



**PREPARED BY & RETURN TO:**

PATRYK OZIM, ESQ.  
MARTELL & OZIM, P.A.  
213 S. Dillard Street, Suite 210  
Winter Garden, Florida 34787  
(407) 377-0890

**GRANT STATION HOMEOWNERS ASSOCIATION, INC.**

**NOTICE OF RECORDING**

I hereby certify that the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments (“Declaration”), the Articles of Incorporation of Grant Station Homeowners Association, Inc., along with all other documents attached with this recording (collectively, the “Governing Documents”), were approved in writing by at least a majority of the affected parcel owners.

I hereby further certify that the requirements for the revived Declaration set forth in Sections 720.403 – 720.407, Florida Statutes, have been satisfied, and the Florida Department of Economic Opportunity has approved the attached Governing Documents for revitalization. The approval letter of the Florida Department of Economic Opportunity, the Governing Documents, and the written approval of affected parcel owners are attached as Exhibit “A” to this Notice of Recording. This notice shall also serve as the President’s and Secretary’s approval and re-execution of the revived Governing Documents.

Grant Station Homeowners Association, Inc., hereby provides the following Notice to all present and future Owners and all prospective purchasers of property within the Grant Station residential subdivision located in Orange County, Florida of the revitalization and enforcement of the attached Governing Documents.

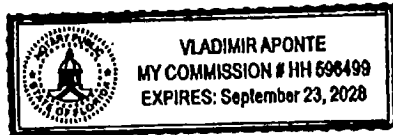
I HEREBY CERTIFY that this Notice of Recording was approved for recording at a duly called meeting of the Board of Directors of Grant Station Homeowners Association, Inc., on this 19 day of December, 2024.

Glenn Hansen  
Glenn Hansen, President  
5408 Andover Drive  
Orlando, FL 32812

State of Florida  
County of Orange

Sworn to and subscribed before me, by means of  physical presence or  online notarization, this 19<sup>th</sup> day of December, 2024 by Glen Hansen who is personally known to me, or produced Driver's Licenses identification.

[Signature]  
Notary Public  
Stamp or Seal:



ATTEST:

Brenda Bates  
Brenda Bates, Secretary  
2205 Faxton Court  
Orlando, FL 32812

State of Florida  
County of Orange

Sworn to and subscribed before me, by means of  physical presence or  online notarization, this 23 day of December, 2024 by Brenda Bates who is personally known to me, or produced FL Driver Licenses identification.

[Signature]  
Notary Public  
Stamp or Seal:

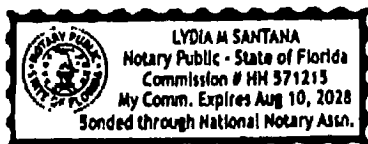


Exhibit "A"



Ron DeSantis - GOVERNOR  
J. Alex Kelly - ATTORNEY GENERAL

December 13, 2024

Patryk Ozim, Esq.  
Martell & Ozim, P.A.  
213 S. Dillard Street, Suite 210  
Winter Garden, Florida 34787

Re: Grant Station Homeowners Association, Inc.; Approval  
Determination Number: 24236

Dear Mr. Ozim,

The Florida Department of Commerce<sup>1</sup> (Commerce) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Grant Station Homeowners 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 Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,

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

JDS/pm/rm

<sup>1</sup> On July 1, 2023, the Florida Department of Economic Opportunity was renamed to the Florida Department of Commerce ("Commerce"). Effective July 1, 2023, all references to "Department of Economic Opportunity" or "DEO" are hereby replaced with "Florida Department of Commerce" or "Commerce," as appropriate.

Patryk Ozim, Esq.  
December 13, 2024  
Page 2 of 2

**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, BY FILING A PETITION.

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

AGENCY CLERK  
FLORIDA DEPARTMENT OF COMMERCE  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230  
AGENCY.CLERK@COMMERCE.FL.GOV

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.

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, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

**Nicole Padilla**

---

**From:** Patryk Ozim  
**Sent:** Thursday, January 16, 2025 9:02 AM  
**To:** Nicole Padilla  
**Subject:** FW: Grant Station HOA / Revitalization

**From:** Patryk Ozim  
**Sent:** Wednesday, December 18, 2024 2:21 PM  
**To:** GLENN HERBERT HANSEN <shobizherb@mac.com>; Kendra Soto <KSoto@empirehoa.com>; Nicole Padilla <nicole@martellandozim.com>  
**Subject:** RE: Grant Station HOA / Revitalization

Glenn,

Great news, we received approval from the Division as to our revitalization!

To bring the process to a conclusion, we need to complete the following steps:

1. Please execute and return a PDF copy of the attached Notice of Recording.
2. We will prepare the recording packet and send you the costs for recording.
3. Once recorded by our office, we will send you a copy of recorded packet and you will need to send the recorded packet to all the Owners.

Unfortunately, there will be one more community mailout to complete once the packet is recorded 😞.

For now, simply return the attached Notice of Recording so that we can send the final packet to recording.

**We are offering a FREE virtual HOA Board Certification Class on January 7, 2025 at 6 PM. Register by clicking [HERE](#).**

Patryk Ozim  
Attorney at Law



**MARTELL & OZIM, P.A.**

PH: (407) 377-0890  
Fax: (407) 674-2543  
[pozim@martellandozim.com](mailto:pozim@martellandozim.com)  
[www.martellandozim.com](http://www.martellandozim.com)

**Winter Garden Office**

213 S. Dillard Street, Suite 210  
Winter Garden, FL 34787

**Orlando Office**

37 N. Orange Ave., Suite 500  
Orlando, FL 32801

**Daytona Beach Office**

140 S. Beach Street, Suite 310  
Daytona Beach, FL 32114

THIS LAW FIRM IS ENGAGED IN THE COLLECTION OF DEBTS FOR ITS CLIENTS. PLEASE NOTE THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**CONFIDENTIALITY NOTICE:**

This electronic mail transmission is intended only for the review of the party or entity to which it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this communication is strictly prohibited without our prior written permission. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient or if you have received this transmission in error, please notify us immediately by return e-mail and delete the original message and any copies of it from your computer system. Unintended transmission shall not constitute waiver of the attorney-client privilege or any other privilege recognized by law.

Instrument prepared by and return to:  
PATRYK OZIM, ESQ.  
MARTELL & OZIM, P.A.  
37 N. Orange Avenue, Suite 500  
Orlando, FL 32801  
(407) 37-0880

**CERTIFICATE ATTESTING TO MEETING FOR THE PURPOSE OF REVITALIZING  
COVENANTS AND RESTRICTIONS**

WHEREAS, Grant Station Homeowners Association, Inc., a Florida not for profit corporation, is the entity created under the laws of the state of Florida as the governing homeowners' association for Grant Station, a residential community located in Orange County, Florida, as described on the Plat recorded in Official Records Plat Book 12, Pages 121 through 122, Public Records of Orange County, Florida, and any additional land that may be properly annexed thereto; and

WHEREAS, Section 720.405(5), Florida Statutes, provides, "A copy of the complete text of the proposed revised declaration of covenants, the proposed new or existing articles of incorporation and bylaws of the homeowners' association, and a graphic depiction of the property to be governed by the revived declaration shall be presented to all of the affected parcel owners by mail or hand delivery not less than 14 days before the time that the consent of the affected parcel owners to the proposed governing documents is sought by the organizing committee."; and

WHEREAS, Section 720.405(6), Florida Statutes, provides, "A majority of the affected parcel owners must agree in writing to the revived declaration of covenants and governing documents of the homeowners' association or approve the revived declaration and governing documents by a vote at a meeting of the affected parcel owners noticed and conducted in the manner prescribed by s. 720.306. Proof of notice of the meeting to all affected owners of the meeting and the minutes of the meeting recording the votes of the property owners shall be certified by a court reporter or an attorney licensed to practice in the state"; and

WHEREAS, a majority of the affected parcel owners approved the revived declaration and

governing documents through written instrument. A copy of the Consents to Revitalization of Restrictions on Real Estate of the property owners is attached hereto as Exhibit "A."

NOW THEREFORE, I, Glen Hansen, a Member of the Revitalization Committee for Grant Station Homeowners Association, Inc., hereby certify that a majority of the affected parcel owners approved to revive the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded in Official Records Book 3507, Page 451, Public Records of Orange County, Florida (the "Declaration") and the Governing Documents through written instrument.

**WITNESSES:**

**Revitalization Committee for Grant Station Homeowners Association, Inc.**

[Signature]  
Signature

By: Glen Hansen  
Glen Hansen  
5408 Andover Drive  
Orlando, FL 32812

Print Name: Hendira Sob Cascar

Date: 09/13/2024

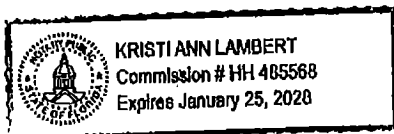
[Signature]  
Signature

Print Name: Tatiana Gonzalez

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of Sept, 2024, by Glen Hansen, who is personally known to me or produced their FL DL as identification.

[Signature]  
Notary Signature  
Notary Stamp or Seal:





AFFIDAVIT ATTESTING TO TRUE AND CORRECT COPY OF CONSENTS TO  
REVITALIZATION OF RESTRICTIONS ON REAL ESTATE FOR  
GRANT STATION

STATE OF FLORIDA  
COUNTY OF ORANGE

Glenn Hansen, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Grant Station Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the State of Florida as the governing homeowners' association for Grant Station, a residential community located in Orange County, Florida, as described on the Plat recorded in Official Records Plat Book 12, Pages 121 through 122, Public Records of Orange County, Florida, and any additional land that may be properly annexed thereto.

2. The revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, (hereinafter "Declaration"), was approved in writing by at least a majority of the affected parcel owners, and the attached Consents to Revitalization of Restrictions on Real Estate for Grant Station, represent an actual copy of the written instruments collected from affected parcel owners subject to the Declaration.

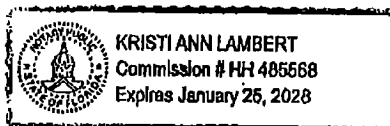
3. The requirements for the revived Declaration set forth in Section 720.404, Florida Statutes, have been satisfied.

Dated this 13 day of September, 2024.

Glenn Hansen  
Affiant  
Printed Name: Glenn Hansen

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of Sept, 2024, by Glenn Hansen, who is personally known to me or produced their FL DL as identification.

Kristi Lambert  
Notary Public Signature  
Notary Stamp or Seal:



**AFFIDAVIT OF TRUE AND CORRECT COPY OF DECLARATION OF COVENANTS AND AMENDMENTS**

STATE OF FLORIDA  
COUNTY OF ORANGE

Glen Hansen, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Grant Station Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the State of Florida as the governing homeowners' association for Grant Station, a residential community located in Orange County, Florida, as described on the Plat recorded in Official Records Plat Book 12, Pages 121 through 122, Public Records of Orange County, Florida, and any additional land that may be properly annexed thereto.

2. The organizing committee has provided a complete copy of the actual recorded Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida; (hereinafter "Declaration"), and accompanying Governing Documents to the Department of Economic Opportunity.

Dated this 13 day of September, 2024.

Glen Hansen

Affiant

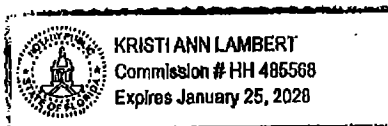
Printed Name: Glen Hansen

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of Sept, 2024, by Glen Hansen, who is personally known to me or produced their FL DL as identification.

Kristi Lambert

Notary Public Signature

Notary Stamp or Seal:



AFFIDAVIT ATTESTING TO PROPER DELIVERY OF NOTICE

STATE OF FLORIDA  
COUNTY OF ORANGE

Glenn Hansen, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Grant Station Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the State of Florida as the governing homeowners' association for Grant Station, a residential community located in Orange County, Florida, as described on the Plat recorded in Official Records Plat Book 12, Pages 121 through 122, Public Records of Orange County, Florida, and any additional land that may be properly annexed thereto.

2. The organizing committee for Grant Station Homeowners Association, Inc., hand delivered or mailed to each homeowner a revitalization packet as required per Section 720.405, Florida Statutes. The Cover Page for the revitalization package identifying the organizing committee which was mailed or hand delivered to each homeowner is attached to this Affidavit as Exhibit "1."

3. The requirements for the revived Declaration set forth in Section 720.404, Florida Statutes, have been satisfied.

Dated this 13 day of September, 2024.

Glenn Hansen

Affiant

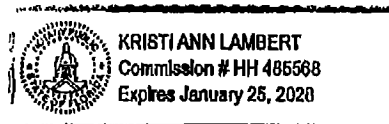
Printed Name: Glenn Hansen

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of Sept, 2024, by Glenn Hansen, who is personally known to me or produced their FL DL as identification.

Kristiann Lambert

Notary Public Signature

Notary Stamp or Seal:



**GRANT STATION HOMEOWNERS ASSOCIATION, INC.  
GOVERNING DOCUMENTS**

Date of Notice: \_\_\_\_\_

Dear Homeowner(s),

Please find enclosed a complete set of the governing documents for Grant Station Homeowners Association, Inc. Pursuant to the advice of counsel, a committee has been formed to Revitalize the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., pursuant to the requirements of Chapter 720, Florida Statutes. We have been advised that the Marketable Records Title Act (MRTA) requires the governing documents of every homeowners' association to be renewed every 30 years, or they must go through the revitalization process. The following individuals shall serve on the Revitalization Committee:

Glenn Hansen 5408 Andover Drive Orlando, FL 32812	407-230-8696
Brenda Bates 2205 Faxton Court Orlando, FL 32812	407-306-0681
John Parker 5431 Pullman Drive Orlando, FL 32812	407-583-4115
Deyna Gomez 715 S Troup Street Valdosta, GA 31601	407-230-7946

In order to revitalize the governing documents, the Committee must obtain the written consent of a majority of all Lots within the Community. You will find a consent form enclosed in the packet which needs to be executed to proceed with the revitalization process. Please note that the consent form must be notarized. Upon obtaining the necessary number of consent forms, the governing documents will be forwarded to the Florida Department of Economic Opportunity for approval, and then re-recorded in the Public Records. Pursuant to Chapter 720, Florida Statutes, the Committee must wait fourteen (14) days after the mailing of this notice before attempting to collect the consent forms. Please do not hesitate to contact any of the Committee Members if you have any questions.

Thank you for your participation!

