

RESOLUTION NO. 86-104

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE LAKE KATHRYN SUBDIVISION
(COUNTRY CLUB UNIT IX)
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 82-67

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY FLORIDA:

SECTION 1: Pursuant to a request for approval made by Arvida Corporation in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B and the sections of the Declaration of Covenants and Restrictions for Lake Kathryn as set forth in Exhibit C and listed on Exhibit D.

, the letter to Betty Sue Solano dated July 17, 1986 attached hereto,

All building code, zoning ordinance, and other land use development regulations of St. Johns County are applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with special provisions of the approved development plan or PUD (PSD) Ordinance. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD (PSD) amendment procedures provided for in the St. Johns County Zoning Ordinance. Passed and adopted this 12th day of August, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis M. Brubaker
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

EXHIBIT B

FINAL DEVELOPMENT PLAN
FOR
LAKE KATHRYN (COUNTRY CLUB UNIT IX)
ALL WITHIN THE PUD NAMED
NORTHGATE

Arvida Corporation

June 20, 1986

Arvida Corporation hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, the final development plan (the "Final Development Plan") for the single family subdivision to be known as Lake Kathryn (the "Property"). The Final Development Plan consists of a one page map identified as Exhibit A to the Resolution (the "Map"), this text identified as Exhibit B to the Resolution (the "Text"), copies of the applicable Sections of the Declaration of Covenants and Restrictions identified as Exhibit C (the "Declaration") and a list of those sections of the Covenants specifically incorporated into the Final Development Plan, which list is identified as Exhibit D to the Resolution. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 82-67 and known as Northgate. The area encompassed by this Final Development Plan is located east of Country Club Boulevard near the north entrance to the Country Club at Sawgrass. That portion of the Property upon which Lake Kathryn will be developed is to be designated Single Family on the approved PUD master plan in accordance with a minor modification request submitted simultaneously with this application.

Nothing contained in the Declaration shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats under Section 177.071 of the Florida Statutes). Those sections of the Declaration which are specifically referenced herein are incorporated by reference in the Final Development Plan, shall be made a part of the Final Development Plan and shall not be altered substantially without approval of the Board of County Commissioners of St. Johns County. A list of the sections of the Declaration made a part of the Final Development Plan is provided with this submission and is identified as Exhibit D to the Resolution. The developer reserves the right to alter, amend, or allow to be amended all other sections of the Declaration. Provided, however, that if any alteration, amendment or series of alterations or amendments to the Declaration materially erodes the protection afforded by the Declaration so that the Board of County Commissioners of St. Johns County, in the exercise of its reasonable discretion, determines that there is substantial likelihood that the spirit and intent of Article 8 of the St. Johns County Zoning Ordinance will be undermined, then the Board may require that further alterations and amendments be submitted to it for approval prior to the recordation of such alterations or amendments.

8-4-1 Density of Development

In accordance with Section 10.4 of the Declaration, the total

ground area of each Lot occupied by residential buildings and structures shall not exceed 75 percent of the Lot. When combined with the common open space within the PUD, this insures that the ground area occupied by residential buildings and structures in the PUD will not exceed 35 percent of the total ground area committed to residential use.

8-4-2 Open Space

The Map depicts buffer areas around the perimeter of the subdivision. Every homeowner shall have a right of use and an easement of enjoyment in and to these Common Areas. These areas will be used as passive buffer and conservational areas, and will be maintained by a community association in accordance with the Declaration.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction.

All development which is to occur within the subdivisions will comply with the spirit and intent of the Zoning Ordinance; however, structures may be built immediately adjacent to or crossing lot lines. There will be no more than 13 residences in Lake Kathryn. A residence may be located wholly within a single platted lot or upon a portion of a platted lot or combination of platted lots. Nevertheless, in accordance with Section 10.1 of the Declaration, every parcel upon which a residence is constructed will have a total area equal to or greater than 95% of the total area of the smallest Lot (in area) in the subdivision. Furthermore, Section 10.3 establishes a 10 foot front and 10 foot rear setback and requires a minimum of 10 feet of separation between building walls in Lake Kathryn, subject to the Developer's right to release Lots from minor violations as set forth in the Declaration.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

The Declaration assures adequate management and maintenance of all open space areas encompassed by this Final Development Plan.

