

This instrument prepared by:

Eryn M. McConnell, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803



**CERTIFICATE OF REVIVAL AND EXECUTION OF THE GOVERNING DOCUMENTS OF
RIVER OAKS COMMUNITY ASSOCIATION, INC.**

Per Section 720.407, Fla. Stat. (2018), the Clerk shall record the full text as attached and described below,
and index the association and the parcel owners named.

The undersigned authorities on behalf of River Oaks Community Association, Inc. ("the Association") hereby
certify that in accordance with the provisions of Section 720.407 (2), Fla. Stat. (2018), the attached exhibits, consisting
of:

- (1) Plat of River Oaks, Town of Edgewood, Orange County, Florida; and
- (2) Notice of Restrictions, and
- (3) Articles of Incorporation of River Oaks Community Association, Inc. and
- (4) Amendment to the Articles of Incorporation of River Oaks Community Association, Inc.; and
- (5) By-Laws of River Oaks Community Association, Inc.; and
- (6) The legal descriptions of each affected parcel of property, and
- (7) Department of Economic Opportunity correspondence of March 15, 2019

have been revived, as evidenced by the attached approval from the Department of Economic Opportunity also
attached hereto as exhibit "7".

Pursuant to Section 720.407, Fla. Stat. the undersigned president and secretary of the Association hereby
execute the revived governing documents listed above and approved by the Department in the name of the
Association.

Accordingly, the attached governing documents are effective for a period of thirty (30) years from the date of
recording of this document.

Witness our hands and seals this 31 day of March, 2019.

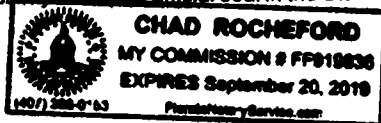
River Oaks Community Association, Inc.

By Phillip I. Crisler
Phillip I. Crisler, President

STATE OF FLORIDA :
COUNTY OF ORANGE :

Before me, the undersigned authority, personally appeared Phillip I. Crisler, to me personally known to be the
President of River Oaks Community Association, Inc. or having produced a Florida Driver's License No.
_____, as identification and he did not take an oath, and
acknowledged before me that he freely and voluntarily executed the same as such officer, under authority vested in
him by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 31 day of March,
2019.



(SIGN)
Notary Public, State of Florida at Large

My Commission Expires:

By Tina Demostene
Tina Demostene, Secretary

STATE OF FLORIDA :
COUNTY OF ORANGE :

Before me, the undersigned authority, personally appeared Tina Demostene, to me personally known to be
the Secretary of River Oaks Community Association, Inc. or having produced a Florida Driver's License
No. _____, as identification and did/did not take an oath, and acknowledged
before me that she freely and voluntarily executed the same as such officer, under authority vested in her by said
Association.

Witness my hand and official seal in the State and County last aforesaid, this 2nd day of
March, 2019.

Sharyn Holt
(SIGN)
Notary Public, State of Florida at Large

My Commission Expires:



[illegible]

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NOTICE OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, FLORIDA INLAND DEVELOPMENT CORP., a Florida corporation, hereinafter sometimes called "Developer", is the owner in fee simple of the following described land in the County of Orange, and State of Florida, to wit:

RIVER OAKS, according to the plat thereof as recorded in Plat Book 1, Page 147, Public Records of Orange County, Florida.

AND, WHEREAS, Developer desires that all of the aforesaid property be subject to like restrictions for the mutual benefit and protection of itself and the persons who may hereafter purchase or acquire said property, or any part hereof, or any interest therein,

NOW, THEREFORE, in consideration of the premises, Developer does hereby declare said property to be subject to the following restrictions, conditions and reservations, binding upon every person or corporation who or which shall become the purchaser of any of said property, or any interest therein, or any part thereof:

1. LAND USE AND BUILDING TYPE:

A. This subdivision and the property covered thereby shall be used strictly for residential homesites and single family detached dwellings not to exceed two and one-half stories in height and a private garage or carport for not more than three (3) cars.

B. No detached servants quarters or outbuildings of any kind or nature, except only garden and ornamental landscape structures, shall be erected or constructed on any lot except on that portion of the lot to the rear of the house and on corner lots near the rear interior corner of such corner lot unless approved by Developer before erection. Nothing herein contained, however, shall prohibit the construction or erection of servant's quarters in connection with a garage, but it is expressly understood that no such servant's quarters, garage or other outbuildings shall be constructed prior to the construction of the main dwelling as shown on the plans and location approved by the Developer.

C. No structures of a temporary character, trailer, basement, tent, shack, garage, carport, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Developer reserves the right to use structures as it deems necessary for office facilities during the construction and development of the property.

2. CONVEYANCE OF LESS THAN A COMPLETE LOT: The Developer, its successors and assigns, shall have the right to convey to a

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grantee a portion of one or more platted lots, and after such conveyance the property so conveyed can be used as a building plot; provided, however, that no dwelling can be constructed erected or placed on any building plot, which building plot is less than seventy-five (75) feet in width at the front building setback line.

3. LOT AREA AND WIDTH: Residential structures shall be erected or placed on lots having an area of not less than 7500 square feet; said lot shall have a minimum width of 75 feet at the front building setback line of said structure.

4. BUILDING LOCATION: No building shall be located on any lot nearer than twenty-five (25) feet to any front lot line, nor nearer than twenty-five (25) feet to any rear lot line, nor nearer than fifteen (15) feet to any side street, road or right-of-way line, nor nearer than seven and one-half (7-1/2) feet to any interior lot line. With regard to corner lots, Developer shall have the right to designate which lot line is the front line and which lot line is the side street line. For the purposes of this paragraph 4, eaves, steps, swimming pools and patios shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any improvement on a lot to encroach upon another lot.

5. LIVESTOCK POULTRY AND NUISANCES: No noxious or offensive trade or activity, including but not limited to, the raising of or keeping of chickens, goats, pigs, horses, cattle or other animals, shall be carried on upon any lot in this subdivision, except that dogs, cats or household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose; nor shall anything be done on any lot which may be or become a nuisance or an unreasonable annoyance to the neighborhood. Any lights must be shielded so as not to shine or glare in such a manner as to disturb neighbors or street traffic.

6. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one (1) sign of not more than two (2) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

7. TRASH AND GARBAGE: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept in sanitary containers. All incinerators and other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All trash and garbage containers shall be concealed from view by shrubbery or suitable fencing.

8. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of facilities, or which may change the direction of flow of drainage facilities in the easements, or which may obstruct or retard the flow of drainage water in the easements. The easement area of each lot shall be maintained continuously by the owner of the lot, except for those improvements which a public authority or utility company is responsible.

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9. DWELLING QUALITY AND SIZE: All dwellings shall be of quality workmanship and materials and shall be subject to the approval provided for in paragraph 14 hereof. The ground floor area of the main structure, exclusive of one-story open porches, garages and carports, shall not be less than 1,550 square feet for a one-story dwelling, nor less than 1650 square feet for a dwelling of more than one story.

10. SIDEWALKS, SODDING AND SPRIGGING: Upon substantial completion of a residence a sidewalk four (4) feet in width shall be constructed on the side (or sides in the case of a corner lot) of a lot which borders on a street or streets, the location and specifications of such sidewalk to be subject to the approval of the Developer or the committee as provided in paragraph 14 hereof. Upon substantial completion of a residence, the lot shall be sodded or sprigged as follows:

A. Minimum Sodding: From the edge of street paving to the rear building line;

B. Minimum Sprigging: From the rear building line to the rear lot line.

11. CLOTHES DRYING AREA: No outdoor clothes drying areas shall be allowed unless they are enclosed by suitable shrubbery or fencing to prevent their visibility from streets and adjoining properties.

12. APPEARANCE OF LOTS: All vacant lots shall at all times have an esthetically attractive appearance and the owner thereof shall hand groom the same, removing from said property all debris, dead growth and fallen vegetation, leaving thereon such growing native vegetation as for example, rosemary, palmetto, scrub oak, bushes and like vegetation. If after thirty (30) days notice the owner has not proceeded to clean and hand groom said property as aforesaid and to do what is necessary to cause the same to present an esthetically attractive appearance, Developer, or the civic association hereinafter referred to in paragraph 18, if said association has been organized, reserves the right to enter upon the premises to do the work necessary and shall have a lien against the property for the amount of the work done, which lien, if unpaid upon demand, shall bear interest at eight percent (8%) per annum and may be foreclosed at the option of the holder thereof, except that such lien shall be subordinate and inferior to any bona fide mortgage.

13. WATERFRONT LOTS:

A. No lot or parcel shall be increased in size by filling in the waters of which it abuts without written consent of the Developer. The elevation of a lot shall not be changed so as to materially affect the surface grade of the surrounding lots. No filling in front of any property nor construction of any sea wall will be permitted without written permission of the Developer.

B. No pier or dock shall be constructed which would serve to interfere or block boat passage on any of the abutting waterways of the subdivision. Location of such pier or dock shall be no closer than seven and one-half (7-1/2) feet to the adjacent inside lot line.

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C. All parties who shall hereafter become the purchaser or owner of any property in this subdivision fronting on Lake Gatlin, Harbour Island Waterway or Lisa Waterway shall have the responsibility of keeping their own respective lot clear of weeds and debris, of keeping the bank along the waterfront mowed and of keeping the beach portion (whether sand or grass) of said waterfront lot clean, neat and orderly. Developer, or said civic association in the event said association has been organized, shall have the right to enter upon the premises to do the work necessary and shall have a lien against the property for the amount of the work done, which lien, if unpaid upon demand, shall bear interest at eight percent (8%) per annum and may be foreclosed at the option of the holder thereof, except that such lien shall be subordinate and inferior to any bona fide mortgage. The owner of each waterfront lot shall keep his portion of the adjacent water clean and orderly.

D. All residence buildings on lots abutting Lake Gatlin, Harbour Island Waterway and Lisa Waterway shall be so designed and oriented on the lot as to present an attractive appearance from the water and from any adjacent street.

14. ARCHITECTURAL CONTROL COMMITTEE:

A. Membership: Until fifty percent (50%) of the lots in said River Oaks have been sold, the Developer shall act as the Architectural Control Committee or in lieu thereof may appoint a committee as hereinafter provided. At such time as fifty percent (50%) of said lots have been sold said civic association shall appoint an Architectural Control Committee and upon such appointment the duties and functions of any existing committee and of Developer under this paragraph 14 shall automatically cease. If no committee is so appointed by the Developer, the Developer shall perform the functions of the committee as set forth in this paragraph 14 until a committee is appointed by said Civic Association after fifty percent (50%) of said lots are sold. The committee may designate a representative to act for it. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services pursuant to this covenant. The Developer, or the civic association as the case may be, shall have the right to appoint a committee to consist of not less than three (3) nor more than five (5) persons owning land, or an interest in land, in said subdivision, such appointment to be in writing and recorded among the Public Records of Orange County, Florida, and when so appointed, said committee shall assume the functions specified in this paragraph, and such committee shall have the right to designate by vote of a majority of its members, a representative to perform such functions as set forth in this paragraph. In the event of death or resignation of any member of such committee, or in the event any member ceases to own land, or have an interest in land, in said subdivision, the remaining member or members shall have full authority to perform said functions until such vacancy is filled. A majority of the remaining members of the committee shall have the right to elect a successor.

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B. Plans, Specifications and Location of Buildings: No building or structure of any kind shall be erected or altered on any of the lands in the subdivision until the plans and specifications and location therefor shall have been submitted to and approved by the committee in writing before any construction has begun. Refusal of approval of plans and specifications and location by the committee may be based on any ground, including purely aesthetic grounds, which, in the sole and uncontrolled discretion of the committee shall seem sufficient.

Detailed and scale sketches, including location sketches, shall be submitted by the owner to the committee for any additions, alterations, swimming pools, fences, walls, patios, terraces or barbecue pits which may be erected on the demised premises. The owner shall be responsible for complying with all of the covenants contained herein and shall notify any and all persons and lessees who may be using the premises of these restrictions, covenants, servitudes and conditions.