Sincerely,

Revitalization Committee

## Legal Description

**PLAT OF GRANT STATION**  
 "A PLANNED DEVELOPMENT"  
**REPLATTING A PORTION OF DOVER GREEN**  
**SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST**  
**CITY OF ORLANDO, ORANGE COUNTY, FLORIDA**

LEGAL DESCRIPTION

REPLATTING A PORTION OF DOVER GREEN AS RECORDED IN PLAT BOOK 5, PAGE 191, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 23, SOUTH RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN N. 89°51'37"E., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 4 A DISTANCE OF 750.05 FEET; THENCE RUN N. 00°02'36"E., 30.19 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE CONTINUE N. 00°02'36"E., 350.08 FEET; THENCE N. 89°58'57"E., 58.50 FEET; THENCE N. 00°01'03"E., 317.00 FEET; THENCE N. 14°21'04"W., 34.02 FEET; THENCE N. 00°01'03"E., 300.00 FEET; THENCE S. 89°59'42"W., 39.91 FEET; THENCE N. 16°49'28"W., 380.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KALEY AVENUE; THENCE RUN N. 89°57'57"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE 727.09 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND THE CENTERLINE OF DIXIE BELLE DRIVE; THENCE RUN NORTH ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4 AND ALONG SAID CENTERLINE OF DIXIE BELLE DRIVE A DISTANCE OF 362.93 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4 AND THE CENTERLINE OF SAID DIXIE BELLE DRIVE ON THE SOUTH LINE OF ORANGE-ORLANDO APARTMENTS, AS RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N. 89°06'13"E., ALONG SAID SOUTH LINE OF ORANGE-ORLANDO APARTMENTS 35.00 FEET; THENCE RUN SOUTH PARALLEL WITH THE WEST LINE OF EAST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 1,460.19 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN S. 89°51'37"W., ALONG SAID SOUTH LINE 35.00 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4; THENCE RUN NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 30.00 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE RUN S. 89°52'45"W., ALONG SAID NORTH RIGHT-OF-WAY LINE 396.68 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 18.44 ACRES, MORE OR LESS.

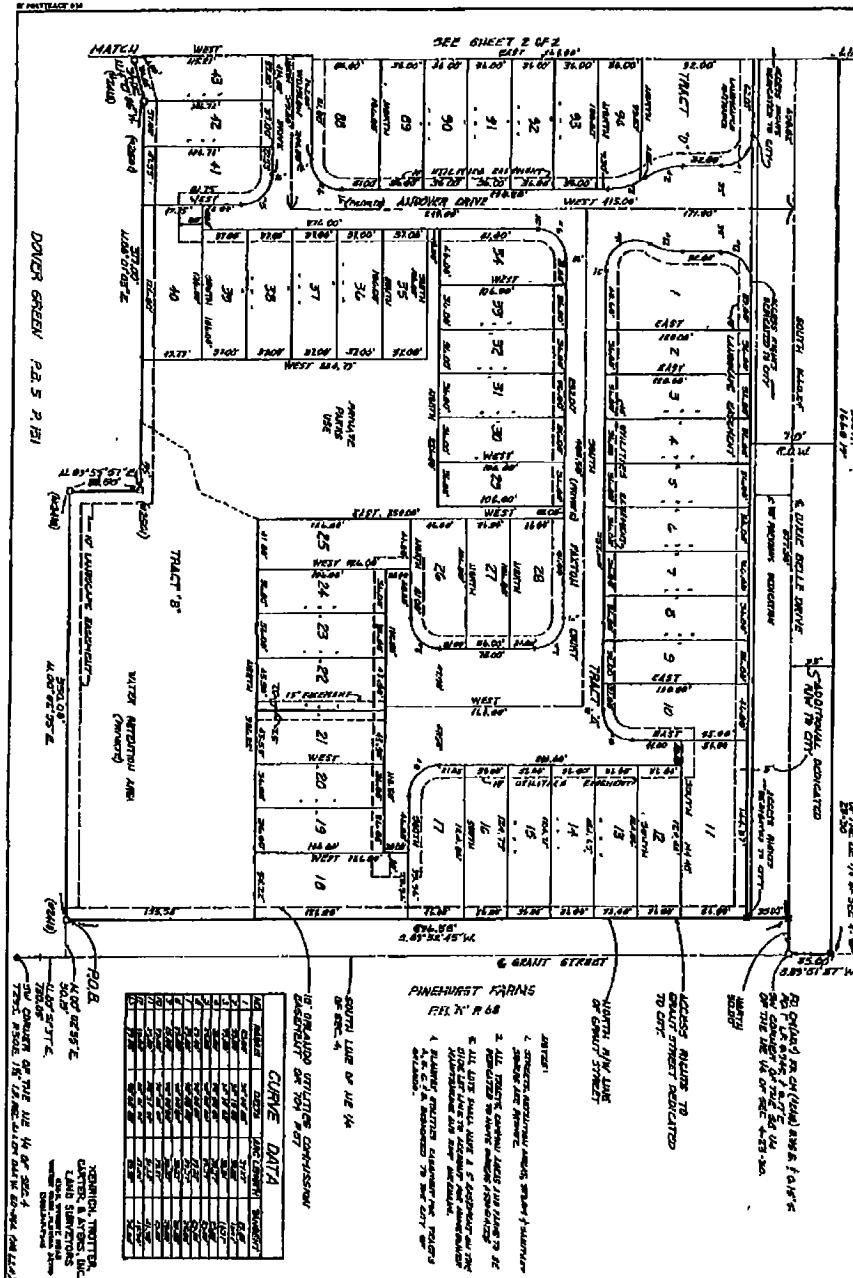
**PLAT OF GRANT STATION**  
 REPLANTING A PORTION OF DOVER GREEN  
 SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

*[Handwritten signatures and notes]*

**PLANNED DEVELOPMENT**  
 SECTION 17-10  
 CITY OF ORLANDO

**LEGEND**

- PERMITS FOR CONCRETE MONUMENT (1.5" x 2.0")
- MONUMENTS AS SHOWN WITHIN BOUNDARY OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST



**CERTIFICATE OF APPROVAL BY SUPERVISOR**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MONUMENTS ARE IN ACCORDANCE WITH THE CITY OF ORLANDO ORDINANCES AND THE PLAT IS CORRECT AND COMPLETE.

**CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONER**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MONUMENTS ARE IN ACCORDANCE WITH THE CITY OF ORLANDO ORDINANCES AND THE PLAT IS CORRECT AND COMPLETE.

**CERTIFICATE OF APPROVAL BY PLANNING BOARD**  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MONUMENTS ARE IN ACCORDANCE WITH THE CITY OF ORLANDO ORDINANCES AND THE PLAT IS CORRECT AND COMPLETE.

**CERTIFICATE OF COUNTY CONTROLLER**  
 I HEREBY CERTIFY THAT I HAVE RECEIVED THE PLAT AND THE MONUMENTS ARE IN ACCORDANCE WITH THE CITY OF ORLANDO ORDINANCES AND THE PLAT IS CORRECT AND COMPLETE.

**PLAT BOOK 12 PAGE 21**

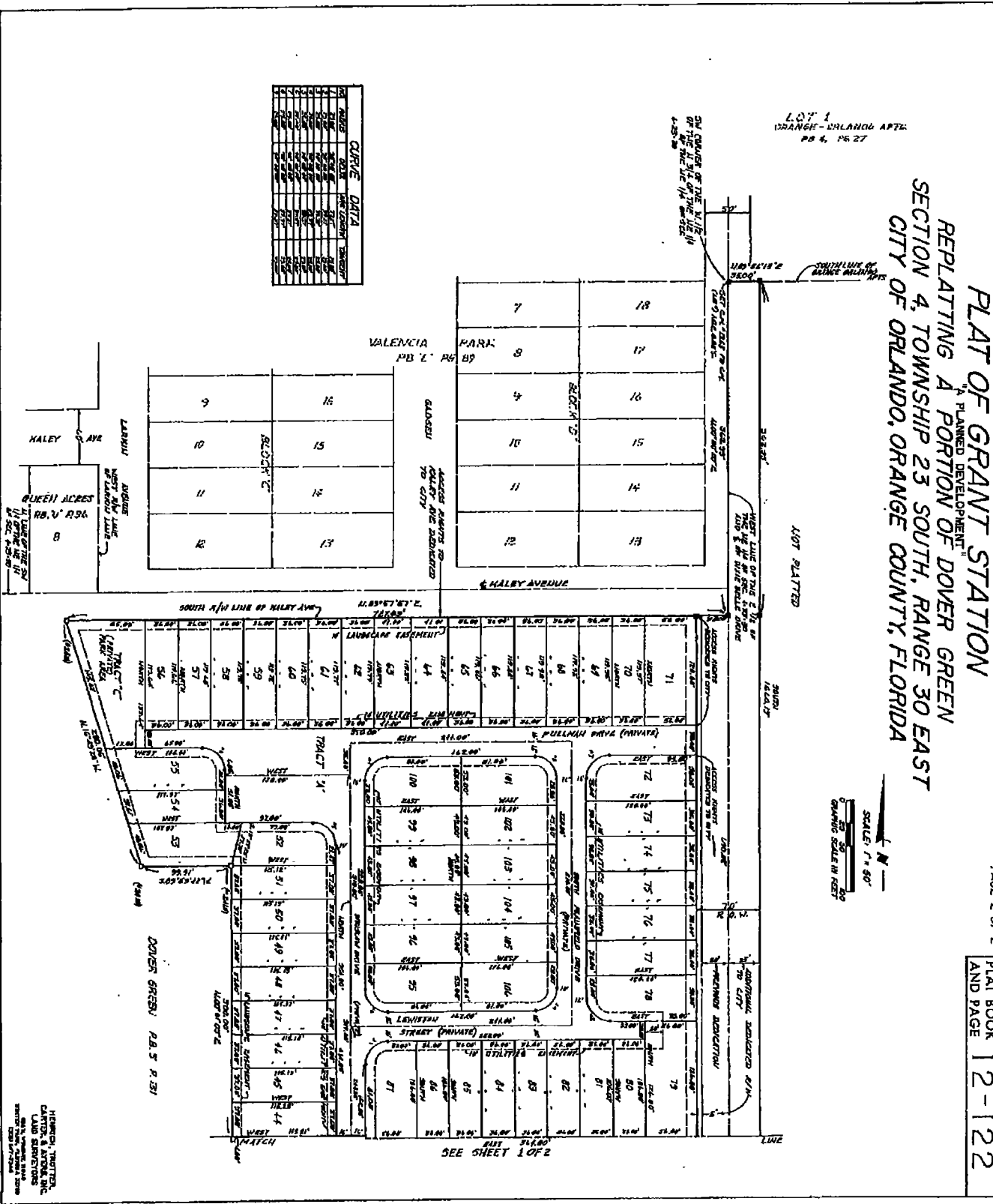
**PLAT OF GRANT STATION**  
 REPLANTING A PORTION OF DOVER GREEN  
 SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**PLAT OF GRANT STATION**  
 A PLANNED DEVELOPMENT  
 REPLATTING A PORTION OF DOVER GREEN  
 SECTION 4, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PAGE 2 OF 2  
 PLAT BOOK 12-122  
 AND PAGE

SCALE: 1" = 50'  
 GRAPHIC SCALE IN FEET

LOT	AREA	PERCENTAGE	REMARKS
1	10,000	100%	
2	10,000	100%	
3	10,000	100%	
4	10,000	100%	
5	10,000	100%	
6	10,000	100%	
7	10,000	100%	
8	10,000	100%	
9	10,000	100%	
10	10,000	100%	
11	10,000	100%	
12	10,000	100%	
13	10,000	100%	
14	10,000	100%	
15	10,000	100%	
16	10,000	100%	
17	10,000	100%	
18	10,000	100%	
19	10,000	100%	
20	10,000	100%	
21	10,000	100%	
22	10,000	100%	
23	10,000	100%	
24	10,000	100%	
25	10,000	100%	
26	10,000	100%	
27	10,000	100%	
28	10,000	100%	
29	10,000	100%	
30	10,000	100%	
31	10,000	100%	
32	10,000	100%	
33	10,000	100%	
34	10,000	100%	
35	10,000	100%	
36	10,000	100%	
37	10,000	100%	
38	10,000	100%	
39	10,000	100%	
40	10,000	100%	
41	10,000	100%	
42	10,000	100%	
43	10,000	100%	
44	10,000	100%	
45	10,000	100%	
46	10,000	100%	
47	10,000	100%	
48	10,000	100%	
49	10,000	100%	
50	10,000	100%	
51	10,000	100%	
52	10,000	100%	
53	10,000	100%	
54	10,000	100%	
55	10,000	100%	
56	10,000	100%	
57	10,000	100%	
58	10,000	100%	
59	10,000	100%	
60	10,000	100%	
61	10,000	100%	
62	10,000	100%	
63	10,000	100%	
64	10,000	100%	
65	10,000	100%	
66	10,000	100%	
67	10,000	100%	
68	10,000	100%	
69	10,000	100%	
70	10,000	100%	
71	10,000	100%	
72	10,000	100%	
73	10,000	100%	
74	10,000	100%	
75	10,000	100%	
76	10,000	100%	
77	10,000	100%	
78	10,000	100%	
79	10,000	100%	
80	10,000	100%	
81	10,000	100%	
82	10,000	100%	
83	10,000	100%	
84	10,000	100%	
85	10,000	100%	
86	10,000	100%	
87	10,000	100%	
88	10,000	100%	
89	10,000	100%	
90	10,000	100%	
91	10,000	100%	
92	10,000	100%	
93	10,000	100%	
94	10,000	100%	
95	10,000	100%	
96	10,000	100%	
97	10,000	100%	
98	10,000	100%	
99	10,000	100%	
100	10,000	100%	



HANCOCK ENGINEERS  
 CIVIL & SURVEYING  
 LAND SURVEYORS  
 100 N. W. 10th Ave.  
 Suite 200  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112

SEE SHEET 1 OF 2

2126665

MAY 16 3 35 PM '84

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GRANT STATION HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION, made on the date hereinafter set forth by the Babcock Company, a Florida Corporation, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Orlando, County of Orange, State of Florida, which is more particularly described in the Plat of Grant Station, as recorded in Plat Book 12 Pages 121 & 122 of the Public Records of Orange County, Florida.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

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

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lots is described as follows:

All the real property located within the Plat of Grant Station, as recorded in Plat Book 12, Pages 121 & 122, of the Public Records of Orange County, Florida, less and except all lots platted therein.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Area.



c.a. 3507 15 452

Section 6. "Declarant" shall mean and refer to The Babcock Company, its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of the Common Area and recreation facilities contained thereon;

(b) the right of the Association to suspend the voting rights and right to use of the Common Area by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A member(s) shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they

C.S. 3507 vs 453

determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on January 1, 1988.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessment for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be three hundred (\$300.00) per Lot.