- a. The Declaration provides for conveyance of title to the common property to, and ownership by, the homeowners' association, a duly constituted and legally responsible community association.
- b. Section 4.1 of the Declaration, appropriately limits use of the common property.
- c. Section 4.1 of the Declaration assigns responsibility for the management and maintenance of the common property to the homeowners' association.
- d. Section 14.1 of the Declaration places responsibility for enforcement of the covenants contained therein upon the homeowners' association and its board of directors.
- e. Section 6.1 of the Declaration permits the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the PUD via the private rights-of-way to be owned by the association.

8-4-7 Privacy

Under the provisions of Section 9.1 of the Declaration, each dwelling will be provided visual and acoustical privacy. Necessary walks and landscaping shall be provided for the protection and aesthetic enhancement of the Property, and to screen objectional views and reduce noise.

8-4-8 Community Facilities

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore the provisions of subparagraph "a" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

Section 9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. In accordance with the Declaration, specific drainage plans for each lot upon which a residence is to be constructed will be submitted to and reviewed by the Architectural Review Committee prior to commencement of construction to insure consistency with this general drainage plan.

9-1-2 Separation from Walkway and Street

No combined off-street parking or loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Map, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Map, there will be no parking spaces in lots of more than ten.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on center.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property.

9-2 Location

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking: Numbers Required

The Property will be used for single family residential lots. Therefore, in accordance with Subsection a of 9-3-13, at least one off-street parking space will be provided per dwelling.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property are also depicted on the Map. The location and number of fire hydrants shall be subject to county standards. Fire hydrants shall meet county standards and be approved by the fire coordinator prior to issuance of certificates of occupancy.

d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. Also shown on the Map are the location and design of the storm sewer facilities serving the Property and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

e. Specifications for all street and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Article IX, Section 91 of the St. Johns County Subdivision Regulations.

ARVIDA CORPORATION

By:  _____

155U6

the terms of the Amended Sawgrass Covenants And Restrictions Unit One, Blocks 1, 2 and 3 recorded in Official Records Book 243, page 375, of the public records of St. Johns County, Florida. One of its purposes is to supervise the architectural integrity of the Country Club at Sawgrass. Upon approval of any plans and specifications by the SACC, the SACC shall notify the ARC in writing of such approval and shall provide a copy of the plans and specifications to the ARC. The ARC shall have fifteen (15) days from the date of approval by the SACC to determine whether the requested improvement is in harmony with the development of the Country Club at Sawgrass. The ARC shall indicate its approval of the requested improvement by marking or stamping the plans with its seal and the date. If the ARC disapproves the requested improvement, it shall provide written notice of such disapproval to the SACC and the Owner. Disapproval by the ARC may be appealed to Board of Directors of the Master Association for a period of fifteen (15) days after receipt of notice of disapproval by Owner. If the ARC does not act within fifteen (15) days of receipt of the plans and specifications it shall be deemed to have approved the requested improvement.

Section 9.6 No Liability. The reviews, acceptances, inspections, permissions and approvals required under this Declaration and made by the Developer, Association, Master Association, SACC, ARC, or their agents or employees are for the sole purpose of protecting the aesthetic integrity of the Subdivision and the Country Club at Sawgrass. As a result, neither the Developer, Association, Master Association, SACC, ARC or their agents or employees express any opinion as to the engineering aspects, structural soundness or advisability of any improvement whether or not approved. Neither the Developer, Association, Master Association, SACC, ARC or their agents or employees shall be liable to an Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way related to the subject matter of any such review, acceptance, inspection, permission, consent, or approval, whether given, granted or withheld by the Developer, SACC, Association, Master Association, ARC or their agents or employees.