C. Procedure: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

15. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless approved by the Architectural Control Committee. Approval shall be as provided in paragraph 14 hereof. All fences erected or placed on said property shall be of a decorative and ornamental nature and appearance. No fence shall be erected or placed on any property in said subdivision exceeding five (5) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

16. All septic tanks on all lots must be located on the street side of the dwelling constructed on a particular lot.

17. **MINOR DEVIATIONS FROM RESTRICTIONS; AMENDMENTS TO RESTRICTIONS:** Developer, its successors or assigns, reserves the right to waive minor violations of these restrictions. Developer, its successors or assigns, may change, amend or modify any of these restrictions upon the approval of the owner or owners of fifty percent (50%) of the lots in said subdivision.

18. **CIVIC ASSOCIATION:** Developer shall form a civic association in the form of a non-profit Florida corporation, to

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be known as the "RIVER OAKS ASSOCIATION, INC.," or some similar name. Said civic association is to be composed of all of the owners of lots in River Oaks subdivision. Each lot owner shall be entitled to one (1) vote for each lot such owner owns. This civic association shall have the financial responsibility of mutually incurred expenses which are for the betterment of the subdivision, including but not limited to, (1) utility costs for street lighting on roads in the subdivision, (2) water and maintenance costs incurred for necessary upkeep of plants and landscaping on roadways and islands contained therein, and (3) upkeep including electricity on the pump required for watering purposes. Said civic association shall have the authority to collect dues for the aforesaid purposes and to charge each individual lot owner for their proportionate share of the services performed by the said civic association for the benefit of the owners in River Oaks subdivision and may impose such dues and charges as provided for in its By-Laws and Articles of Incorporation, and such dues and charges shall be a lien against each individual lot, but any such lien so incurred shall be subordinate and inferior to any mortgage on any lot in River Oaks subdivision.

18. **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

19. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

If any person (the word "person" shall include without limitation any owner, tenant or lessee of any of said property) shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violations.

20. **SEVERABILITY:** Invalidation of any one of these covenants by judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have caused these presents to be signed this 2nd day of October, 1967.

Signed, sealed and delivered
in the presence of:

Walter B. Carver
Donis Sperry

FLORIDA INLAND DEVELOPMENT CORP.

By: *[Signature]*

Attest: *[Signature]*

Secretary

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STATE OF FLORIDA
COUNTY OF ORANGE

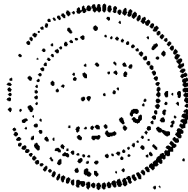
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I HEREBY CERTIFY that on this day, before me, the undersigned authority personally appeared Franklin G. H. H. H. and Paul G. H. H. H. well known to me to be the President and Secretary of the corporation named herein, and they severally acknowledged before me that they executed the foregoing instrument freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal this 2nd day of September, 1967.
H. H. H.

H. H. H.
Notary Public
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES OCT. 25, 1968
ISSUED THROUGH FOLS IN ORANGE COUNTY



RECORDED & RECORD VERIFIED

J. H. H. Clerk of
Circuit Court, Orange Co., Fla.

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of RIVER OAKS COMMUNITY ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on July 25, 1968, as shown by the records of this office.

The document number of this corporation is 715001.



INSTR 20040727271
OR BK 07696 PG 0980 PGS=9
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
11/10/2004 01:32:09 PM
REC FEE 78.00

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twelfth day of August, 2004



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State

OF
RIVER OAKS COMMUNITY ASSOCIATION, INC.

ARTICLE I

Replaced shall be known as RIVER OAKS COMMUNITY ASSOCIATION, INC., a
by 2001 corporation not for profit under the provisions of Chapter
Amdmt of the Florida Statutes, and its principal place of business
(Doc 02a) shall be located at 1500 Citizens Bank Building, City of
County of Orange, State of Florida.

ARTICLE II

The corporation does not contemplate pecuniary gain or profit, either direct or indirect, to its members. The objectives and purposes for which it is formed are herewith declared to be the promotion of the health, safety and welfare of the residents within River Oaks subdivision, according to the plat thereof as recorded in Plat Book 1, page 147, Public Records of Orange County, Florida as well as the unification of the energy and efforts of the members of River Oaks Community Association, Inc. toward the promotion and accomplishment of harmony and cooperation among such members and the creation and maintenance of a safe, prosperous, attractive and comfortable community in which to live, and the assumption of the financial responsibility for mutually incurred or common expenses of the members of the corporation which are for the betterment of the property served by the corporation and/or supplementary to any governmental services which may be provided to such property; such financial responsibility to include, but not necessarily be limited to such things as (1) utility costs for street lighting on roads within the subdivision, (2) maintenance and replacement costs incurred for the necessary upkeep of plants and landscaping on or along roadways and islands located in the subdivision, (3) the cost of the maintenance of and electric charges for

ARTICLE III

the pumps required for the irrigation of such plants and landscaping, and (4) the cost of such other related services which, in the discretion of the Board of Directors are desirable for the community as a whole. For such purposes the corporation shall have the power to acquire, own, and transfer real property and to build, operate and maintain, parks, recreation areas, swimming pools, golf courses and other recreational or civic facilities such as meeting halls or libraries, maintain unkempt lands and trees, fix assessments and collect dues and charges in accordance and the By-Laws of the corporation and the recorded Notice of Restrictions applicable to any real property within the jurisdiction of the corporation, to pay taxes, if any, on any properties or facilities owned by the corporation; and, insofar as permitted by law, to do any other thing that, in the discretion of the Board of Directors, will promote the foregoing objectives and purposes.

ARTICLE III

Membership in this corporation shall be composed of every person (except a builder who is not to become the initial owner-occupant of a residential dwelling within River Oaks) who is the owner of the fee title to or an undivided interest in the fee title to any residential lot within River Oaks.

ARTICLE IV

Each member of this corporation shall be entitled to one vote for each residential lot that he owns within River Oaks; provided, however, that when more than one person owns an interest in such residential lot, all such persons together shall be entitled to no more than one vote with respect to the residential lot so owned by them, and such vote shall be exercised as they among themselves determine. Such persons shall designate, in writing, delivered to the Secretary of the Corporation, one person who shall be authorized to exercise the vote to which those persons are entitled. Any member of the corporation

may assign his proxy in writing to any other member of the corporation.