- (a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.
- (b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

3507 454

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum. Collection monthly, quarterly or annually is at the discretion of the Board of Directors. Unless otherwise directed by the Board, the assessments shall be collected monthly.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, 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, repair or replacement of a capital improvement upon the Common Area including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Rate of Assessment. All regular and special assessments shall be fixed at a uniform rate for each Lot; provided, however, that until such time as the Class B Membership converts to Class A Membership, the maintenance costs for the unsold Lots chargeable to the Declarant will be determined as follows: The total amounts charged for common expenses to Lot owners who have taken title to same will be deducted from the total common expenses as incurred by the Association and the difference will be paid by the Declarant as its contribution to cover the common expenses for the unsold Lots. It is further provided that the contribution for Class B members for each unsold Lot owned shall be no less than twenty-five percent (25%) of the amount assessed each Class A member, whichever amount is greater. The Association shall have a lien upon all unsold Lots until such difference is paid; such lien to be enforceable in accordance with this Article. After the Class B Membership converts to Class A Membership, the Declarant will pay the same assessment for common expenses on each of said Lots as every other owner. Nothing in this Section 6 shall be construed to require a Lot Owner other than the Declarant to pay more than the maximum annual assessment in Section 3 above except in accordance with that section. Nor shall this Section 6 be construed to require a Lot Owner other than the Declarant to pay more than his proportionate share (based on the total number of Lots in Grant Station) of the estimated operating budget for the year in question, which budget shall be determined as if all Lots in Grant Station were occupied and the Association were in full operation.

Section 7. Date of Commencement of Assessments; Due date. The assessments provided for herein shall commence on the date or dates (which shall be first day of a month) fixed by the Board of Directors of the Association to be the date of commencement following the conveyance of the Common Area. The due date of any assessment shall be fixed in the resolution authorizing such assessment. The assessments shall be payable in monthly, quarterly, or annual installments if so determined by the Board.

Ch. 3507 PL 455

Section 8. Effect of Nonpayment of Assessment: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate allowed by Florida law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due from the lien thereof.

## ARTICLE V

## ARCHITECTURAL CONTROL

No building, fence, wall, exterior antennas or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an Architectural Review Board composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specification have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

## ARTICLE VI

## ARCHITECTURAL REVIEW BOARD

Section 1. Composition. The Developer, upon the recording of the Declaration for Grant Station Homeowners Association, Inc., immediately formed a committee known as the "Architectural Review Board," hereinafter referred to as "ARB," initially consisting of three (3) persons designated by the Developer. The ARB shall maintain this composition until control of the Association has been passed to the Owners other than the Developer. At such time the ARB shall be appointed by the Board of Directors of the Association and shall serve at the pleasure of said Board. Provided, however, that in its selection, the Board of Directors of the Association shall be obligated to appoint the Developer or his designated representative to such Board for so long as

D.E. 3507 PL. 456

Developer owns any Lots. Neither the Association, the Board of Directors of said Association, nor the Members of the Association, shall have the authority to amend or alter the number of members of the ARB which is irrevocably herein set forth as three (3) members.

Section 2. Planning Criteria. The Developer, in order to give guidelines to Owners concerning construction and maintenance of Living Units, hereby promulgates the ARCHITECTURAL REVIEW BOARD PLANNING CRITERIA ("Planning Criteria") for the Subject Property, a copy of which is attached as Exhibit "A." The Developer declares that the Subject Property shall be held, transferred, sold, conveyed and occupied subject to the Planning Criteria set forth in Exhibit "A," as amended from time to time by the ARB.

Section 3. Duties. The ARB shall have the following duties and powers:

(a) to amend from time to time the Planning Criteria. Any amendments shall be set forth in writing and be made known to all Members and to all prospective Members of the Association. Any amendment shall include any and all matters considered appropriate by the ARB not inconsistent with the provisions of this Declaration;

(b) to approve all buildings, fences, walls, pools or other structures which shall be commenced, erected or maintained upon the properties and to approve any exterior additions to or changes or alterations therein. For any of the above, the ARB shall be furnished plans and specifications showing the nature, type, shape, height, materials, and location of the same and shall approve in writing as to the harmony of the external design and location in relation to surrounding structures and topography;

(c) to approve any such building plans and specifications and lot grading and landscaping plans, and the conclusion and opinion of the ARB shall be binding, if in its opinion, for any reason, including purely aesthetic reasons, the ARB should determine that said improvement, alteration, etc., is not consistent with the planned development of The Properties or contiguous lands thereto;

(d) to require to be submitted to it for approval any samples of building materials proposed or any other data or information necessary to reach its decision;

(e) to require each builder to submit a set of plans and specifications to the ARB prior to obtaining a building permit, which set of plans and specification shall become the property of the ARB. The work contemplated must be performed substantially in accordance with the plans and specifications as approved. All approvals of plans or specifications must be evidenced by the signature of the Association President on the plans or specifications furnished. The existence of the signature of the Association President or Vice President on any plan or specification shall be conclusive proof of the approval by the ARB of such plans and/or specifications.

c.c. 3507 of 457

**Section 4. Enforcement of Planning Criteria.** In addition to the other duties set forth above, the ARB, along with the Developer and/or the Board of Directors of the Association shall have the right and obligation to enforce the provisions hereof relating to the Planning Criteria, as amended from time to time by the ARB or the Association. Should any Owner fail to comply with the requirements hereof, or of the Planning Criteria after thirty (30) days written notice, the ARB, the Developer, and/or the Board of Directors of the Association shall have the right to enter upon the Lot, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the Planning Criteria, and charge the cost thereof to the Owner. Should the ARB, the Developer, and/or the Board of Directors be required to enforce the provisions hereof by legal action, the reasonable attorney's fees and costs incurred, whether or not judicial proceedings are involved, including the attorney's fees and costs incurred on appeal of such judicial proceedings, shall be collectible from the Owner. The ARB, the Developer and the Board of Directors of the Association, or its agents or employees, shall not be liable to the Owner for any damages or injury to the property or person of the Owner unless caused by negligent action of the ARB, the Developer or the Board of Directors.

**Section 5. Appeal Process.** In the event of a disapproval of plans and specifications the builder may appeal in writing to the Board of Directors no later than fifteen (15) days after the notice of disapproval. The Board of Directors shall have thirty (30) days to rule on the appeal.

#### ARTICLE VII

##### EXTERIOR MAINTENANCE

In the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

#### ARTICLE VIII

##### REGULATIONS

**Section 1. No Temporary Buildings.** No tents, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the written consent of the Association.

**Section 2. Easements.** Easements are hereby reserved by the Developer for utility, landscape, or drainage purposes in Grant Station as indicated by the recorded Plat thereof. The developer reserves the right to assign any and all easements shown on the recorded Plat, or which are hereinafter created for

C.C. 3507 458

installation of utilities, landscape or other uses deemed by Developer to be necessary or appropriate for the service of Grant Station. Any wall, fence, paving, planting or other improvements placed therein by the Owner of the property on which the easement lies shall be removed, if required by the Developer, or his assignee, at the expense of said Owner. The designated landscape and/or fence easements on the Plat of Grant Station shall be for the purpose of beautifying and adding character to the total community. As such, these landscape areas and fences shall be maintained by the Association, with expenses for such maintenance being a part of the annual assessment on all lots.

Section 3. Nuisance and Trespassing. Nothing shall be done on any Lot which may be or may become an annoyance or nuisance to the neighborhood. In the event of any question as to what may be or may become a nuisance, such question shall be submitted to the Association for a decision in writing and whose decisions shall be final. The Board of Directors shall have the authority to have any unauthorized person or vehicle arrested or removed from the Properties.

Section 4. Signs. No sign of any kind shall be erected or displayed on any of the property in Grant Station or any structure thereon unless the Association has approved in writing the design, materials, lettering and location of said sign, except for one forty (40) square inch (or less) "For Sale" or "For Rent" sign per unit.

Section 5. Weeds. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon; and in the event that the Owner shall fail or refuse to keep his Lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, then, after giving the Owner fifteen (15) days written notice, the Association may enter upon his Lot and remove the same at the expense of the Owner, and such entry shall not be deemed trespass. All garbage or trash containers must be placed in walled-in areas or bins so that they shall not be visible from the adjoining properties.

Section 6. Vehicles and Repair. No inoperative automobiles, trucks, trailers or other types of vehicles shall be allowed to remain either on or adjacent to any lot for a period in excess of forty-eight (48) hours provided, however, this provision shall not apply to any such vehicle being kept in an enclosed garage. There shall be no major repair performed on any motor vehicle on or adjacent to any lot in the subdivision.

C.V. 3507 P. 450

ARTICLE IX

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by an Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, and assuming approval of these documents by FHA/VA, any subsequent annexation of additional properties, dedication of Common Area, and amendments to this Declaration of Covenants, Conditions and Restrictions shall require prior approval of the Federal Housing Administration or the Veteran's Administration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 27th day of November, 1980.

Maria L. Hafner  
MARIA L. HAFNER, Secretary

R. Ray Goode  
R. RAY GOODE, President



Doc. 3507 76 400

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME, the undersigned authority, personally appeared R. RAY GOODE and MARIA L. HAFNER, President and Secretary, respectively of THE BABCOCK COMPANY, a Florida corporation, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation.

WITNESS my hand and official seal at Coral Gables in the County of Dade, State of Florida, this 5th day of November, 1983.



Christ E. Della-Libera  
Notary Public, State of Florida  
My Commission Expires:

PREPARED By: Jeannette Andrews  
The Babcock Company  
257 Whooping Loop ✓  
Altamonte Springs, Florida 32701

C.A. 3507 in 461

EXHIBIT A TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARCHITECTURAL REVIEW BOARD

An Architectural Review Board (ARB) shall be appointed by the Board of Directors of the Association consisting of not less than three (3) and not more than five (5) members. Until such time as the ARB is appointed, the Board of Directors of the Association shall assume the responsibilities for architectural review. One member of the Architectural Review Board may be a non-member of the Association, if the appointed member is a professional architect.

Function: The function of the Architectural Review Board is to approve or disapprove all proposed additions to the Lot which were not constructed as a part of the original house, including but not limited to, porches, spas, decks, patios, room enclosures, fences, walls, temporary structures, outside antenna, swimming pools, etc.

Criteria for Approval: The approval of the Architectural Review Board must always be in conformance with the Planned Unit Development Standards for Grant Station, a copy of which is attached to this exhibit for reference. In addition to the plan unit Development Standards, the Architectural Review Board shall use the following basic criteria for approval of proposed building and/or other additions to any lot in the subdivision:

1. No enclosed structure shall be allowed in the side yard between buildings. This area is provided as open space and intended to be used for garden and/or patio area for each lot. Any land cover in this area shall be of a porous nature such as decks, patio stones, turf grass, planters, mulch, etc., in order to allow proper drainage, direction and absorption of storm water. Any modification or addition to the side yard not in keeping with the open space intent is prohibited. Overhead screen enclosures are allowed subject to approval by the ARB, provided the roof of such enclosure is also screen and allows rain to penetrate the enclosure.

2. No structure or addition shall be allowed in the rear of the Lot within the established setback area. Wood decks, patio stones and landscaped areas are permitted and encouraged within the entire rear lot, provided such improvements do not interfere with the drainage swales and utility easements. No permanent structures shall be allowed within the established setback area, unless approved by the Board of Directors and the City of Orlando Planning Board.

3. All structures of any type, added to the lot, shall require prior approval of the Architectural Review Board.

Approval Procedures: Any proposed additions or modifications shall be submitted to the Architectural Review Board for approval. The ARB may require diagrams, site plans, elevations, renderings, etc., in order to properly

C.E. 3507 P. 462

evaluate the request. The ARB shall render its decision, in writing, and forward a copy of the request and its decision to the Secretary of the Homeowners Association within thirty (30) days from the date of the request. The Secretary of the Homeowners Association shall retain a file of all requests and actions taken by the ARB.

Any decision of the ARB may be appealed to the Board of Directors of the Association within thirty (30) days from the date of such decision. All decisions of the ARB shall be duly recorded and a notice of the decision shall be mailed to each lot owner within ten (10) days from the date of the decision, so that a timely appeal can be made.

Upon appeal, the action of the Board of Directors in a duly noticed meeting shall be final, except where the City Planning Board's concurrence is required. In cases where no appeal is made, the action of the Architectural Review Board shall be final.

RECORDED & RECORD VERIFIED

*Thomas H. Fisher*  
County Comptroller, Orange Co., CA

THIS INSTRUMENT WAS PREPARED BY:  
GURNEY, GURNEY & HANDLEY, P.A., Attorneys at Law  
BY J. Thomas Gurney  
203 N. ORANGE AVE. P. O. BOX 1777  
ORLANDO, FLORIDA 32802

1790032 ORANGE CO., FL.  
MAY 19 8 11 AM '92

R.R. 3281 P. 2293

UNDERGROUND EASEMENT

THIS INDENTURE, MADE and entered into this 23 day  
of APRIL, 1982, by and between

BABCOCK COMPANY, a Florida corporation,  
hereinafter called the GRANTOR, and the CITY OF ORLANDO, a  
municipal corporation, and the ORLANDO UTILITIES COMMISSION, of  
the City of Orlando, Florida, hereinafter designated as the  
GRANTEES;

45 (Wherever used in this instrument the singular number  
shall include the plural and the plural the singular,  
and the use of any gender shall include all genders.)

W I T N E S S E T H :

A. WHEREAS, GRANTOR is the owner in fee of a tract of  
land in the County of Orange and State of Florida, described as  
follows, to-wit:

A parcel of land lying in Section 4, Township 23 South,  
Range 30 East of Orange County, Florida, more particu-  
larly described as follows:

Commence at the Southwest corner of the Northeast 1/4  
of Section 4, Township 23 South, Range 30 East, thence  
run North 89° 51' 37" East along the center line of  
Section 4, a distance of 730.05 feet; thence run North  
00° 02' 35" East, 30.19 feet for the Point of Beginning  
on the North right of way of Grant Street; thence  
North 89° 52' 45" East 566.58 feet to the Point of  
Intersection of the West right of way of Dixie Belle  
Drive and said North right of way; thence North 1,267.37  
feet along said West right of way to the Point of  
Intersection of said West right of way and the South  
right of way of Kaley Avenue; thence along said South  
right of way South 89° 57' 57" West, 662.07 feet to the  
Point of Intersection of said right of way and the West  
right of way of Larkin Avenue; thence North 30.00 feet  
along said West right of way to a point on the North  
boundary line of the Southwest 1/4 of the Northeast 1/4  
of Section 4; thence South 89° 57' 57" West along said  
line 35.00 feet; thence South 00° 02' 30" West, 30.00  
feet; thence South 16° 49' 28" East, 280.06 feet; thence  
North 89° 59' 42" East 99.91 feet; thence South  
00° 01' 03" West, 649.94 feet; thence South 89° 55' 57"  
West, 50.00 feet; thence South 00° 02' 35" West, 350.08  
feet to the Point of Beginning.