ARTICLE X RESTRICTIONS

~~Section 10.1~~ Residential Use. The Lots subject to this Declaration may be used for residential living units and for no other purpose except that one or more Lots may be used as model homes by the Developer during the development and sale of the Property and adjacent properties. No business or commercial building may be erected on any Lot and no business may be conducted on any part thereof. Except for the initial construction of improvements upon any Lot by Developer, no building or other improvements shall be erected upon any Lot without prior SACC and ARC approval thereof as elsewhere herein provided. No Lot shall be divided, subdivided or reduced in size without the prior written approval of the ARC and no Lot shall be divided, subdivided or reduced in size unless each divided or subdivided portion thereof is consolidated with one or more contiguous lots under one ownership; provided that, if the SACC and ARC have specifically approved the same, a Lot may be subdivided for the purpose of increasing the size of only one contiguous lot so long as the portion of the divided lot which remains unconsolidated as a single lot shall have a total area of at least 95% as large as the then smallest lot in area in the

Subdivision. The division, subdivision, consolidation or reduction in size of any Lot shall not reduce the total assessments attributable to the Lot as originally platted. In the event of the subdivision and consolidation of any Lots as aforesaid, the obligation for association expense is attributable to the subdivided lots shall be and become proportionately attributable and chargeable to the contiguous lots, and the owners thereof, to and with which all portions of the divider subdivided lots become consolidated. In the event that one or more lots are developed as a unit, the provisions of this Declaration shall apply thereto as a single lot except as to assessments provided for herein. No dwelling or other structure or improvements shall be erected, placed or permitted to remain on any building site which does not include at least one full platted lot according to the recorded plats of the Subdivision unless the SACC and ARC give prior written consent.

Section 10.2 No Detached Buildings. No garage, tool or storage shed may be constructed separately and apart from a residence unless approved by the SACC. No tents, trailers, tanks, shacks or temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the written consent of the Developer.

Section 10.3 Setback. No dwelling shall be erected within ten (10) feet of the front Lot line, within three (3) feet of any side Lot line or side line of any building parcel, within ten (10) feet of any other dwelling within ten (10) feet of any rear lot line, or within any easement area shown on the plat of the subdivision or reserved in Article XII of this Declaration. All setbacks shall be measured from the exterior wall of the dwelling to the applicable parcel boundary or applicable adjacent exterior wall ~~except that the 10 foot rear setback shall be measured to the water's edge rather than to the rear lot line.~~ The rear setback shall not apply to pools, gazebos, docks and other similar structures.

Section 10.4 Lot Coverage. No improvement which covers more than 75% of the Lot shall be constructed on any Lot. In calculating the Lot coverage, the square footage comprising the dwelling, garage area, approved detached buildings and any area covered by an awning or cabanas which serve the function of a building shall be included. Lot coverage shall exclude screened enclosures not having a roof impervious to weather.

Section 10.5 Motor Vehicles and Boats. No boats, recreations vehicles or other motor vehicles, except four wheel passenger automobiles, shall be placed, parked or stored upon any Lot unless approved by the Board, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot, except within a building where totally isolated from public view. All motor vehicles must be parked in garages from the end of each day until the following morning. Commercial vehicles shall not be parked within public view on a regular basis. Construction trailers may be parked during the initial construction phase only with the express written consent of the Developer and in an area designated by the Developer.

Section 10.6 Nuisances. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. Any activity on a Lot which interferes with televisions, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. If a dispute or question arises as to what may be or become a nuisance, the issue shall be submitted to the Board. Its decision shall be dispositive of such dispute or question. No immoral, improper or unlawful use shall be made of the Property

become subject to this Declaration, including assessment by the Association for their pro rata share of association expenses, and (d) the addition of such lands shall not, without the joinder or consent of a majority of the members of the Association, materially increase the pro rata share of Association expenses payable by the Owners of property subject to this Declaration prior to such addition. Developer may also, but shall not be obligated to, withdraw land from the scheme of development contemplated by this Declaration and release it from the obligations of this Declaration from time to time provided only that (a) all lands remaining subject to this Declaration after such withdrawal are contiguous, and (b) the withdrawal of such lands shall not, without the joinder or consent of a majority of the members of the Association, materially increase the pro rata share of the Association expenses payable by the Owners of property remaining subject to this Declaration after such withdrawal. Addition of lands to, or withdrawal of lands from this Declaration shall be made and evidenced by filing in the public records of St. Johns County, Florida, a supplementary declaration with respect to the lands to be added or withdrawn. Developer reserves the right to so amend and supplement this Declaration without the consent or joinder of the Association or of any owner or mortgagee of land in the Subdivision.