ARTICLE V

Replaced by 2001 Amd Art (Doc 02a) The general membership of River Oaks Association, Inc. shall meet at the regular session once annually on the fourth Thursday in May of each year for the purpose of electing officers and directors of the corporation in accordance with the provisions of Articles VIII and XVII hereof, and the By-Laws of the corporation. The person receiving the highest number of votes cast shall be elected to fill the post of the director whose term has expired at that particular time, provided, however, that no election shall be valid in which there is less than a quorum of the total members present at the meeting.

ARTICLE VI

Replaced by 2001 Amd Art (Doc 02a) A quorum for the transaction of any business at a regular or any special meeting of the members of this corporation shall consist of at least twenty-five per cent (25%) of the then total membership of the corporation; provided, however, that for any action governed by Articles IX, and X hereof, the required quorum shall be sixty per cent (60%) of the then total membership of the corporation unless the required quorum is not forthcoming at the first meeting duly called for action governed by said Articles in which event another meeting may be called for such action no sooner than thirty (30) days following the first meeting at which the required quorum was not forthcoming, and the quorum for such second meeting shall be forty per cent (40%) of the then total membership of the corporation. For purposes of counting a quorum, written proxies shall be counted.

ARTICLE VII

Replaced by 2001 Amd Art (Doc 02a) The affairs of the corporation shall be managed by a Board of not less than three (3) directors who need not be members of the corporation. The number of directors may be increased or decreased, from time to time, by the By-Laws adopted by the members of the corporation, but shall never be less than

three (3). The directors shall meet at regular sessions at least once annually on the fourth Thursday in May of each year immediately following the annual meeting of the general membership and at such other times as the directors deem necessary.

ARTICLE VIII

The officers of this corporation shall be the President, Vice President, Secretary and Treasurer, who must be members of the corporation, provided, however, such officers need not be members of the corporation until the election of officers held at the third annual meeting of members. Such officers shall be elected by the members of the corporation at each annual meeting of members. The candidate for each office receiving the highest number of votes shall be elected to that office. The duties of officers so elected shall be specified in the By-Laws of the corporation.

ARTICLE IX

This corporation shall have the power to borrow money and may mortgage its properties as security for any indebtedness of the corporation; provided that the total debts of the corporation, including the principal amount of such mortgages outstanding at any one time shall not at anytime exceed the total of three (3) times the then current total assessments; provided, however, that the authority to exceed said maximum in any particular case may be given by an affirmative vote of two-thirds (2/3) of the members who are voting, in person or by proxy, at any regular or special meeting duly called for that purpose.

ARTICLE X

This corporation shall have the power, without the necessity of dissolution, to dispose of its assets, whether real or personal property, upon the affirmative vote of two-thirds (2/3) of the members who are voting, in person or by proxy, at any regular or special meeting duly called for that purpose. Such disposition may be by sale or by dedication or transfer of function to a public agency or utility; provided, that, any disposition

by dedication or transfer of function does not render the corporation insolvent. Upon dissolution of the corporation, the assets, both real and personal, of the corporation shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of assets shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deed applicable to any such assets.

ARTICLE XI

These Articles of Incorporation may be amended in any particular by a two-thirds (2/3) vote of the members voting, in person or by proxy, at any regular or special meeting duly called for that purpose, provided that no amendment shall be effective to impair or dilute any rights of members that are governed by the Notice of Restrictions applicable to property over which the jurisdiction of the corporation extends which are a part of the property interests created thereby.

ARTICLE XII

All meetings of members or directors of the corporation shall be conducted in accordance with Roberts Rules of Order, and no meeting shall be deemed to be duly constituted without the presence of the quorum required, either in person or by proxy, for the particular action being taken at such meeting. Any action taken without the required quorum shall be null and void.

ARTICLE XIII

At least six (6) days' written notice shall be required, setting forth the time, and place of any meeting of the members

or directors of the corporation before any such meeting, either regular or special, may be held. Such notice of meeting may, however, be waived in writing prior thereto.

ARTICLE XIV

The By-Laws of the corporation are to be adopted, amended, or rescinded only by two thirds (2/3) of those members present, in person or by proxy, at a duly constituted regular or special meeting of the general membership of the corporation called for that purpose. Proper written notice of such adoption, amendment or recession of such By-Laws shall be given to all members within the time specified in Article XIII as the time within which notice of a meeting of members must be given.

ARTICLE XV

This corporation shall have perpetual existence and shall have all of the powers given to any corporation under Charter, by the Secretary of State of the State of Florida and as set forth in Chapter 606 and/or 617, Florida Statutes.

ARTICLE XVI

The names and residences of the subscribers of this corporation are as follows:

NAME

Nelson R. Boice, Jr.

Craig Linton

Leslie C. Hunter

RESIDENCE

534 Manor Road
Maitland, Florida

1750 Via Tusdany
Winter Park, Florida

2813 Sephyr Road
Orlando, Florida

ARTICLE XVII

The number of persons constituting the first Board of Directors shall be three (3) who shall serve as directors until the first election thereof. Their names and addresses are as follows:

NAME

Nelson R. Boice, Jr.

ADDRESS

1500 Citizens Bank Building
Orlando, Florida

Craig Linton

1500 Citizens Bank Building
Orlando, Florida

Leslie C. Hunter

1500 Citizens Bank Building
Orlando, Florida

The first election of directors shall be held at the first annual meeting of the general membership of the corporation at which time three (3) directors shall be elected for terms of one, two and three years, respectively. Thereafter, the members of the corporation shall elect one director at each annual meeting to fill the vacancy left by the director whose term expires at that time. Such director shall serve for a term of three (3) years. Interim vacancies on the Board of Directors shall be filled in accordance with the By-Laws of the corporation.