Said parcel containing 16.32 acres more or less;

RETURN TO: R. M. CLARKE  
ORLANDO UTILITIES COMM.  
P.O. BOX 3193  
ORLANDO, FL 32802



DISCRIPTION  
*[Signature]*

APPROVED AS TO FORM  
OTHER THAN DESCRIPTION  
*[Signature]*  
ATTORNEY

and

**3281 PG 2294**

B. WHEREAS, GRANTEE, ORLANDO UTILITIES COMMISSION, is engaged in the business of manufacturing, transmitting and distributing electric energy to the public; and

C. WHEREAS, GRANTOR, the owner of the above-described land, is constructing upon a portion of said property buildings which will be known as Grant Street Manor, and in connection therewith GRANTOR has requested GRANTEE, ORLANDO UTILITIES COMMISSION, to provide the required facilities necessary to extend electric service to said buildings and premises and to all consumers who might be served thereby; and

D. WHEREAS, GRANTOR will furnish certain concrete transformer pads and conduit, and GRANTEE, ORLANDO UTILITIES COMMISSION, is desirous of (1) locating, operating and maintaining on said pads, switchgear and/or distribution transformers, (2) locating, constructing and maintaining primary cables, and (3) installing, constructing, operating and maintaining fixtures, equipment and accessories necessary and desirable in connection therewith, items (1), (2) and (3) being hereinafter collectively referred to as "facilities", which facilities will be located within the specific easement area shown on the ORLANDO UTILITIES COMMISSION drawing dated 1/18/82 attached hereto, incorporated herein and by this reference made a part hereof;

NOW THEREFORE, THIS INDENTURE WITNESSETH:

That for and in consideration of certain expenditures on the part of the GRANTEES in connection with the furnishing of service as hereinbefore indicated, and of the mutual benefits hereunder, and of the mutual covenants and conditions contained herein, the GRANTOR does hereby grant and convey to the GRANTEES, over that specific easement area shown on said drawing,

3281 PG 2295

the right, privilege and easement to (1) utilize said transformer pads, (2) locate, operate, maintain, repair and remove said facilities, and (3) exercise the right of ingress and egress to, over and under said lands described in Paragraph A above at any time and all times for the purpose of exercising the rights and privileges herein granted, for such period of time as they may use the same, or until the use thereof is abandoned by GRANTEES.

TOGETHER with the rights, easements, privileges and appurtenances in and to said lands which may be required for the full enjoyment of the rights herein granted.

The parties hereto agree as follows:

1. GRANTEES shall have the right to inspect, alter, improve, repair, remove and rebuild said facilities, together with the rights and privileges necessary or convenient for the full use and enjoyment thereof.

2. GRANTOR shall not utilize the areas in which GRANTEES' facilities are located in any way or manner which would create any interference with the construction, reconstruction, removal, repair or safe operation and safe maintenance thereof.

3. All of the rights and privileges granted hereby shall be and remain in effect in perpetuity unless GRANTEES shall abandon the use of said facilities and, if abandoned, for any reasonable period of time thereafter for the purpose of removing by the GRANTEES of any facilities supplied by them. In the event of such abandonment or such removal of said facilities, the easement privileges and rights herein granted shall revert to the GRANTOR.

4. GRANTOR covenants that it has the right to grant the approvals, privileges and easement described or stated herein and

L.H. 3281 PC 2206

GRANTOR covenants that GRANTEES shall have quiet and peaceful use and enjoyment of said easement.

The ORLANDO UTILITIES COMMISSION may, in addition to the conditions imposed herein with respect to the location, construction, maintenance and operation of its facilities as described herein, require compliance with all of the terms and provisions of its customer service agreement generally applicable to its customers.

FLAGSHIP BANK OF ORLANDO, a banking corporation existing under the laws of the State of Florida, joins herein as GRANTOR for the purpose of subordinating the lien of the mortgage which it holds on the above-described property to the easement herein granted, which mortgage is dated the 12th day of September, 1978 and is recorded in O. R. Book 2931, page 1282, of the public records of Orange County, Florida.

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be signed in their corporate names, by their duly authorized corporate officers, and their corporate seals to be hereunto affixed, pursuant to due and lawful corporate authority, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Attested to the Commission  
Cathy A. Wilson

(CORPORATE SEAL)

BABCOCK COMPANY

By [Signature]

Attest: [Signature]

FLAGSHIP BANK OF ORLANDO

[Signature]  
[Signature]

(CORPORATE SEAL)

By [Signature]

Attest: [Signature]

3281 PG 2297

STATE OF Florida

COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared BOBBY A. BIRD and WILLIAM K. ..., well known to me to be the Vice President and Assistant Secretary respectively, of

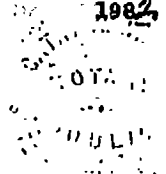
BABCOCK COMPANY, a Florida corporation,

named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, that the seal affixed thereto is the true corporate seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 11th day of May, 1982.

Cathy A. Wilson  
Notary Public  
State of Florida

My commission expires:



(NOTARIAL SEAL)

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared A. Dean Murdock and J. T. Bolin, well known to me to be the Senior Vice President and Vice President, respectively, of FLAGSHIP BANK OF ORLANDO, a banking corporation existing under the laws of the State of Florida, which is

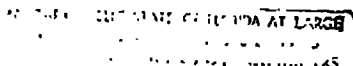
named in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, that the seal affixed thereto is the true corporate seal of said corporation, and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 10th day of May, 1982.

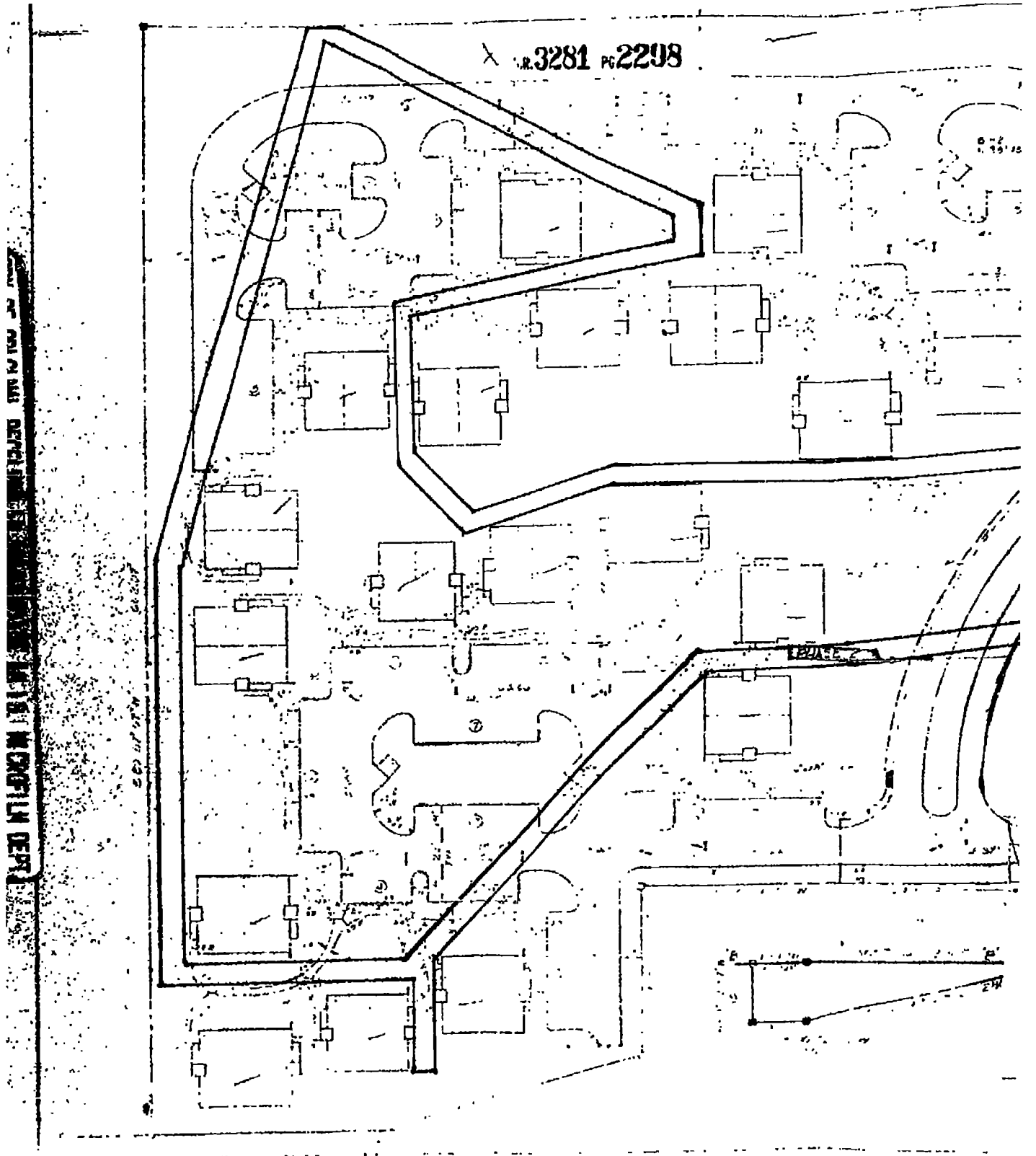
Beth ...  
Notary Public  
State of Florida

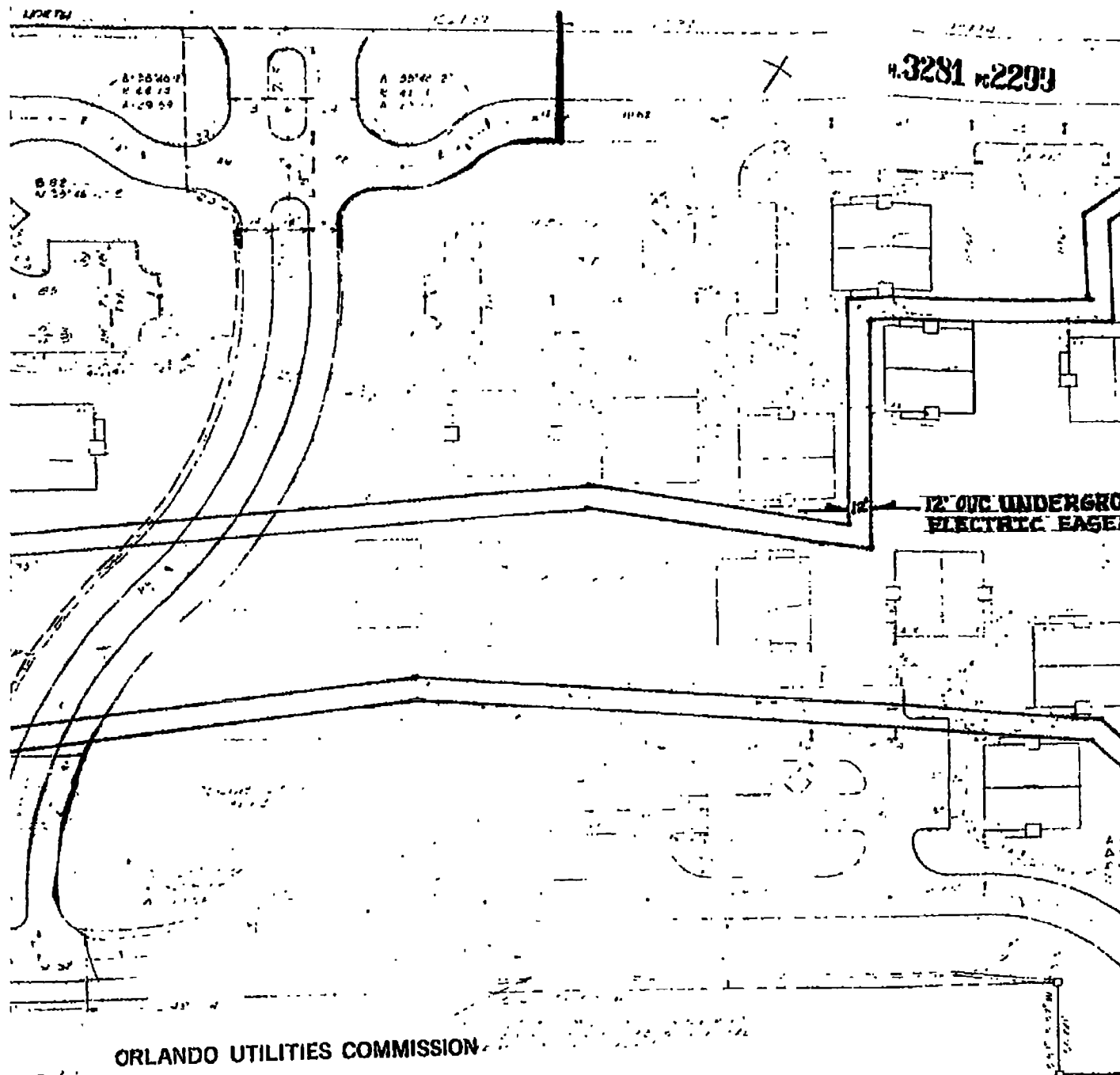
My commission expires:

(NOTARIAL SEAL)









