained for a period of not less than 7 years. The accounting records shall be open to inspection by members or their authorized representatives at reasonable times. The failure of the homeowners' association to permit inspection of its accounting records by member or their authorized representatives, entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the books and records who, directly or indirectly, knowingly denied access to the books and records for inspection. The accounting records shall include, but are not limited to:

1. Accurate, itemized, and detailed records of all receipts and expenditures.
2. A current account and a periodic statement of the account for each member of the homeowners' association, designating the name of the member, the due date and amount of each assessment, the amount paid upon the account, and the balance due.
3. All audits, reviews, accounting statements, and financial reports of the homeowners' association.
4. All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of 1 year.

#### ARTICLE XI

## ASSESSMENTS

As more fully provided in the Declaration each member is obligated to pay to the Association all assessments as listed in the Declaration, 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 at the rate of six percent annum (6%) 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 waive or otherwise escape liability for the assessments provided for herein by non-use 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: Towne Park Homeowners Association, Inc. and within the center the word "Florida".

## 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.

## ARTICLE XV



### RIGHT OF MEMBERS TO PEACEFULLY ASSEMBLE

All common areas and recreational facilities serving any homeowners association shall be available to members and their invited guests for the use intended for such common areas and recreational facilities. The entity or entities responsible for the operation of the common areas and recreational facilities may adopt reasonable rules and regulations pertaining to the use of such common areas and recreational facilities. No entity or entities shall unreasonably restrict any member's right to peacefully assemble or right to invite public officers or candidates for public office to appear and speak in common areas and recreational facilities.

TOWNE PARK  
CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Towne Park Homeowner's Association, Inc., a Florida corporation not-for-profit, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted by written consent of the Board of Directors thereof, effective as of the 10th day of Nov, 1992.

IN WITNESS WHEREOF, we, being all of the directors of the Towne Park Homeowner's Association, Inc. have hereunto set our hands this 10th day of Nov, 1992.

Kathleen D. Breland  
Secretary - Kathleen Breland

Kathleen D. Breland  
Director - Kathleen Breland

Vito Simplicio  
Director - Vito Simplicio

William A. Miller  
Director - William Miller

**AFFIDAVIT OF DELIVERY TO MEMBERS  
(MEMBERS OWNING LOT(S) WITHIN TOWNE PARK PHASE I  
AND TOWNE PARK PHASE II)**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

Before me the undersigned authority, personally appeared PATRICIA Y. SUMMERS,  
being first sworn, deposes and says:

1. Affiant is the current Secretary of Towne Park Homeowner's Association, Inc., and has personal knowledge of the facts and circumstances set forth in this affidavit.

2. The Board of Directors for Towne Park Homeowner's Association, Inc., caused a proper Notice of Meeting of the Board of Directors taking place on August 24, 2017 at 6:00 p.m. at the Town 'N Country Regional Public Library, 7606 Paula Drive, Ste. 120, Tampa, FL 33615, together with the Statement of Marketable Title Action, substantially conforming to that set forth in Florida Statute §712.06, to be delivered to all of the members of Towne Park Homeowner's Association, Inc. owning a lot or lots within Towne Park Phase I and Towne Park Phase II, by hand delivery/ mail on or before August 17, 2017.

FURTHER AFFIANT SAYETH NAUGHT

TOWNE PARK HOMEOWNER'S  
ASSOCIATION, INC.

By:

Patricia Y. Summers  
Patricia Y. Summers, As Secretary

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24 day of AUGUST, 2017, by PATRICIA Y. SUMMERS, as Secretary of TOWNE PARK HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

My Commission expires:

Diana K. Savasta  
Notary Public

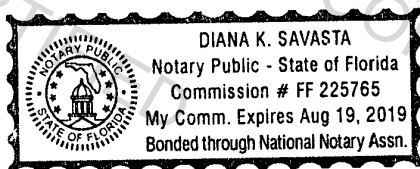


EXHIBIT "B"