ARTICLE XVIII

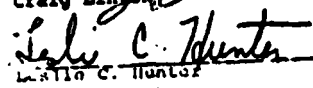
Pending the election of permanent officers of this corporation the following named persons shall be the temporary officers of the corporation until their successors have been duly elected:

President	- Craig Linton
Vice President	- Leslie C. Hunter
Secretary-Treasurer	- Leslie C. Hunter

IN WITNESS WHEREOF, we, the subscribers of this corporation do hereby set our hands this 9th day of July, 1968.


Nelson R. Boice, Jr. (SEAL)


Craig Linton (SEAL)


Leslie C. Hunter (SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared NELSON R. BOICE, JR., CRAIG LINTON and LESLIE C. HUNTER, known to me to be the individuals described in and who executed the foregoing Articles of Incorporation, and they acknowledged that they subscribed the said

instrument for the uses and purposes set forth therein.

WITNESS my hand and official seal in the County and State last
aforesaid this 9th day of July, 1968.

Doris P. Shirey
Notary Public
My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Nov. 4, 1978
Issued by Secretary Ron G. Gandy, Jr.

850-205-0381

12/21/2004 12:50

PAGE 002/002

Florida Dept. of State



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

INSTR 20040825238
OR BK 07756 PB 2343 PGS-5
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
12/29/2004 12:47:43 PM
REC FEE 44.00

December 21, 2004

RIVER OAKS COMMUNITY ASSOCIATION, INC.
5205 S. ORANGE AVENUE
ORLANDO, FL 32809

Re: Document Number 715001

The Articles of Amendment to the Articles of Incorporation for RIVER OAKS COMMUNITY ASSOCIATION, INC., a Florida corporation, were filed on December 20, 2004.

The certification requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H04000250103.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Carol Mustain
Document Specialist
Division of Corporations

Letter Number: 204A00070831

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

850-205-0381

12/21/2004 12:50

PAGE 001/002

Florida Dept of State

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on December 20, 2004, to Articles of Incorporation for RIVER OAKS COMMUNITY ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H04000250103. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is 715001.

Authentication Code: 204100070931-122104-715001

-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-first day of December, 2004



Glenda E. Hood
Glenda E. Hood
Secretary of State

Division of Corporations

LDRC

**Florida Department of State
Division of Corporations
Public Access System**

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Fax Number : (850) 205-0380

From: Account Name : SHUFFIELD LOWMAN
Account Number : 120030000118
Phone : (407) 581-9800
Fax Number : (407) 581-9801

BASIC AMENDMENT

RIVER OAKS COMMUNITY ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$43.75

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Corporate Filing

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12/20/2004

(((H04000250103 3)))

**2001 AMENDMENT TO THE
ARTICLES OF INCORPORATION
OF
RIVER OAKS COMMUNITY ASSOCIATION, INC.**

Pursuant to the provisions of Section 617.1002 of the Florida Statutes, RIVER OAKS COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, adopts the following 2001 Amendment to its Articles of Incorporation:

1. The current name of the corporation is **RIVER OAKS COMMUNITY ASSOCIATION, INC.**
2. The original Articles of Incorporation for the corporation were filed on July 25, 1968, and assigned Document No. 715001.
3. The Corporation adopted this Amendment at a special meeting of the Board of Directors and Members held on November 2, 1991, with the number of votes cast being sufficient to approve the Amendment.
4. The Articles of Incorporation are amended as follows:
 - a. Article I is hereby deleted in its entirety and replaced with the following:

ARTICLE I

The legal body created by these Articles of Incorporation shall be known as **RIVER OAKS COMMUNITY ASSOCIATION, INC.**, a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, and its principal place of business shall be located in the City of Edgewood, County of Orange, State of Florida.

- b. Article V is hereby deleted in its entirety and replaced with the following:

ARTICLE V

The general membership of **RIVER OAKS COMMUNITY ASSOCIATION, INC.** shall meet at the regular session once annually in May of each year for the purpose of electing officers and directors of the corporation in accordance with the provisions of Articles VIII and XVII hereof, and the By-Laws of the corporation. The person receiving the highest number of votes cast shall be elected to fill the post of the director whose term has expired at that particular time, provided, however, that no

changed principal
place of business
location

changed meeting from
4th Thurs to just "May"

(((H04000250103 3)))

election shall be valid in which there is less than a quorum of the total members present at the meeting.

c. Article VI is hereby deleted in its entirety and replaced with the following:

ARTICLE VI

Reduced general quorum
from 25% to 20%

A quorum for the transaction of any business at a regular or any special meeting of the members of this corporation shall consist of at least twenty per cent (20%) of the then total membership of the corporation; provided, however, that for any action governed by Articles IX and X hereof, the required quorum shall be sixty per cent (60%) of the then total membership of the corporation unless the required quorum is not forthcoming at the first meeting duly called for action governed by said Articles in which event another meeting may be called for such action no sooner than thirty (30) days following the first meeting at which the required quorum was not forthcoming, and the quorum for such second meeting shall be forty per cent (40%) of the then total membership of the corporation. For purposes of counting a quorum, written proxies shall be counted.

d. Article VII is hereby deleted in its entirety and replaced with the following:


ARTICLE VII

Requires directors
to be Members

The affairs of the corporation shall be managed by a Board of not less than three (3) directors who shall be members of the corporation. The number of directors may be increased or decreased, from time to time, by the By-Laws adopted by the members of the corporation, but shall never be less than three (3). The directors shall meet at regular sessions at least once annually following the annual meeting of the general membership and at such other times as the directors deem necessary.

5. This Amendment is effective November 2, 1991.

In witness whereof, the undersigned has executed this 2001 Amendment to Articles of Incorporation on the 18th day of December, 2004, declaring and certifying that the facts stated herein are true.



Robin S. Hewlett,
President

INSTR 20040727272
OR BK 07696 PG 0989 PGS=9
MARTHA D. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
11/10/2004 01:32:09 PM
REC FEE 70.00

**BY-LAWS
OF
RIVER OAKS COMMUNITY ASSOCIATION, INC**

**ARTICLE I
NAME AND PLACE OF BUSINESS**

Section 1. The name of this corporation shall be
RIVER OAKS COMMUNITY ASSOCIATION, INC.

Section 2. The principal office of the corporation shall
be located in the city of Edgewood Florida.