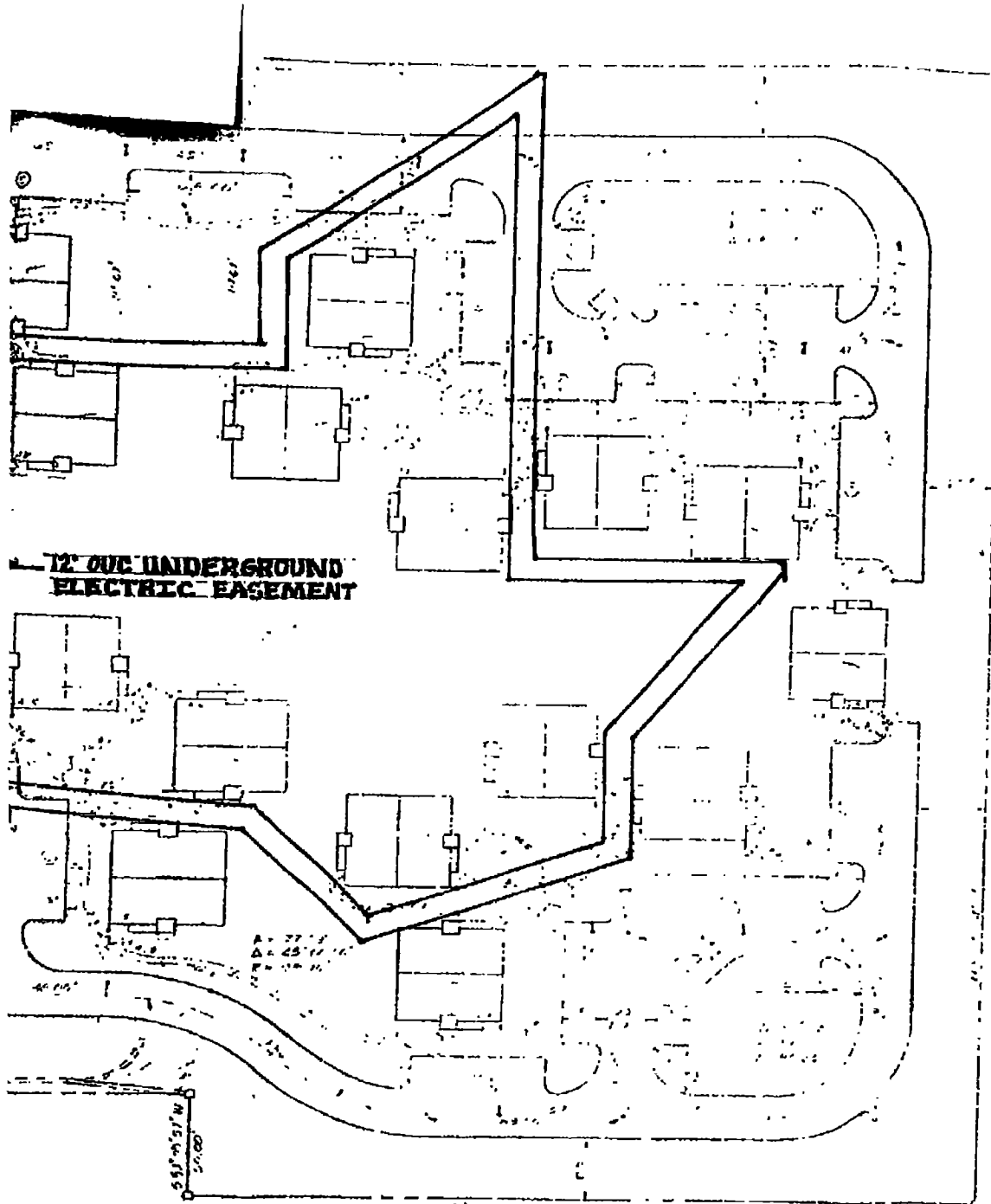
ORLANDO UTILITIES COMMISSION

JOB: GRANT STREET MANDE

ENGINEER OSSEM DATE 1-10-88

MAP SECTION SE-7-H SCALE 1"=60'

*[Faint, illegible text]*



X  
3291 2300

**12' OVC UNDERGROUND  
ELECTRIC EASEMENT**

A = 27' 11"  
Δ = 45' 11"  
R = 15' 11"

55' 00" x 15' 00"  
20' 00"

**RECORDED & RECORD VERIFIED**

*Theresa A. L. Ben*

County Comptroller, Orange Co., Fla.

12/29/2005 02:38:17 PM Page 1 of 3  
Rec Fee: \$27.00 Doc Type: EAS  
Deed Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: J LEWER REST



*Handwritten initials*

STATE OF FLORIDA  
COUNTY OF ORANGE

5416-C-FL  
(06-2007)

Preparer's name and address:

return to: J. Lewer/REST  
380 S. Courtenay Pkwy.  
Merritt Island, FL 32952

Grantee's Address:

BellSouth Telecommunications, Inc. d/b/a AT&T Florida  
500 S. Orange Avenue  
Orlando, FL 32801

**EASEMENT**

For and in consideration of three thousand dollars (\$ 3,000.00 ) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, (hereinafter referred to as "Grantor"), do(es) hereby grant to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Florida, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, ~~standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages~~, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, ~~over~~, and under a portion of the lands described in Deed Book 3815, page 2081, Orange County, Florida Records, and, to the fullest extent the Grantor has the power to grant, upon, ~~over~~, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 04, Township 23 South, Range 30 East, Meridian, Orange County, State of Florida, consisting of a (  strip ) (  parcel ) of land described in the attached Exhibit "I" (survey)

The following rights are also granted: ~~the exclusive~~ right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, ~~over~~, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, ~~the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site.~~

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc d/b/a AT&T Florida, and its parent and its and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted

Document recorded as presented.  
Orange County, FL Comptroller

*ML*

8416-C-FL  
(08-2007)  
Page 2

**SPECIAL STIPULATIONS OR COMMENTS:**

The following special stipulations shall control in the event of conflict with any of the foregoing easement:  
**THIS EASEMENT IS NON-EXCLUSIVE.**

**AT&T agrees to restore the easement area to the condition it was found after the installation and maintenance of their cable.**

In witness whereof, the undersigned has/have caused this instrument to be executed on the 24th day of December 2008.

Signed, sealed and delivered in the presence of:

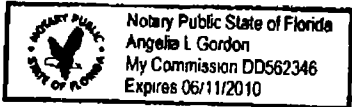
*[Signature]*  
Witness  
(Print Name) Jennifer Leuter

**GRANT STATION HOMEOWNERS ASSOCIATION, INC.**

Name of Corporation  
(Address)  
**C/O ALL ABOUT MANAGEMENT**  
**PO Box 1599 206 Elm Ave**  
**Sanford, FL 32772 Sanford, FL 32771**

By: Stephanie Kamery  
Title: Agent for Association

Witness  
(Print Name)



Attest: *[Signature]*

State of Florida, County of \_\_\_\_\_

I HEREBY CERTIFY that Stephanie Kamery, personally appeared before me and acknowledged that he/she was the same. The foregoing instrument was acknowledged before me this day of 24th December by Stephanie Kamery (name and title of officer) of Association (name or corporation), a corporation, on behalf of the corporation. He/she is personally known to me or has produced identification and who did/did not take an oath

Witness my hand and official seal in the County and State last aforesaid, this 24th day of December 2008

*[Signature]*  
Notary Public  
(Print Name) ANGELIA L. GORDON My Commission Expires: 06/11/2010  
Commission Number DD562346

**TO BE COMPLETED BY GRANTEE**

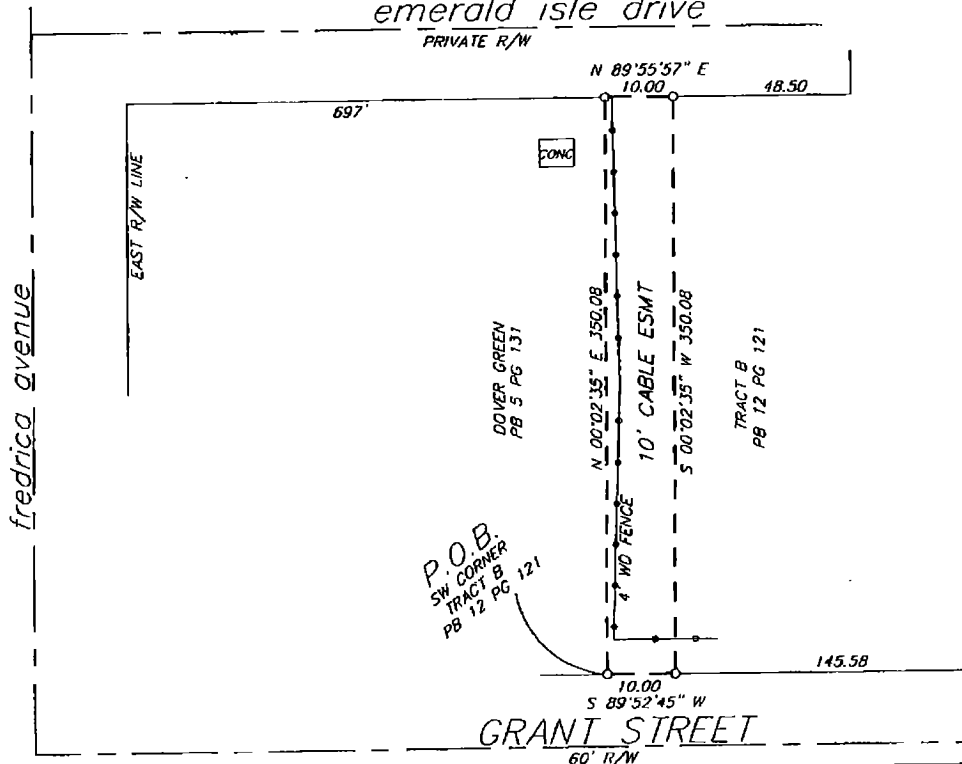
District	FRC	Wire Center/NXX	Authority
Drawing	Area Number	Plant Number	RWD
Parcel ID	Approval	Title	

Exhibit 'I'

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO: A.T.&T.  
 SITE NAME: DOVER GREEN CONDO  
 PARCEL ID: No 04-23-30-2184-00-000  
 SITE LOCATION, EMERALD ISLE DR & TIPPERARY CT & FREDRICA AVE ORLANDO, FLORIDA.  
 LYING IN SECTION 04, TOWNSHIP 23 SOUTH, RANGE 30 EAST.

A 10 FOOT CABLE EASEMENT LYING IN TRACTY B GRANT STATION AS RECORDED IN PLAT BOOK 12, PAGE 121 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT B, PLAT OF GRANT STATION AS RECORDED IN PLAT BOOK 12, PAGE 121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND RUN N 00°02'35" E ALONG THE WEST LINE OF TRACT B, A DISTANCE OF 350.08 FEET, THENCE RUN N 89°55'57" E A DISTANCE OF 10.00 FEET. THENCE RUN S 00°02'35" W A DISTANCE OF 350.08, TO THE NORTH R/W LINE OF GRANT STREET, THENCE RUN S 89°52'45" W ALONG THE NORTH R/W LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

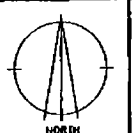
DOVER GREEN  
 A CONDO  
 PB 5 PG 131  
 emerald isle drive



GRUSENMEYER-SCOTT & WALKER, INC.-LAND SURVEYORS

LEGEND

P	-PLAT
F	-FIELD
IP	-IRON PIPE
IR	-IRON ROD
CM	-CONCRETE MONUMENT
SET IR.	-5/8" IR. W/ALB 4110
REC	-RECOVERED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
CL	-CENTERLINE
H&D	-H&D DISC
N&W	-NIGHT-OF-WAY
ESMT	-EASEMENT
DRNH	-DRAINAGE
ULH	-UTILITY
CL F.C.	-CONCRETE BLOCK
W.D.F.C.	-WOOD FENCE
C/W	-CONCRETE BLOCK
P.C.	-POINT OF CURVATURE
P.T.	-POINT OF TANGENCY
D	-DESCRIPTION
B.B.	-BASE BEARING (SEC #8)
A/C	-AIR CONDITIONER
P&L & D E	-PUBLIC UTILITIES & DRAINAGE ESMT
R	-RADIAL
L	-ARC LENGTH
CA	-CENTRAL ANGLE
CH	-CHORD
C.B.	-CHORD BEARING
P.O.L	-POINT ON LINE
ITP	-TYPICAL
P.R.C.	-POINT OF REVERSE CURVATURE
P.C.C.	-POINT OF CURVATURE
RD	-RADIAL
NR	-NON-RADIAL
W.P.	-WITNESS POINT
C	-CALCULATED



BREVARD COUNTY OFFICE  
 4175 S. U.S. 1  
 ROCKLEDGE, FL 32955  
 321-636-1055  
 321-636-1404 (FAX)  
 LB 6710

NOTES

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027, FLORIDA STATUTES.
2. UNLESS EMPLOYED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTICED.
8. BEARINGS BASED ON THE WEST LINE TRACT B PB 12 PG 121  
 SAID BEARING BEING N 00°02'35" E
9. BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

CERTIFIED BY: *[Signature]* R.L.S. NO 5382  
 JOHN W. WALKER R.L.S. NO 5342

THIS BUILDING/PROPERTY LIE WITHIN THE ESTABLISHED  
 SPECIAL FLOOD HAZARD AREA PER FEMA AT-LIES IN ZONE:

PANEL # \_\_\_\_\_ MAP DATE \_\_\_\_\_

SCALE	1" = 20'
ORDER NO	45252
FIELD DATE	EASEMENT 6-24-08
	REV 12-17-08
DRAWN BY:	JDUB
CHECKED BY:	

2083730 <sup>PAID</sup> FEB 27 10 25 AM '84 U.S. 3476 PC 2730

13 <sup>00</sup> *pl*

CABLE TELEVISION INSTALLATION AGREEMENT

Agreement dated JANUARY 16, 1984, between American Television and Communications Corporation d/b/a Orange/Seminole Cablevision ("Cablevision") and The Babcock Company ("Owner"). In consideration of the mutual promises and conditions hereinafter set forth, and payment of \$1.00 and other good and valuable consideration by Cablevision to Owner, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Premises. Owner owns an apartment or condominium complex known as The Cottages at Grant Station whose address is 2200 Faxon Ct., Orlando, FL, described as exhibit "A" attached consisting of 106 units, including any additional units added in the future (the "Premises"). (Use exhibit, if necessary, to provide a complete legal description of the Premises.)

2. Cable System. Cablevision operates a cable television system in Orlando pursuant to a Franchise dated April 8, 1970, (the "Franchise"). Cablevision will design, install, upgrade and maintain equipment (the "Equipment") reasonable required to furnish cable television service to the Premises. The Equipment shall at all times remain the property of Cablevision; service and maintenance of the Equipment will be provided by Cablevision in accordance with the provisions of the Franchise. Arrangements for hooking up, serving and billing individual residents of the Premises will be made directly between Cablevision and such residents.

3. Easement; Access. Owner hereby grants to Cablevision a restricted easement covering routing necessary for installation of the Equipment hereunder. In connection with the initial wiring, Owner will accompany Cablevision employees into any unoccupied residential unit. After initial wiring, Owner shall provide access to the Premises so that Cablevision may install Equipment, market cable services, or maintain or remove the Equipment at such times as Cablevision shall determine. Table must be in existing utility easement.

Liability for Damages to Premises or Equipment. Any damages to the Premises caused by Cablevision, its agents or employees, will be repaired by Cablevision. Any damages to the Equipment caused by Owner, its agents, employees or tenants, will be promptly repaired to the reasonable satisfaction of Cablevision at Owner's expense. Owner will take reasonable precautions to identify its agents, employees or tenants of the location of the Equipment. Owner shall hold harmless and indemnify Cablevision from and against any and all damage or claims for damage that may be asserted by reason of the ownership, use or occupancy of the Premises by Owner, its, agents, employees or tenants, except loss or damage arising from any negligent act or omission of Cablevision, its agents or employees. Cablevision shall hold harmless and indemnify Owner from and against any and all damage or claims for damage asserted by reason of Cablevision's construction and maintenance of the cable system, except loss or damage arising from any negligent act or omission of Owner, its agents, employees or tenants.