Section 3.2 Platting and Subdivision Restrictions. Developer may from time to time, plat or replat all or any part of the property, and may file subdivision restrictions and amendments thereto with respect to any undeveloped portion of the property.

ARTICLE IV PROPERTY RIGHTS

~~4.1~~ Owners Easement of Enjoyment. The Association shall at all times be responsible for the maintenance of the Common Property. When the Developer no longer owns any lots within the Property or, at the developer's option, at any earlier time, the Common Property shall be conveyed to the Association subject to any taxes for the year of conveyance, restrictions, conditions, limitations, easements of record for drainage and public utilities and perpetual non-exclusive easement for ingress and egress granted to the Master Association. Every owner shall have a right of use and an easement of enjoyment in and to the Common Property which shall be appurtenant to, and pass with, the title to every Lot subject to the following:

4.1.1 The right of the Association to take such steps as are reasonably necessary to protect the Common Property against foreclosure.

4.1.2 The right of the Developer or the Association to grant easements and rights-of-way as either may deem appropriate for the proper development and maintenance of the Property, including and without limitation, the Developer's right to reserve an easement for itself, its successors and assigns for ingress, egress, maintenance and utilities over all roadways and Common Property.

4.1.3 All provisions of this Declaration, any plat of all or any parts of the Property, and the Articles and Bylaws of the Association.

4.1.4 Rules and regulations governing use and enjoyment of the Common Property adopted by the Association.

the Master Association.

Section 13.4 Sidewalks. Each Owner and Developer shall have a non-exclusive right to use the paths, bike paths and sidewalks, if any, as they now or hereafter exist located within the Property for ingress and egress through out the Property. No improvements of any kind will be constructed or placed upon such paths, bike paths and sidewalks without the written approval of the ARC, and no vehicles will be parked upon the sidewalks at any time without the written approval of the Association.

ARTICLE XIV
GENERAL PROVISIONS

~~Section~~ 14.1 Duration and Remedies for Violation. The covenants and restrictions of this Declaration shall run with title to and bind the Property, and shall inure to the benefit of and be enforceable by the Developer, the Association, Sawgrass Association, Inc. or the Owner of any Property subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time these Covenants and Restrictions shall automatically be extended for successive periods of ten (10) years unless an instrument executed by the President and Secretary of the Association upon approval by the Owners holding not less than two-thirds (2/3) of the voting interests of the membership has been recorded, agreeing to change or terminate the Covenants and Restrictions in whole or in part. Violation or breach of any condition, covenant or restriction herein contained shall give the Developer and/or Association and/or Owner(s), in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of these conditions, covenants or restrictions, and to prevent the violation or breach of any of them, and the expense of such litigation shall be borne by the then Owner or Owners of the subject property, provided such proceeding results in a finding that such Owner was in violation of this Declaration. Expenses of litigation shall include reasonable attorneys' fees incurred by Developer, the Association or both in seeking such enforcement.

Section 14.2 Notices. Any notice required to be sent to any member, Owner, or the Developer under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as member or Owner on either the records of the Association or the public records of St. Johns County, Florida at the time of such mailing. Notices to the Association shall be sent in the manner described above to the registered office of the Association.

Section 14.3 Severability. Invalidation of any portion of this Declaration by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 14.4 Amendment. This Declaration may be amended at any time as follows:

14.4.1 The amendment must first be approved in writing by the Board of Directors of the Master Association unless the Board of Directors of the Master Association determines, in its sole discretion, that the amendment will have no substantial adverse affect on the health and safety of owners of land outside the Property or on the value and appearance of other lands within the Sawgrass Country Club.

Association's insurance must provide for waiver of subrogation by the Association's insurer against any Owner because of unintentional acts or omissions.

ARTICLE VI
COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 6.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner of real property within the Subdivision, hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual assessments or charges, and any special assessments for capital improvements or major repair against such property. Such assessments shall be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys fees), shall be a charge on the Lot and shall be a continuing lien upon the Lot(s) against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may avoid liability for the assessments by waiver of rights to use, or by non-use of, the Common Property or by abandonment.