**ARTICLE II
OBJECTIVES AND PURPOSES**

Section 1. The objectives and purposes for which the
corporation is formed are:

- a) The promotion of the health, safety, and welfare of
the property owners of the River Oaks subdivision.
- b) The protection and enhancement of the property values
in the River Oaks subdivision.
- c) The unification of the energy and efforts of the
members of the corporation toward promotion and
accomplishment of harmony and cooperation among such members.
- d) The creation and maintenance of a safe, attractive,
and comfortable community in which to live.
- e) The assumption of financial responsibility for
mutually incurred or common expenses which are for the
betterment of the community and which include but are not
limited to the costs of utilities, landscaping, equipment,
supplies and such other costs that at the discretion of the
Board of Directors are desirable for the community as a
whole.

**ARTICLE III
MEMBERSHIP**

Section 1. Membership in this corporation shall be
composed of every person who is the owner of the fee title to
or an undivided interest in the fee title to any residential
lot within the River Oaks subdivision.

Section 2. The rights of membership are subject to the
timely payment of annual and special dues, charges and
assessments levied by the corporation, the obligation of
which assessments are imposed against each owner of and
becomes a lien on the property against which such assessments
are made as provided by the Notice of Restrictions applicable
to the property within the jurisdiction of the corporation.

Section 3. The membership rights of any persons whose interest in property over which the corporation may, from time to time, have jurisdiction, is subject to assessment. Such a person may be suspended by the Board of Directors during the period when the assessments remain unpaid. But upon payment of such assessments, the person's rights are automatically restored. If the Directors have adopted and published rules governing the use of property or facilities owned by the corporation and the personal conduct of any person located thereon as provided in Section 5g of Article VI hereof, the Directors may, in their sole discretion, suspend the rights of any such person for the violation of such rules and regulations for a period not to exceed thirty (30) days.

ARTICLE IV VOTING RIGHTS

Section 1. Each member of the corporation shall be entitled to one vote for each residential lot the member owns within the River Oaks subdivision provided, however, that when more than one person owns an interest in such a residential lot, all such persons together shall be entitled to no more than one vote for each lot and such vote shall be exercised as they among themselves determine. Such persons shall designate in writing delivered to the Secretary of the Corporation the one person authorized to exercise the vote.

Section 2. Any member of the corporation may assign his proxy in writing to any other member of the corporation.

Section 3. No person delinquent in the payment of any assessments, dues, or charges is entitled to vote.

ARTICLE V PROPERTY RIGHTS AND RIGHTS OF ENJOYMENT OF PROPERTY OR FACILITIES OWNED BY THE CORPORATION

Section 1. Each member shall be entitled to the use and enjoyment of property or facilities owned by the corporation, if any, on an equal basis.

Section 2. Any member may delegate his rights to the use and enjoyment of property or facilities owned by the corporation, if any, to members of his/her family who reside on the residential lot in River Oaks owned by the member, or to any tenant who resides thereon under a leasehold interest for a term of one year or more. On request of the Secretary of the Corporation the member shall identify such family or tenant individuals in writing. The rights and privileges of

such persons are subject to the same terms and conditions as applicable to the sponsoring member.

ARTICLE VI BOARD OF DIRECTORS

Section 1. The Board of Directors shall consist of the President, Vice President, Secretary, and Treasurer of the Corporation and three other members of the corporation to be called Directors-at-large.

Section 2. The four corporation officers serving as Directors shall be elected as described in Article VIII. The three Directors-at-large will serve for a term of three years and have staggered terms wherein one is elected every year at the annual meeting.

Section 3. Interim vacancies on the Board of Directors, including that of a corporation officer, shall be filled by the remaining Directors with any such appointed Director to hold office until such time as a successor is elected by the members at the next annual meeting or any special meeting duly called for that purpose. Any appointed Director or Director elected to an unfinished term shall serve only the remainder of the unfinished term.

Section 4. The election of Directors-at-large shall be by written ballot and the person receiving the largest number of votes cast by members present, or by proxy, shall be elected to the Board.

Section 5. The Board of Directors shall have general charge of and manage the affairs, property and assets of the corporation, and it shall be the duty of the Board to carry out the objectives and purposes of the corporation as set forth herein and in the Articles of Incorporation in a manner not for profit. Extraordinary expenditures of the corporation or those in excess of \$500 shall be made only with the approval of the Board of Directors. Acting for the corporation, in furtherance of the objectives and purposes of the corporation, as aforesaid, the Board of Directors shall have the power to:

- a) Direct that the corporation enter into any contract with any person, corporation, county, state or government.
- b) Borrow or raise money, within the limits set forth in the Articles of Incorporation, by notes or otherwise and secure such indebtedness by mortgage or pledge.
- c) Receive and disburse funds, and purchase, rent, hold, improve, dispose of, transfer or in any way deal with any real or personal property.
- d) Accept gifts, bequests, and contributions of money or money's worth to the corporation.

- e) Call special meetings of the members whenever it deems necessary, and it shall call a meeting at any time upon the written request of 25% of the membership.
- f) Appoint and remove, at pleasure, all employees of the corporation, prescribe their duties, fix their compensation, if any, and deal with them generally for and on behalf of the corporation.
- g) Adopt and publish to all members rules and regulations pertaining to the use and enjoyment of the property and facilities of the corporation, if any, and the conduct of members in connection therewith.
- h) Establish, levy, assess and collect the assessments and charges referred to in Article X hereof.
- i) Exercise for the corporation all powers, duties, and authority vested in or delegated to the corporation except those reserved to the individual members and not specifically limited by these By-laws, the Articles of Incorporation, or the Notice of Deed restrictions applicable to any property within the jurisdiction of the corporation.

Section 6. It shall be the duty of the Board of Directors to:

- a) Cause to be kept a complete record of 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 is requested by 25% of the membership.
- b) To supervise all officers, bequests, or employees of the corporation and to see that their duties are properly performed.
- c) Fix the amount of assessments against each lot for each assessment period, in accordance with Article X hereof, at least 30 days in advance of such date or period and to prepare a roster of the property assessed and the assessments applicable thereto which shall be kept at the office of the corporation and shall be open to inspection by any member at any reasonable time.
- d) Send, or cause to be sent, written notice of each assessment to the owner of every property subject thereto.
- e) Issue, or cause to be issued, upon demand by any member, a certificate setting forth whether any assessment has or has not been paid. Such certificate shall be conclusive evidence of any assessment therein stated to have been paid.