4. Interference. Cablevision may, at its option, utilize or modify any master antenna (MATV) system presently on the Premises if necessary to facilitate distribution of Cablevision's service. If any such MATV system interferes with Cablevision's service hereunder, Owner will remove or repair the

This document prepared by Edward F. Brennan, Jr.  
Orange/Seminole Cablevision  
3757 All American Blvd  
Orlando, FL 32810

D.R. 3476 PG 2731

MATV system at Owner's expense in order to eliminate such interference. Owner agrees not to install or to permit the installation of any other antenna, transducer, or signal amplification system for use in connection with television or radio equipment, without the express written consent of Cablevision. The purpose of this clause is to avoid the installation of any incompatible system which might interfere with the services provided by Cablevision.

6. Term; Termination; Successors. This Agreement shall continue for the duration of the Franchise and any extensions thereof unless Cablevision shall earlier determine that it is technically or economically impractical to continue to provide service hereunder. If Owner sells, transfers or encumbers the Premises such sale or encumbrance will be made subject to continuation of this Agreement, and in connection therewith, this Agreement may be recorded in the real property records of Orange County, Florida

7. Removal of Equipment. Upon any termination hereof, Cablevision, at its option, may remove any or all of the Equipment from the Premises, and Owner shall grant Cablevision reasonable access for such removal.

8. Miscellaneous Provisions. Cablevision shall not be liable for any failure to perform hereunder arising from causes beyond its control. The agreement may not be amended except by an agreement in writing signed by the parties. This agreement shall be governed by the laws of the state of Florida

American TV & Communications Corp.,  
d/b/a Orange/Seminole  
Cablevision:

Owner: The Cottages at Grant Station  
The Babcock Company

By: Kevin H. Sorice  
Title: Senior Vice President

By: Rowl A. Arp  
Title: Vice President

ATTEST: [Signature]

WITNESS OR ATTEST: Mary K Fairbank

State of Florida  
County of Orange ss.

State of Florida  
County of Seminole ss.

On Jan 26, 1984, before me, a Notary Public in and for said County and State, personally appeared Kevin H. Sorice and [Signature] known to me to be the Senior Vice President and [Signature] respectively, of A.T.C. Corp. and acknowledged to me that they executed this document on behalf of said corporation.

On 17th January, 1984, before me, a Notary Public in and for said County and State, personally appeared Rowl A. Arp known to me to be the Vice President of The Babcock Co. and acknowledged to me that he executed this document on behalf of said The Babcock Company

WITNESS my hand and official seal.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC  
State of Florida  
My Commission Expires June 4, 1984

[Signature]  
NOTARY PUBLIC  
State of Florida



3476 PG 2732

DESCRIPTION

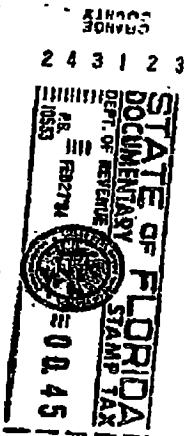
EXHIBIT A

From the Southwest corner of the Northeast 1/4 of Section 4, Township 23 South, Range 30 East, Orange County, Florida, run N. 89° 51' 37" E. along the South line of said Northeast 1/4 of Section 4 a distance of 730.05 feet; thence run N. 00° 02' 35" E. 30.19 feet to the point of beginning on the North right-of-way line of Grant Street; thence continue N. 00° 02' 35" E. 350.08 feet; thence N. 89° 55' 57" E. 58.50 feet; thence N. 00° 01' 03" E. 317.00 feet; thence N. 14° 27' 06" W. 34.02 feet; thence N. 00° 01' 03" E. 300.00 feet; thence S. 89° 59' 42" W. 99.91 feet; thence N. 16° 40' 28" W. 280.06 feet; thence N. 00° 02' 35" E. 30.00 feet to the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence run N. 89° 57' 57" E. along said North line 35.00 feet to a point on the West right-of-way line of Larkin Avenue; thence run South along said West right-of-way line 30.00 feet to the South right-of-way line of Kaley Avenue; thence run N. 89° 57' 57" E. along said South right-of-way line 692.07 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Section 4 and the centerline of Olive Belle Drive; thence run North along said West line of the East 1/2 of the Northeast 1/4 of Section 4 and along said centerline of Olive Belle Drive a distance of 362.93 feet to the Southwest corner of the West 1/2 of the North 1/4 of the Northeast 1/4 of the Orlando Apartments, as recorded in Plat Book 4, Page 27, Public Records of Orange County, Florida; thence run N. 89° 56' 13" E. along said South line of Orange-Orlando Apartments 15.00 feet; thence run South parallel with the West line of the East 1/2 of said Northeast 1/4 of Section 4 a distance of 1660.19 feet to the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 4; thence run S. 89° 53' 37" W. along said South line 35.00 feet to the Southwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 4; thence run North along the West line of said Southwest 1/4 of the Northeast 1/4 of Section 4 a distance of 30.00 feet to the above said North right-of-way line of Grant Street; thence run S. 89° 52' 45" W. along said North right-of-way line 596.58 feet to the point of beginning, containing therein 15.46 acres, more or less.

RECORDED & RECORD VERIFIED

*Thomas P. Hillen*

County Comptroller, Orange Co., Fla.





FOR RECORDING PURPOSES ONLY  
DOC # 20090235125 B: 9862 P: 7174  
04/24/2009 11:59:13 AM Page 1 of 12  
Rec Fee: \$103.50 Doc Type: AGM  
Deed Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: ORLANDO UTILITIES COM COM

### SERVICE AGREEMENT FOR LIGHTING SERVICE

This Agreement is entered into this 16<sup>th</sup> day of March 2009, by and between **ORLANDO UTILITIES COMMISSION**, whose address is 100 West Anderson Street, Orlando, Florida 32801 and **GRANT STATION HOMEOWNERS ASSOCIATION**, whose address is 206 Elm Avenue, Sanford, Florida 32771, for the provision of Lighting Service as more particularly set forth below.

#### DEFINITIONS

1. "BILLING CYCLE" shall mean the time between the reading date of the prior month bill and the reading date of the current month bill for the lighting Service provided by OUC during that time.
2. "CUSTOMER" shall mean the legal entity that owns the premises receiving Lighting Service and is responsible for paying the CUSTOMER bill.
3. "FORCE MAJEURE EVENT" means any event beyond OUC's reasonable control which results in the failure of some performance under this agreement, including without limitation, acts of God, epidemics, lightning, storms, earthquakes, fires, floods and washouts; strikes, lockouts or other industrial disturbances; acts of the public enemy, wars, blockades, insurrections, civil disturbances and riots; arrests, orders, directives or restraints of government agencies, either local, state, federal, civil or military; or acts of CUSTOMER which prevent OUC from providing Lighting Service.
4. "INSTALLATION DATE" shall mean the date entered in Exhibit 1, for each phase of the project, upon which OUC is to commence installation of the LIGHTING EQUIPMENT.
5. "LIGHTING EQUIPMENT" means poles, wires, fixtures, conduit, junction boxes, bases, photocells, controllers, and any other associated parts.
6. "LIGHTING SERVICE" shall collectively mean, all such installation, operation, maintenance and (if applicable) electric supply services.
7. "OUC" shall mean ORLANDO UTILITIES COMMISSION, a statutory commission created and existing under the laws of the state of Florida and the municipal utility of the City of Orlando.

**SECTION 1: OUC AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:**

- 1.1. Install the Lighting Equipment listed in Exhibit 1, under the heading entitled "OUC Installed Lighting Equipment" on the CUSTOMER's property more specifically described in Exhibit 1 (the "Property"), operate and maintain all such Lighting Equipment, and if possible under applicable laws and regulations, provide electric service necessary for the operation of the Lighting Equipment, all in accordance with the rates set forth in Exhibit 1 and the terms and provisions set forth in this Agreement.
- 1.2. Bill CUSTOMER, monthly, for Lighting Service based on the rates set forth in Exhibit 1; provided, however that OUC shall be entitled to adjust the rates charged for Lighting Service as set forth in Exhibit 1. OUC shall annually deliver notice to the CUSTOMER of any such changes to the Lighting Service rates.

**SECTION 2: THE CUSTOMER AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:**

- 2.1 Whenever possible under applicable laws and regulations, purchase from OUC all of the electric energy used for the operation of the Lighting Equipment.
- 2.2 Pay by the due date indicated thereon all bills rendered by OUC for Lighting Service provided in accordance with this Agreement.
- 2.3 Trim any and all trees or other foliage that may either obstruct the light output from Lighting Equipment or that may obstruct maintenance access to the Lighting Equipment.
- 2.4 Promptly provide notice to OUC of any inoperative or malfunctioning lights and/or Lighting Equipment installed hereunder via the outage reporting options provided in Exhibit 1, or through subsequent bill inserts or publication in the relevant newspapers of general circulation.

**SECTION 3: EASEMENTS AND ACCESS**

CUSTOMER hereby grants to OUC an irrevocable right of entry, access, ingress and egress into, over, across, upon and through the Property for purposes of gaining access to the Lighting Equipment. In addition, CUSTOMER hereby grants, transfers and conveys to OUC, an easement over the Property for the purpose of installing, operating, replacing and maintaining the Lighting Equipment as required under this Agreement.

**SECTION 4: THE PARTIES MUTUALLY AGREE:**

- 4.1 OUC, while exercising reasonable diligence at all times to furnish Lighting Service hereunder, does not guarantee continuous lighting and will not be liable for any damages for any interruption, deficiency or failure of electric service, and reserves the right to interrupt electric service at any time for necessary repairs to lines or equipment. Further, the parties acknowledge that malfunctions (including burned out bulbs) and acts beyond OUC's

reasonable control do occur from time to time, which may result in the failure of illumination of said lights and/ or Lighting Equipment provided hereunder. Although OUC performs routine maintenance and periodic inspections of said Lighting Equipment installed hereunder, it is the responsibility of the CUSTOMER to promptly notify OUC of any inoperative or malfunctioning lights or Lighting Equipment, regardless of whether such condition or malfunction was discovered or should have been discovered by OUC during the performance of such maintenance or inspection. Subject to such notification and its compliance with the provisions of Florida Statutes § 768.1382(2) & (3) (2007), as may be amended from time to time, OUC is not liable and may not be held liable for any civil damages for personal injury, wrongful death, or property damage affected or caused by the malfunction or failure of illumination of such lights or Lighting Services provided hereunder, regardless of whether the malfunction or failure of illumination is alleged or demonstrated to have contributed in any manner to the personal injury, wrongful death, or property damage.

- 4.2 OUC installation of Lighting Equipment shall be made only when, in the judgment of OUC, the location and the type of the Lighting Equipment are, and will continue to be, easily and economically accessible to OUC equipment and personnel for both construction and maintenance. OUC shall not be in default for its failure to perform its obligations under this Agreement to the extent resulting from a Force Majeure Event. OUC shall be entitled to an extension of time for the performance of Lighting Service sufficient to overcome the effects of any such Force Majeure Event.
- 4.3 Except as specifically permitted under subsection 4.6 below, modification of the Lighting Equipment provided by OUC under this Agreement may only be made through the execution of an additional Agreement between OUC and CUSTOMER or by written amendment to this Agreement, delineating the modifications to be accomplished and (if applicable) setting out any adjustments to the terms and conditions necessitated by the modification. Notwithstanding anything to the contrary contained herein, CUSTOMER shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC.
- 4.4 OUC shall, at the request of the CUSTOMER, relocate the Lighting Equipment if provided sufficient rights-of-way or easements to do so and the requested relocation does not negatively affect the ability of OUC to provide Lighting Service. The CUSTOMER shall be responsible for the payment of all costs associated with any such CUSTOMER requested relocation of OUC Lighting Equipment.
- 4.5 OUC may, at any time and without the need for CUSTOMER's permission, substitute any luminaire/lamp installed hereunder with another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 4.6 OUC shall retain all title right and ownership interest in the Lighting Equipment and shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Lighting Equipment provided pursuant

to this Agreement; provided, however that notwithstanding the foregoing, OUC shall not be responsible for and the CUSTOMER agrees to take responsibility for, the cost incurred to repair or replace any Lighting Equipment that has been damaged by CUSTOMER, its employees, agents, invitees or licensees or any other third party in which case OUC shall not be required to make such repair or replacement prior to payment by the CUSTOMER for damage. Responsibility to repair or replace damage to any CUSTOMER installed Lighting Equipment transfers to OUC upon inspection and acceptance of the fully installed and energized Lighting Equipment by OUC's Lighting Inspector.

- 4.7 Should the CUSTOMER fail to pay any bills due and rendered pursuant to this Agreement or otherwise fail to perform its obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, OUC may cease to supply the Lighting Service until the CUSTOMER has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of OUC to exercise its rights hereunder shall not be deemed a waiver of such rights. It is understood, however, that such discontinuance of the supplying of the Lighting Service shall not constitute a breach of this Agreement by OUC, nor shall it relieve the CUSTOMER of the obligation to perform any of the terms and conditions of this Agreement.
- 4.8 CUSTOMER shall be entitled to assign its rights under this Agreement to the CUSTOMER's successor in title to the Property upon which the Lighting Equipment are installed with the written consent of OUC, which shall not be unreasonably withheld. No assignment shall relieve the CUSTOMER from its obligations hereunder until such obligations have been assumed by the Purchaser in writing and agreed to by OUC.
- 4.9 This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the CUSTOMER and OUC, with respect to the Lighting Service referenced herein and along with OUC's electric service tariffs, constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.
- 4.10 CUSTOMER recognizes and agrees that it is ultimately responsible for the payment of all sales, municipal, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish CUSTOMER's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by OUC or the applicable taxing authority(ies).
- 4.11 This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the CUSTOMER and OUC.

- 4.12 OUC will exercise reasonable efforts to furnish Lighting Service hereunder in a manner which will allow continuous operation of the Lighting Equipment, but OUC does not warrant the continuous operation of the Lighting Equipment and shall not be liable for any damages for any interruption, deficiency or failure of Lighting Equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to CUSTOMER under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.
- 4.13 CUSTOMER shall locate and advise OUC, its agents, employees, servants or subcontractors, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities, including, but not limited to: sewage pipes, septic tanks, walls, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation site at least two (2) days prior to the commencement of any work by OUC at the installation site. Any and all cost or liability for damage to Underground Facilities by OUC that were not properly identified by the CUSTOMER, as described under this paragraph, shall be paid by the CUSTOMER. Except for those claims, losses and damages arising out of OUC's sole negligence, the CUSTOMER agrees to defend, at its own expense and indemnify OUC, its respective commissioner, officers, agents, employees, servants, contractors for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Lighting Equipment.