<b>TOWNE PARK PHASE 1</b> <b><u>Legal Description of Properties Subject to Declaration</u></b>	
<b>PEREZ, JOAQUIN and DALILA</b>	Lot 1, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>KUHLA, CELESTE E.</b>	Lot 2, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>ESCALANTE, JUAN CARLOS and GONZALEZ, YADIRA CAPOTE</b>	Lot 3, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>FITT, REBECCA A. and HARRISON, BRIAN</b>	Lot 4, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>LOPEZ, CARLOS SERRANO</b>	Lot 5, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BLAKE, BRENDA L.</b>	Lot 6, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>PRICHARD, PATRICE</b>	Lot 7, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BARBOSA, SERGIO and BARBOSA, CARMEN</b>	Lot 8, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CANCEL, MELISSA and CANCEL, FRANKIE</b>	Lot 9, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>HOOD, JOSEPH C. and HOOD, YUWEN S.</b>	Lot 10, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>SBY 2014-1 BORROWER LLC</b>	Lot 11, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>LANZOT, CRISTINA and LANZOT, JOSE</b>	Lot 12, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>DESIMINE, NICHOLAS VITO</b>	Lot 13, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>STEVENS, DANIEL AARON</b>	Lot 14, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>GONZALEZ, PASCUAL JR. and GONZALEZ, ELIZABETH</b>	Lot 15, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida

<b>RODRIGUEZ, JAVIER A. and RODRIGUEZ, KARLA B.</b> Lot 16, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>GONZALEZ, GERMAN A. and GONZALEZ, MARIA M</b> Lot 17, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>VO, KIM ANH and HO, NAU THI</b> Lot 18, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>SANDERS, CHARLES and SANDERS, CAROLYN</b> Lot 19, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CUNNINGHAM, ROBIN D.</b> Lot 20, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>ARANGO, HERMAN G.</b> Lot 21, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>SUMMERS, PATRICIA YOUNG</b> Lot 22, Block 1, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>HALSEY, BRENT A. and HALSEY, LINDSEY E.</b> Lot 1, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>LE, ALEXANDER H. and PHAN, TRAM N.</b> Lot 2, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>TRUXTON, ROY E.</b> Lot 3, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>TRAN, THUY and NGUYEN, THIEN</b> Lot 4, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>HAMLIK, MICHAEL</b> Lot 28, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>O'NEILL, FRANCISCO and O'NEILL, SU OK</b> Lot 29, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>NGUYEN, YEN KIM HAI and TONG, THAO</b> Lot 30, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CARMICHAEL, LATANYUA E.</b> Lot 31, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>QUINTILLIANI, BRATANA and QUINTILLIANI, DARLENE L.</b> Lot 32, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida

<b>GUTIERREZ, NELLIE M.</b> Lot 33, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>JULIA-JENNA CORP</b> Lot 34, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CARRION, VIRGINIA</b> Lot 35, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>DEMPSEY, BROOKE</b> Lot 36, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>COBUSSEN, SUZANNA</b> Lot 37, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>RODRIGUEZ, LUIS and RODRIGUEZ, MARINA D.</b> Lot 38, Block 2, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CAH 2014-2 BORROWER LLC</b> Lot 1, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>ADARVE, GABRIEL and PEREZ, LUZ MARY</b> Lot 2, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>NGUYEN, VINH-KHANH PHUOC and NGUYEN, THAO-NGOC</b> Lot 3, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BRENNER, CHRIS D. and BRENNER, MARGARET R.</b> Lot 4, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BHATT, JANAKBHAI N.</b> Lot 5, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>WADE, JENIEL HEUM and WADE, DANIEL WILTON</b> Lot 6, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>HOOD, JOSEPH C. and ADVANTA IRA SERVICES LLC</b> Lot 7, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>CASTILLO, GUILLERMO</b> Lot 8, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>MICHAEL, KEARNEY A.</b> Lot 9, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>FAYAD, MARGUERITE PAEZ</b> Lot 10, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida

<b>MILLS, D. CHEVELLE</b> Lot 11, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>LOPEZ, DIANELYS ESCOBAR</b> Lot 12, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>COBB, MARY GRACE and LIGON, DONNA and HILL, JAMES</b> Lot 13, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>GILLESPIE, DONNA</b> Lot 29, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BROWN, DEBRA LYNN</b> Lot 30, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>BROS, CHRISTINE C.</b> Lot 31, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>DO, TUAN</b> Lot 32, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>DEBOE, NANCY A.</b> Lot 33, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>LABROOY, NICHOLAS</b> Lot 34, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>OTERO, JOSE A. and OTERO, CARMEN</b> Lot 35, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>KIRCHEN, KRISTOFER</b> Lot 36, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida
<b>HAIL, JASON</b> Lot 37, Block 3, Towne Park Phase 1, according to the Plat thereof, recorded in Plat Book 72, Pages 6-1 through 6-3 , Public Records of Hillsborough County, Florida

<b>TOWNE PARK PHASE II</b> <b><u>Legal Description of Properties Subject to Declaration</u></b>	
<b>ZAMORA, ROBERTO J. and ZAMORA, NANCY R.</b> Lot 5, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>PEREZ, ALAIN and LORIGA, YESMIN</b> Lot 6, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>ROMINE, PEGGY D.</b> Lot 7, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>MITCHELL, JOSEPH and JACKSON, SHONDRA</b> Lot 8, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>LE, ALEXANDER H. and PHAN, TRAM N.</b> Lot 9, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>MANG, THOMAS T.</b> Lot 10, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>GONZALEZ, EVELYN</b> Lot 11, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>HELMS, P. WARREN</b> Lot 12, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>BUNKLEY, ZACHARY VAUGHN and BUNKLEY, CAROLYN L.</b> Lot 13, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>LAMBERT, THERESA</b> Lot 14, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>BILLUPS, NANCY C.</b> Lot 15, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>HYNES, MICHAEL P. and HYNES, JOHANA M.</b> Lot 16, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>YUSUF, FEEROZE A. and YUSUF, HALIMA</b> Lot 17, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>ROMAN, IAN C. and ROMAN, ANGELA L.</b> Lot 18, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	
<b>BANKS, ANTUAN L. and BATTLE, EBONE S. and BANKS, KENDRA S.</b> Lot 19, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2, Public Records of Hillsborough County, Florida	



<b>RAND, CAROLYN S. and DEHART, JAMES L.</b> Lot 20, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>FUENTES, JOSELL J. and GOMEZ, LIUBA G.</b> Lot 21, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>BRITO, HELEN J.</b> Lot 22, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>WHITE, JILLIAN and PEREZ, MIGUEL</b> Lot 23, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>ENSMINGER, DIANE R.</b> Lot 24, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>VARGHESE, DANIEL and DANIEL, LEELAMMA</b> Lot 25, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>COSTA, FAUSTINO and COSTA, MIRIAM</b> Lot 26, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>COLEMAN, MARY ALICE</b> Lot 27, Block 2, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>LLOVIO, MIRIAM</b> Lot 14, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>GIRON, ADALBERTO and GIRON, NILDA</b> Lot 15, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>RESI SFR SUB LLC</b> Lot 16, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>TUCKER, JOYCE</b> Lot 17, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>COPPOLA, SHARON B. A/K/A JOSEPH, SHARON B.</b> Lot 18, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>SHAFFER, DONALD</b> Lot 19, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>STEUER, STACEY ANN</b> Lot 20, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>SIBAL, CONCEPCION F.</b> Lot 21, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida

<b>MOLINA, RUBEN D. and RODRIGUEZ, BIBIANA</b> Lot 22, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>LOGERING, DENNIS A. and LUDWIG-LOGERING, BETTY JANE</b> Lot 23, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>RODRIGUEZ, JHON F. and RODRIGUEZ, LUZ A.</b> Lot 24, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>CASTILLO, ARIEL and CASTILLO, MARIA DEL CARMEN</b> Lot 25, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>BEADLE, CAROLYN L. C.</b> Lot 26, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>MONTERO, BRAVLIO and MONTERO, MIRTA</b> Lot 27, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida
<b>PHAM, CUC THI</b> Lot 28, Block 3, Towne Park Phase II, according to the Plat thereof, recorded in Plat Book 72, Pages 35-1 through 35-2 , Public Records of Hillsborough County, Florida