ARTICLE VII DIRECTORS MEETINGS

Section 1. A regular annual meeting of the Board of Directors shall be held within one month after the annual meeting described in Section 1 of Article IX. The newly elected President of the Corporation shall also serve as

Chairman of the Board of Directors and shall notify all Directors of the date, time, and place of the meeting. The Board of Directors shall meet at such additional times as the Chairman of the Board deems necessary.

ARTICLE VIII OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice President, a Secretary, and a Treasurer who shall be members of the corporation.

Section 2. The officers shall be elected by the members of the corporation each year at the annual meeting of members.

Section 3. The candidate for each office receiving the highest number of votes at the annual meeting shall be elected to the office for which he/her was nominated.

Section 4. The President shall preside at all meetings of the members, shall see that orders and resolutions of the Board of Directors are carried out, tend to all regular administrative duties and sign all notes, leases, mortgages, deeds and all other written instruments. The President shall also serve as Chairman of the Board of Directors.

Section 5. The Vice President shall perform all the duties of the President in his/her absence.

Section 6. The Secretary of the Corporation shall be the ex officio Secretary of the Board of Directors. He/she shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He/she shall keep the records of the corporation. He/she shall record for that purpose the names of all members of the corporation together with their addresses as registered by the members.

Section 7. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the corporation. He/she shall disburse such funds as directed by resolution of the Board of Directors; provided, however, that a resolution of the Board shall not be necessary for disbursements made in the ordinary course of business and made within limits adopted by the Board. All checks shall be signed by the Treasurer and one other elected officer. In the absence of the Treasurer, one of the other three elected officers shall be designated as Acting Treasurer by the President.

Section 8. The Treasurer shall keep proper books of account and upon the request of twenty-five percent (25%) of the members of the corporation shall cause an annual audit of the corporation books to be made by a certified public accountant. A balance sheet statement shall be presented to the membership at its annual regular meeting.

ARTICLE IX MEETINGS OF MEMBERS

Section 1. The regular annual meeting of the members shall be held in the month of May each year and on or after May 21st.

Section 2. Special meetings of the members for any purpose may be called at any time by a member of the Board of Directors, or upon written request of twenty-five percent of the entire membership.

Section 3. Notice of all meetings shall be given to the members by the Secretary. Notice may be given to the member either personally, or via mail to addresses appearing on the books of the corporation. Notice of any meeting shall be given or mailed at least six (6) days in advance of the meeting and shall set forth in general the nature of the business to be transacted. However, if any such business involves action governed by the Articles of Incorporation, notice of such meeting shall be given or sent as therein provided.

Section 4. Twenty percent (20%) of the entire membership shall constitute a quorum for any action governed by these By-laws. The quorum may include both members present and entitled to vote and proxies held by any person. Any action governed by the Articles of Incorporation shall require a quorum as therein provided. All meetings shall be conducted in accordance with conventional parliamentary procedure as described in "Robert's Rules of Order".

ARTICLE X DUES, ASSESSMENTS, AND CHARGES

Section 1. The Board of Directors of the Corporation shall have the power and authority to levy and collect such regular assessments, charges, and dues as are necessary to provide sufficient funds to carry out the objectives and purposes of the corporation and to charge each individual lot owner within the jurisdiction of the corporation for his/her proportionate share of the services performed by the corporation for the benefit of the property within the jurisdiction of the corporation. Such dues, charges, and assessments shall be a lien upon each individual lot within

the jurisdiction of the corporation and shall be the personal obligation of the person who is owner of such lot at the time the respective dues, charges, and assessments fall due. However, any such lien so incurred shall be subordinate and inferior to any bona fide mortgage on any lot within the jurisdiction of the corporation. The owner of the lot against which a lien is filed shall be charged for, and will pay, the legal and administrative costs of the lien that are incurred by the corporation.

Section 2. The power and authority of the Board of Directors to levy and collect regular assessments, dues, and charges or set the amount thereof shall at all times be subject to the Notice of Restrictions applicable to the particular parcel of real property within the jurisdiction of the corporation, provided that unless otherwise stated in such Notice of Restrictions the Board of Directors shall have the power and authority to increase the amount of such regular dues, charges, and assessments each three (3) years after the initial levy thereof, such increase to continue until acted upon by the Board. The Board of Directors may at any time reduce the dues, charges, and assessments.

Section 3. Special assessments may be levied upon the vote of two-thirds (2/3) of the members present or by proxy, at any meeting of the members specifically called for the purpose of levying such a special assessment.

Section 4. Any funds received by the corporation from the levy and collection of dues, charges, or assessments shall be used in furtherance of the objectives and purposes of the corporation. The corporation shall at all times be obligated to perform services only to the extent that the dues, charges, and assessments levied in any particular year permit.

ARTICLE XI BOOKS AND PAPERS

Section 1. The books, records, and papers of the corporation shall at all times, during reasonable business hours, be subject to the inspection of any members.

ARTICLE XII 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, provided that those provisions of these By-laws which are governed by the Articles of Incorporation of this corporation may not be amended except as provided in the Articles of Incorporation

or applicable law; and provided further, that any matter stated herein to be or which is in fact governed by the Notice of Restrictions applicable to a parcel of real property within the jurisdiction of the corporation may not be amended except as provided in such Notice of restrictions.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-laws, the Articles of Incorporation shall control. In case of any conflict between Notice of restrictions applicable to a particular parcel of real property subject to the jurisdiction of the corporation and these and these By-laws, the Notice of restrictions shall control.


ARTICLE XIII
PROXIES

Section 1. At all corporate meetings of members, each member may vote in person or by proxy.

Section 2. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of eleven (11) months, and every proxy shall automatically cease upon sale by the member of the residential lot owned by him/her within the jurisdiction of the corporation.