#### SECTION 5: TERM, EFFECTIVE DATE, INSTALLATION DATE, AMENDMENT, TERMINATION AND BILLING

- 5.1 The initial term of this Agreement (the "Term") shall be for twenty (20) years, and thereafter shall automatically renew for successive terms of ten (10) years hence, unless terminated by written notice of such intention from either party to the other at least sixty (60) days prior to expiration date of the initial term or subsequent terms. The initial term shall begin upon the due date of the first monthly invoice (bill) delivered to CUSTOMER for installed lighting or the capital investment portion of the Monthly Lighting Service Charge as set forth in section 5.3 hereinbelow, which ever occurs first, and shall terminate at the end Two Hundred Forty (240) consecutive Billing Cycles thereafter, unless extended or otherwise modified pursuant to the provisions herein. In the event that a phased installation of Lighting Equipment is to be provided by OUC by means of the Phase Installation Plan described in Exhibit 1, each development phase completed shall have its own Term (which shall commence and terminate as set forth above in this paragraph) and Installation Date under this Agreement.
- 5.2 The effective date of this Agreement shall be the date of execution by the CUSTOMER or OUC, whichever is later.

- 5.3 If OUC is ready and able to begin installation of the Lighting Equipment on the Installation Date, and the CUSTOMER is not ready and able to accept installation of the Lighting Equipment, OUC shall bill CUSTOMER monthly for the capital investment portion of the Monthly Lighting Service Charge; until such time as the CUSTOMER is able to commence accepting installation as set forth herein. CUSTOMER may change the Installation Date by providing OUC written notice of the new Installation Date no later than one hundred (100) days prior to the original Installation Date; however, in no event shall the new Installation Date exceed six (6) months from the original Installation Date. Provided that written notice is received by OUC at least 100 days prior to the original installation date, CUSTOMER shall not be responsible for paying the monthly bill for the capital investment portion of the Lighting Service Charge. Notwithstanding any of the foregoing, the CUSTOMER shall be liable for paying the monthly bill for the capital investment portion of the Monthly Lighting Service Charge if CUSTOMER is not ready and able to accept installation of the Lighting Equipment on the new Installation Date or the date ending six (6) months after the original Installation Date, whichever occurs first. OUC reserves the right to adjust pricing when CUSTOMER changes the original Installation Date.
- 5.4 This Agreement may only be amended in writing and such amendment must be executed with the same degree of formality as this Agreement. Notwithstanding the foregoing, the annual adjustment to rates as set forth in Exhibit 1 shall not require an amendment to this Agreement provided such annual rate adjustment does not exceed three percent (3%) over the prior year's rate.
- 5.5 The CUSTOMER may opt to terminate the Agreement at the end of the initial or subsequent Terms by providing to OUC at least sixty (60) days advance written notice. In the event that CUSTOMER terminates this agreement before the end of the initial or subsequent Terms, CUSTOMER shall be liable to OUC for the capital investment portion of the Monthly Lighting Service Charge set forth in Exhibit 1 for the remainder of the Term and all direct and consequential damages incurred by OUC as a result of such early termination, including the cost incurred by OUC to remove the Lighting Equipment. In addition to the foregoing, OUC shall have the right to pursue all other remedies or damages available at law or in equity. OUC may terminate this Agreement if at any time during the Term a final court decision is issued, an Internal Revenue Service ruling is issued, or a change in the applicable statutes or regulations occurs, any of which in the reasonable opinion of OUC's general counsel, results in the continued existence of this Agreement having a material adverse effect on OUC's ability to issue tax exempt bonds. Any such termination shall be made by 30 days' prior written notice from OUC to CUSTOMER. The CUSTOMER will be responsible for the cost incurred by OUC to remove the Lighting Equipment. OUC shall issue a bill to the CUSTOMER for removal costs once removal has been completed.
- 5.6 Billing shall commence upon the energization of the first lights or as set forth in section 5.3 above.

SECTION 6: MISCELLANEOUS

- 6.1 **Governing Law:** The validity, construction, and performance of this agreement, shall be in accordance with the laws of the State of Florida without application of its choice-of-law rules.
- 6.2 **Severability:** If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.
- 6.3 **Notices:** All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given and received: (a) five (5) days after such notice has been deposited in the United States Mail, certified, return receipt requested, with proper postage affixed thereto if the recipient is also provided a facsimile transmittal on the same date as mailed, otherwise, when the recipient receives the U.S. Mail transmittal, (b) one (1) Business day after such notice has been deposited with Federal Express, Express Mail, or other expedited mail or package delivery service guaranteeing delivery no later than the next Business Day, or (c) upon hand delivery to the appropriate address and person as herein provided if a receipt evidencing delivery has been retained. "Electronic mail" shall not be considered a "writing" for purposes hereof. All notices shall be delivered or sent to the Parties at their respective address(es) or number(s) shown below or to such other address(es) or number(s) as a Party may designate by prior written notice given in accordance with this provision to the other Party:

If to OUC:  
 Orlando Utilities Commission  
 100 West Anderson Street  
 Orlando, Florida 32801  
 Attention: Vice President, Customer Connection

If to Customer: *GRAV + STATION*  
*c/o* All About Management  
~~1485 International Parkway~~ *206 Elm AVE*  
~~Lake Mary, FL 32746~~ *SAN FORD, Florida 32771*  
 Attention: Owner, Angelia Gordon

*AKG*

- 6.4 **Entire Agreement:** This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior contemporaneous written and oral agreements, proposals, negotiations, understanding and representations pertaining to the subject matter hereof.
- 6.5 **Time Is Of The Essence:** Time is hereby declared of the essence as to all time periods set forth in this Agreement.



- 6.6 Waiver: The failure of a party to insist on strict performance of any provision under this Agreement, or to take advantage of any right hereunder shall not be construed as a waiver of future violations of such provision or right. Any waiver at any time by any party hereto of its rights with respect to the other party, or with respect to any matter arising in connection with this Agreement shall not be considered a waiver of any such rights or matters at any subsequent time.
- 6.7 OUC may allow, upon request, the installation of a camera on its poles under the following circumstances:
1. OUC will not be responsible for the installation, maintenance, or removal of any camera nor will OUC provide electricity to power such camera unless metered.
  2. The camera will be securely installed high enough on the pole so as not to impede vehicle or pedestrian flow and low enough as to not interfere with any purpose of the pole whether lighting, wire support or both.
  3. OUC will expect to recover any costs incurred due to any damage caused by allowing this accommodation.
  4. The installer, camera owner, and/or party instigating this action shall indemnify, save and hold OUC harmless from all loss, damage, claims, liability and expense whatsoever arising from this activity.
7. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from disease or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

Now, therefore, the parties enter into this Agreement as of the dates of execution indicated below. (Please complete entirely)

**GRANT STATION HOA**

Federal ID # 59-2722976

By: \_\_\_\_\_

Name: Kathrine Schmidt

Title: President

Date: 1/13/09

**ATTEST: GRANT STATION HOA**

By: Patti L Howell

Name: Patti L. Howell

Title: Agent for Association

By: Stephanie Ramsey

Name: Stephanie Ramsey

Title: Agent for Association

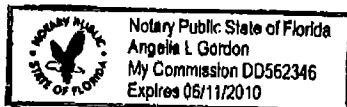
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, 2009, by Kathrine Schmidt. He is personally known to me or has produced \_\_\_\_\_ as identification.

(Notarial Seal)

Angela L Gordon

Notary Public, State of Florida  
Print Name: Angela L Gordon



ORLANDO UTILITIES COMMISSION

By: [Signature]

Name: Kenneth P. Ksionek  
Title: General Manager/CEO

Date: 3/16/09

ATTEST: By: [Signature]  
Name: Sharon L. Knudsen  
Title: Assistant Secretary

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2009, by KENNETH P. KSIONEK, as General Manager, CEO of Orlando Utilities Commission, a municipal utility chartered under the laws of the State of Florida, on behalf of the Commission. He is personally known to me or has produced Personally Known as identification.

(Notarial Seal)

[Signature]  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_



Approved as to form and legality,  
OUC Legal Department  
DATE: 3-12-09 BY: [Signature]

**EXHIBIT 1****LIGHTING SERVICE FEES:****RATE PER MONTH**

Monthly Lighting Service Charge	
Capital Investment	\$517.00
Maintenance	\$164.19
Fuel and Energy	<u>\$97.19</u>
Total	\$778.39

Initial Term Charges include Capital Investment, Fuel and Energy, and Maintenance Costs, Subsequent Term Charges include Fuel and Energy, and Maintenance Costs.

**ANNUAL RATE ADJUSTMENT**

Taxes may be adjusted periodically. The fees established in this Exhibit 1 may be adjusted by OUC annually to reflect changes in electric rates, subject to review and approval by the Florida Public Service Commission. In any one year, the rates for maintenance shall not change by more than three percent (3%) over the prior year's rate. The capital investment portion of the Monthly Lighting Service Charge shall remain fixed for the term of this Agreement.

**LIGHTING SERVICE**

The Lighting Service shall provide to CUSTOMER the foot candle lighting output (illuminating capacity) produced from the installation, operation and maintenance of the Lighting Equipment described below or such other functionally equivalent alternative lighting equipment as may be determined by OUC in its sole discretion, provided that such alternative lighting equipment provides the same illuminating capacity as the Lighting Equipment specified below.

**LIGHTING EQUIPMENT****OUC Installed Lighting Equipment:**

- (39) Fiber-Round 14' Poles
- (39) Breckenridge HPS 100 Watt Fixtures

All associated poles, fixtures, parts, wires, photocells, and controllers

**CUSTOMER Installed Lighting Equipment:****PHASED INSTALLATION PLAN**

(All at once – INSTALLATION DATE 2/15/2009)

EXHIBIT 1 (continued)

OUTAGE REPORTING

Light out Telephone Number – 407-737-4222  
Light out Web Address – [www.ouc.com/home/streetlight.htm](http://www.ouc.com/home/streetlight.htm)  
CUSTOMER Project Reference Number - \_\_\_\_\_

LEGAL DESCRIPTION OF THE PROPERTY (Please attach)

Pardel Id – 04-23-30-3145-00-002  
Plat of Grant Station 12/121 Tract B

PROPERTY / PREMISE LOCATION INFORMATION (Please complete)

Premise Name: Grant Station HOA  
Premise Address: 5411 East Grant Street  
City, State, Zip: Orlando, Florida 32812

BILLING INFORMATION

Billing Contract Name: All About Management c/o Grant Station HOA  
Billing Address: PO Box 1569  
City, State, Zip: Sanford, FL. 32772  
Billing Contact Name: Angelia Gordon – Agent for Association  
Billing Contact Phone: 407 688 7405  
Federal Tax ID: 59-2722976

ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number: \_\_\_\_\_  
Work Request No: 62009



For Recording Purposes Only

DOCH 20140175659 B: 10728 P: 0149  
04/08/2014 08:25:12 AM Page 1 of 12  
Rec Fee: \$103.50  
Deed Doc Tax: \$0.00  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: ORLANDO UTILITIES COM COM

**SERVICE AGREEMENT FOR LIGHTING SERVICE**

This Agreement is entered into this 3<sup>rd</sup> day of April 2014, by and between **ORLANDO UTILITIES COMMISSION**, whose address is 100 West Anderson Street, Orlando, Florida 32801 and **GRANT STATION HOMEOWNERS ASSOCIATION, INC.**, whose address is 206 S. Elm Avenue, Sanford, FL 32771, for the provision of Lighting Service as more particularly set forth below.

**DEFINITIONS**

1. "BILLING CYCLE" shall mean the time between the reading date of the prior month bill and the reading date of the current month bill for the lighting Service provided by OUC during that time.
2. "CUSTOMER" shall mean the legal entity that owns the premises receiving Lighting Service and is responsible for paying the CUSTOMER bill.
3. "FORCE MAJEURE EVENT" means any event beyond OUC's reasonable control which results in the failure of some performance under this agreement, including without limitation, acts of God, epidemics, lightning, storms, earthquakes, fires, floods and washouts; strikes, lockouts or other industrial disturbances; acts of the public enemy, wars, blockades, insurrections, civil disturbances and riots; arrests, orders, directives or restraints of government agencies, either local, state, federal, civil or military; or acts of CUSTOMER which prevent OUC from providing Lighting Service.
4. "INSTALLATION DATE" shall mean the date entered in Exhibit 1, for each phase of the project, upon which OUC is to commence installation of the LIGHTING EQUIPMENT.
5. "LIGHTING EQUIPMENT" means poles, wires, fixtures, conduit, junction boxes, bases, photocells, controllers, and any other associated parts.
6. "LIGHTING SERVICE" shall collectively mean, all such installation, operation, maintenance and (if applicable) electric supply services.
7. "OUC" shall mean ORLANDO UTILITIES COMMISSION, a statutory commission created and existing under the laws of the state of Florida and the municipal utility of the City of Orlando.

**SECTION 1: OUC AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:**

- 1.1. Install the Lighting Equipment listed in Exhibit 1, under the heading entitled "OUC Installed Lighting Equipment" on the CUSTOMER's property more specifically described in Exhibit 1 (the "Property"), operate and maintain all such Lighting Equipment, and if possible under applicable laws and regulations, provide electric service necessary for the operation of the Lighting Equipment, all in accordance with the rates set forth in Exhibit 1 and the terms and provisions set forth in this Agreement.
- 1.2. Bill CUSTOMER, monthly, for Lighting Service based on the rates set forth in Exhibit 1; provided, however that OUC shall be entitled to adjust the rates charged for Lighting Service as set forth in Exhibit 1. OUC shall annually deliver notice to the CUSTOMER of any such changes to the Lighting Service rates.

**SECTION 2: THE CUSTOMER AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:**

- 2.1 Whenever possible under applicable laws and regulations, purchase from OUC all of the electric energy used for the operation of the Lighting Equipment.
- 2.2 Pay by the due date indicated thereon all bills rendered by OUC for Lighting Service provided in accordance with this Agreement.
- 2.3 Trim any and all trees or other foliage that may either obstruct the light output from Lighting Equipment or that may obstruct maintenance access to the Lighting Equipment.
- 2.4 Promptly provide notice to OUC of any inoperative or malfunctioning lights and/or Lighting Equipment installed hereunder via the outage reporting options provided in Exhibit 1, or through subsequent bill inserts or publication in the relevant newspapers of general circulation.