Section 6.2 Purpose of Assessments. The annual and special assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Subdivision and in particular for the improvement and maintenance of the Common Property and of any easements in favor of the Association. Assessments may be used for the cost of taxes on the Common Property, insurance, labor, equipment, materials, management, maintenance and supervision thereof, as well as for such other purposes as are permissible activities of, and are undertaken by the Association.

Section 6.3 Rate of Assessment. All annual and special assessments shall be at a uniform rate for each Lot subject to assessment.

Section 6.4 Annual Assessments. The Board shall fix annual assessments in accordance with the provisions of this Article VI to meet the projected financial needs of the Association, and its decision as to the amount of the annual assessment shall be dispositive.

Section 6.5 Supplemental Assessments. If the Board fixes the annual assessment for any year and thereafter during such year determines that the necessary functions of the Association cannot be funded by such assessment, the Board may, by majority vote, levy a supplemental assessment which shall not be considered a special assessment levied pursuant to Section 6.6 hereof.

Section 6.6 Special Assessment for Capital Improvements and Major Repairs. In addition to any annual assessments, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, unexpected repair or replacement of a capital improvement including the necessary fixtures or replacement of a capital improvement including the necessary fixtures and

notice as, under the circumstances, is practically affordable.

ARTICLE IX
ARCHITECTURAL CONTROLS

Section 9.1 Necessity of Architectural Review and Approval. Except for the initial construction of improvements upon any Lot by Developer, no landscaping, improvements or structure of any kind including, without limitation, any building, fence, wall, swimming pool, screen enclosure, sewer, drain, disposal system, decorative building, landscaping device or object, or other improvements shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change, or alteration therein or thereof be made, unless and until the plans, specifications and location of the same shall have been submitted to, and approved in writing by, the Association and Master Association. All plans and specifications shall be evaluated as to harmony of external design and location in relation to surrounding structures and topography and as to conformance with the Architectural Control Criteria for the Subdivision (a copy of which is attached hereto as Exhibit C) as the same may be amended from time to time. It shall be the burden of each Owner to supply four (4) sets of completed plans and specifications for any proposed improvement to the Subdivision Architectural Control Committee (the "SACC"). The SACC shall approve or disapprove plans and specifications properly submitted within thirty (30) days of such submission. The ARC, as such term is defined in Section 9.5 hereof, shall approve or disapprove plans and specifications within fifteen (15) days of receipt of notice of approval by the SACC. Any plans or change or modification to approved plans shall not be deemed approved by the SACC unless a written approval is granted by the SACC to the Owner submitting same or unless the SACC fails to approve or disapprove such plans or modifications within thirty (30) days of their proper submission.

Section 9.2 Subdivision Architectural Control Committee. The architectural review and control functions of the Association shall be administered and performed by the SACC, which shall consist of either three (3) or five (5) members who need not be members of the Association. The Developer shall have the right to appoint all of the members of the SACC, or such lesser number as it may choose, as long as it owns at least one Lot in the Subdivision or undeveloped property contiguous to the Subdivision that Developer has committed to bring within the scheme of development of this Declaration in accordance with the provisions of Article III hereof. Members of the SACC not appointed by Developer shall be appointed by, and serve at the pleasure of, the Board of Directors of the Association. At any time the the Board of Directors has the right to appoint one or more members of the SACC, the Board shall appoint at least one (1) architect or landscape architect thereto. A majority of the SACC shall constitute a quorum to transact business at any meeting of the SACC, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the SACC. Any vacancy occurring on the SACC because of death, resignation, or other termination of service of any member thereof shall be filled by the Board of Directors; except that Developer, to the exclusion of the Board, shall fill any vacancy created by the death, resignation, removal or other termination of services of any member of the SACC appointed by Developer.

Section 9.3 Powers and Duties of the SACC. The SACC shall have the following powers and duties:

EXHIBIT D TO THE RESOLUTION

(COUNTRY CLUB UNIT IX)

Sections of Declaration Made Part of Final Development Plan

Section 10.4
Section 10.1
Section 10.3
Section 4.1
Section 14.1
Section 6.1
Section 9.1