IN WITNESS WHEREOF, we, being all of the Directors of the River Oaks Community Association, Inc. have hereunto set our hands and seals this 2nd day of November, 1991.


Frank Moletteire


Robert Bobber


Frank Harrison

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of October, 2004, by FRANK MOLETTEIRE.



L. Darlene Crisler
Commission # DD289215
Expires March 26, 2005
Notarized Tray Plan Insurance Inc. 800-365-7019

L. Darlene Crisler
Signature of Notary Public

Name of Notary Public

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 30th day of October, 2004, by ROBERT BOBBER.



L. Darlene Crisler
Commission # DD289215
Expires March 26, 2005
Notarized Tray Plan Insurance Inc. 800-365-7019

L. Darlene Crisler
Signature of Notary Public

Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of October, 2004, by FRANK HARRISON.



L. Darlene Crisler
Commission # DD289215
Expires March 26, 2005
Notarized Tray Plan Insurance Inc. 800-365-7019

L. Darlene Crisler
Signature of Notary Public

Name of Notary Public

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____

NAME	ADDRESS	LEGAL DESCRIPTION
Lopes, Paul	517 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 42
Martin, Jerry and Aida R. Martin	5127 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 43
Phillips, Daniel Corey and Sarah Phillips and Lendsey Phillips	5119 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 44
Langford, Douglas W. and Rebekah J. Langford	5111 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 45
Amos, Jr., Joseph Lackey and Kimberlee T. Amos	5103 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 46
Joiner, Mose and Nancy Joiner	5092 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 47
Demostene, Christine L. and Richard A. Horn	5106 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 48
Fetterly, Patrick J. and Carol L. Gort	5114 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 49
Deorio, Nicholas John and Jennifer Deorio	5122 Leeward Way Orlando, FL 32809	RIVER OAKS 1/147 LOT 50
Larouche, Lesly and Janet Larouche	469 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 51
Abanses, Raphael and Gloria Abanses	453 Harbour Island Road	RIVER OAKS 1/147 LOT 52

NAME	ADDRESS	LEGAL DESCRIPTION
Harry S. Scott, Trustee and Thomas W. Hansel, Trustee	437 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 53
Taylor, Anita and Richard K. Bering	5145 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 54
Suarez De Lucca, Giorgio and Maria F. Mendez	5141 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 55
Koster, Douglas J. and Stefanie Brown-Koster	5133 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 56
Fortini, Susan H. and William Penner	5125 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 57
Mims, Richard W. and Amy Mims	5117 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 58
Copely, Jr., A. R. and Brenda J. Copely	5109 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 59
Sheaffer, William Jay and Carol Ann Sheaffer	5101 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 60
Munoz, Tara L. Kaufold and Daniel Munoz	5089 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 61
Munoz, Daniel and Tara. Munoz	5081 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 62
Zable, Terrence J. and Patricia D. Zable	5073 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 63

NAME	ADDRESS	LEGAL DESCRIPTION
Marcus, Chris P. and Flavia Z. Marcus	5068 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 64
May, Robert I.	5060 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 65
Lucile A. Waller Testamentary Trust	5052 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 66
Munoz, Daniel and Tara Munoz	5044 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 67
Munoz, Daniel and Tara Munoz	5036 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 68
Blair, Kathleen Ann Boisselle, Roger W. Retzliff, Raychel Nicole Soto and David Blair	5028 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 69
Butler, Charla Denise	5020 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 70
Munoz, Tara and Dan Munoz	5012 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 71
Sigler, Daniel J. and Roxanna P. Sigler	5004 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 72
Gopaul, John	357 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 73
Caviezel, Diane M.	5017 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 74

NAME	ADDRESS	LEGAL DESCRIPTION
Caviezel, Diane M.	5025 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 75
Salzgeber, Linda	5033 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 76
Rodriguez, Jamie Marie	5041 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 77
Figueroa, Ferdinand and Ada Figueroa	5049 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 78
Microulis, Marilyn	5096 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 79
Eaton, Pauline D. And Arch C. Eaton	5104 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 80
Boylan, Shirley J.	5112 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 81
Evans, Daniel J.	5120 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 82
Thomas, Constance S.	5128 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 83
Helling, Steve and Emma Helling	5136 The Oaks Circle Orlando, FL 32809	RIVER OAKS 1/147 LOT 84
Shields, Laura Lee and Carlos F. Vivanco	316 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 85
Bishop, Jesse Dale	332 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 86

NAME	ADDRESS	LEGAL DESCRIPTION
Crisler, Phillip I. and Linda Darlene Riley Crisler	348 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 87
Pantaleon, Christopher D.	364 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 88
Hansel, Thomas W.	380 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 THE E 80 FT OF LOT 89
Steele, Elizabeth L.	396 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 90
Conrad, Laurie and Alan Altman	412 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 91
Curchy, Stacia	428 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 92
Schnakenberg, Richard J. and Barbara Ann Schnakenberg	444 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 93
John A. Moccio, Trustee and Rebecca A. Moccio, Trustee	460 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 94
Christakos, Nicholas and Dana M. Christakos	476 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 95
Crane Jr., John S.	492 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 96
Caviezel Family Trust	524 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 98 (LESS BEG NW COR RUN ELY 12 FT SLY TO SW COR NLY TO POB)

NAME	ADDRESS	LEGAL DESCRIPTION
Harrison Frank D. Sr. Life Estate Rem: Frank D. Harrison, Jr. Rem: Howard W. Harrison Rem: Edward T. Harrison	508 Harbour Island Road Orlando, FL 32809	RIVER OAKS 1/147 LOT 97 & BEG NE COR SAID LOT RUN ELY 12 FT SLY TO SE COR LOT 97 N 9 DEG W TO POB

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

March 15, 2019

Eryn M. McConnell, Esq.
Wean & Malchow, P.A.
646 East Colonial Drive
Orlando, Florida 32803

**Re: River Oaks Community Association, Inc., Approval;
Determination Number: 19057**

Dear Ms. McConnell:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the River Oaks Community Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ss/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

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Eryn M. McConnell, Esq.
March 15, 2019
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NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.