**SECTION 3: EASEMENTS AND ACCESS**

CUSTOMER hereby grants to OUC an irrevocable right of entry, access, ingress and egress into, over, across, upon and through the Property for purposes of gaining access to the Lighting Equipment. In addition, CUSTOMER hereby grants, transfers and conveys to OUC, an easement over the Property for the purpose of installing, operating, replacing and maintaining the Lighting Equipment as required under this Agreement.

**SECTION 4: THE PARTIES MUTUALLY AGREE:**

- 4.1 OUC, while exercising reasonable diligence at all times to furnish Lighting Service hereunder, does not guarantee continuous lighting and will not be liable for any damages for any interruption, deficiency or failure of electric service, and reserves the right to interrupt electric service at any time for necessary repairs to lines or equipment. Further, the parties acknowledge that malfunctions (including burned out bulbs) and acts beyond OUC's

reasonable control do occur from time to time, which may result in the failure of illumination of said lights and/ or Lighting Equipment provided hereunder. Although OUC performs routine maintenance and periodic inspections of said Lighting Equipment installed hereunder, it is the responsibility of the CUSTOMER to promptly notify OUC of any inoperative or malfunctioning lights or Lighting Equipment, regardless of whether such condition or malfunction was discovered or should have been discovered by OUC during the performance of such maintenance or inspection. Subject to such notification and its compliance with the provisions of Florida Statutes § 768.1382(2) & (3) (2007), as may be amended from time to time, OUC is not liable and may not be held liable for any civil damages for personal injury, wrongful death, or property damage affected or caused by the malfunction or failure of illumination of such lights or Lighting Services provided hereunder, regardless of whether the malfunction or failure of illumination is alleged or demonstrated to have contributed in any manner to the personal injury, wrongful death, or property damage.

- 4.2 OUC installation of Lighting Equipment shall be made only when, in the judgment of OUC, the location and the type of the Lighting Equipment are, and will continue to be, easily and economically accessible to OUC equipment and personnel for both construction and maintenance. OUC shall not be in default for its failure to perform its obligations under this Agreement to the extent resulting from a Force Majeure Event. OUC shall be entitled to an extension of time for the performance of Lighting Service sufficient to overcome the effects of any such Force Majeure Event.
- 4.3 Except as specifically permitted under subsection 4.6 below, modification of the Lighting Equipment provided by OUC under this Agreement may only be made through the execution of an additional Agreement between OUC and CUSTOMER or by written amendment to this Agreement, delineating the modifications to be accomplished and (if applicable) setting out any adjustments to the terms and conditions necessitated by the modification. Notwithstanding anything to the contrary contained herein, CUSTOMER shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC.
- 4.4 OUC shall, at the request of the CUSTOMER, relocate the Lighting Equipment if provided sufficient rights-of-way or easements to do so and the requested relocation does not negatively affect the ability of OUC to provide Lighting Service. The CUSTOMER shall be responsible for the payment of all costs associated with any such CUSTOMER requested relocation of OUC Lighting Equipment.
- 4.5 OUC may, at any time and without the need for CUSTOMER's permission, substitute any luminaire/lamp installed hereunder with another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 4.6 OUC shall retain all title right and ownership interest in the Lighting Equipment and shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Lighting Equipment provided pursuant



to this Agreement; provided, however that notwithstanding the foregoing, OUC shall not be responsible for and the CUSTOMER agrees to take responsibility for, the cost incurred to repair or replace any Lighting Equipment that has been damaged by CUSTOMER, its employees, agents, invitees or licensees or any other third party in which case OUC shall not be required to make such repair or replacement prior to payment by the CUSTOMER for damage. Responsibility to repair or replace damage to any CUSTOMER installed Lighting Equipment transfers to OUC upon inspection and acceptance of the fully installed and energized Lighting Equipment by OUC's Lighting Inspector.

- 4.7 Should the CUSTOMER fail to pay any bills due and rendered pursuant to this Agreement or otherwise fail to perform its obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, OUC may cease to supply the Lighting Service until the CUSTOMER has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of OUC to exercise its rights hereunder shall not be deemed a waiver of such rights. It is understood, however, that such discontinuance of the supplying of the Lighting Service shall not constitute a breach of this Agreement by OUC, nor shall it relieve the CUSTOMER of the obligation to perform any of the terms and conditions of this Agreement.
- 4.8 CUSTOMER shall be entitled to assign its rights under this Agreement to the CUSTOMER's successor in title to the Property upon which the Lighting Equipment are installed with the written consent of OUC, which shall not be unreasonably withheld. No assignment shall relieve the CUSTOMER from its obligations hereunder until such obligations have been assumed by the Purchaser in writing and agreed to by OUC.
- 4.9 This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the CUSTOMER and OUC, with respect to the Lighting Service referenced herein and along with OUC's electric service tariffs, constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.
- 4.10 CUSTOMER recognizes and agrees that it is ultimately responsible for the payment of all sales, municipal, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish CUSTOMER's ultimate responsibility for the payment thereof, irrespective of whether such taxes are later charged or assessed by OUC or the applicable taxing authority(ies).
- 4.11 This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the CUSTOMER and OUC.

- 4.12 OUC will exercise reasonable efforts to furnish Lighting Service hereunder in a manner which will allow continuous operation of the Lighting Equipment, but OUC does not warrant the continuous operation of the Lighting Equipment and shall not be liable for any damages for any interruption, deficiency or failure of Lighting Equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to CUSTOMER under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.
- 4.13 CUSTOMER shall locate and advise OUC, its agents, employees, servants or subcontractors, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities, including, but not limited to: sewage pipes, septic tanks, walls, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation site at least two (2) days prior to the commencement of any work by OUC at the installation site. Any and all cost or liability for damage to Underground Facilities by OUC that were not properly identified by the CUSTOMER, as described under this paragraph, shall be paid by the CUSTOMER. Except for those claims, losses and damages arising out of OUC's sole negligence, the CUSTOMER agrees to defend, at its own expense and indemnify OUC, its respective commissioner, officers, agents, employees, servants, contractors for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Lighting Equipment.

#### **SECTION 5: TERM, EFFECTIVE DATE, INSTALLATION DATE, AMENDMENT, TERMINATION AND BILLING**

- 5.1 The initial term of this Agreement (the "Term") shall be for twenty (20) years, and thereafter shall automatically renew for successive terms of ten (10) years hence, unless terminated by written notice of such intention from either party to the other at least sixty (60) days prior to expiration date of the initial term or subsequent terms. The initial term shall begin upon the due date of the first monthly invoice (bill) delivered to CUSTOMER for installed lighting or the capital investment portion of the Monthly Lighting Service Charge as set forth in section 5.3 hereinbelow, which ever occurs first, and shall terminate at the end Two Hundred Forty (240) consecutive Billing Cycles thereafter, unless extended or otherwise modified pursuant to the provisions herein. In the event that a phased installation of Lighting Equipment is to be provided by OUC by means of the Phase Installation Plan described in Exhibit 1, each development phase completed shall have its own Term (which shall commence and terminate as set forth above in this paragraph) and Installation Date under this Agreement.
- 5.2 The effective date of this Agreement shall be the date of execution by the CUSTOMER or OUC, whichever is later.

- 5.3 If OUC is ready and able to begin installation of the Lighting Equipment on the Installation Date, and the CUSTOMER is not ready and able to accept installation of the Lighting Equipment, OUC shall bill CUSTOMER monthly for the capital investment portion of the Monthly Lighting Service Charge, until such time as the CUSTOMER is able to commence accepting installation as set forth herein. CUSTOMER may change the Installation Date by providing OUC written notice of the new Installation Date no later than one hundred (100) days prior to the original Installation Date; however, in no event shall the new Installation Date exceed six (6) months from the original Installation Date. Provided that written notice is received by OUC at least 100 days prior to the original installation date, CUSTOMER shall not be responsible for paying the monthly bill for the capital investment portion of the Lighting Service Charge. Notwithstanding any of the foregoing, the CUSTOMER shall be liable for paying the monthly bill for the capital investment portion of the Monthly Lighting Service Charge if CUSTOMER is not ready and able to accept installation of the Lighting Equipment on the new Installation Date or the date ending six (6) months after the original Installation Date, whichever occurs first. OUC reserves the right to adjust pricing when CUSTOMER changes the original Installation Date.
- 5.4 This Agreement may only be amended in writing and such amendment must be executed with the same degree of formality as this Agreement. Notwithstanding the foregoing, the annual adjustment to rates as set forth in Exhibit 1 shall not require an amendment to this Agreement provided such annual rate adjustment does not exceed three percent (3%) over the prior year's rate.
- 5.5 The CUSTOMER may opt to terminate the Agreement at the end of the initial or subsequent Terms by providing to OUC at least sixty (60) days advance written notice. In the event that CUSTOMER terminates this agreement before the end of the initial or subsequent Terms, CUSTOMER shall be liable to OUC for the capital investment portion of the Monthly Lighting Service Charge set forth in Exhibit 1 for the remainder of the Term and all direct and consequential damages incurred by OUC as a result of such early termination, including the cost incurred by OUC to remove the Lighting Equipment. In addition to the foregoing, OUC shall have the right to pursue all other remedies or damages available at law or in equity. OUC may terminate this Agreement if at any time during the Term a final court decision is issued, an Internal Revenue Service ruling is issued, or a change in the applicable statutes or regulations occurs, any of which in the reasonable opinion of OUC's general counsel, results in the continued existence of this Agreement having a material adverse effect on OUC's ability to issue tax exempt bonds. Any such termination shall be made by 30 days' prior written notice from OUC to CUSTOMER. The CUSTOMER will be responsible for the cost incurred by OUC to remove the Lighting Equipment. OUC shall issue a bill to the CUSTOMER for removal costs once removal has been completed.
- 5.6 Billing shall commence upon the energization of the first lights or as set forth in section 5.3 above.

**SECTION 6: MISCELLANEOUS**

- 6.1 **Governing Law:** The validity, construction, and performance of this agreement, shall be in accordance with the laws of the State of Florida without application of its choice-of-law rules.
- 6.2 **Severability:** If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.
- 6.3 **Notices:** All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given and received: (a) five (5) days after such notice has been deposited in the United States Mail, certified, return receipt requested, with proper postage affixed thereto if the recipient is also provided a facsimile transmittal on the same date as mailed, otherwise, when the recipient receives the U.S. Mail transmittal, (b) one (1) Business day after such notice has been deposited with Federal Express, Express Mail, or other expedited mail or package delivery service guaranteeing delivery no later than the next Business Day, or (c) upon hand delivery to the appropriate address and person as herein provided if a receipt evidencing delivery has been retained. "Electronic mail" shall not be considered a "writing" for purposes hereof. All notices shall be delivered or sent to the Parties at their respective address(es) or number(s) shown below or to such other address(es) or number(s) as a Party may designate by prior written notice given in accordance with this provision to the other Party:

If to OUC:

Orlando Utilities Commission  
 100 West Anderson Street  
 Orlando, Florida 32801  
 Attention: Office of The General Counsel

If to Customer:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Attention: \_\_\_\_\_

- 6.4 **Entire Agreement:** This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior contemporaneous written and oral agreements, proposals, negotiations, understanding and representations pertaining to the subject matter hereof.
- 6.5 **Time Is Of The Essence:** Time is hereby declared of the essence as to all time periods set forth in this Agreement.

- 6.6 **Waiver:** The failure of a party to insist on strict performance of any provision under this Agreement, or to take advantage of any right hereunder shall not be construed as a waiver of future violations of such provision or right. Any waiver at any time by any party hereto of its rights with respect to the other party, or with respect to any matter arising in connection with this Agreement shall not be considered a waiver of any such rights or matters at any subsequent time.
- 6.7 OUC may allow, upon request, the installation of a camera on its poles under the following circumstances:
1. OUC will not be responsible for the installation, maintenance, or removal of any camera nor will OUC provide electricity to power such camera unless metered.
  2. The camera will be securely installed high enough on the pole so as not to impede vehicle or pedestrian flow and low enough as to not interfere with any purpose of the pole whether lighting, wire support or both.
  3. OUC will expect to recover any costs incurred due to any damage caused by allowing this accommodation.
  4. The installer, camera owner, and/or party instigating this action shall indemnify, save and hold OUC harmless from all loss, damage, claims, liability and expense whatsoever arising from this activity.
7. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities; provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from injury or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

Now, therefore, the parties enter into this Agreement as of the dates of execution indicated below.

**GRANT STATION HOMEOWNERS ASSOCIATION, INC.**

Federal ID # 59-2722976

By: Glenn Herbert Hansen

Name: Glenn Herbert Hansen

Title: President

Date: 3/6/14

**WITNESSES: GRANT STATION HOMEOWNERS ASSOCIATION, INC.**

By: Brenda Bates

Name: Brenda Bates

Title: Secretary

By: Daniel Grayford

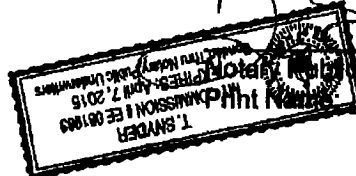
Name: Daniel Grayford

Title: Vice Pres

STATE OF FLORIDA  
COUNTY OF Sevinole

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March 2014  
~~2014~~ by Glenn Herbert Hansen. He is personally  
known to me or has produced \_\_\_\_\_ as identification.

(Notarial Seal)

T. Snyder  
State of Florida  
T. Snyder  


ORLANDO UTILITIES COMMISSION

By: [Signature]

Name: Kenneth P. Ksionek  
Title: General Manager/CEO

Date: 4-3-14

ATTEST:

By: [Signature]  
Name: Elizabeth M. Mason  
Title: Assistant Secretary

Approved as to form and legality,  
OUC Legal Department  
DATE: 4-3-14 BY: [Signature]

WITNESSES:

By: [Signature]  
Name: Marlene Mendora

Title: Admin. Specialist I

By: [Signature]  
Name: Kathleen L. Plajstek

Title: Paralegal

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3rd day of April, 2014, by KENNETH P. KSIONEK, as General Manager, CEO of Orlando Utilities Commission, a municipal utility chartered under the laws of the State of Florida, on behalf of the Commission. He is personally known to me or has produced Personally Known as identification.

(Notarial Seal)

[Signature]  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_



**EXHIBIT 1****LIGHTING SERVICE FEES:****RATE PER MONTH**

Monthly Lighting Service Charge	
Capital Investment	\$35.46
Maintenance	\$ 6.92
Fuel and Energy	<u>\$14.13</u>
Total	\$56.51

Initial Term Charges include Capital Investment, Fuel and Energy, and Maintenance Costs, Subsequent Term Charges include Fuel and Energy, and Maintenance Costs.

**ANNUAL RATE ADJUSTMENT**

Taxes may be adjusted periodically. The fees established in this Exhibit 1 may be adjusted by OUC to reflect changes in electric rates, subject to review and approval by the Florida Public Service Commission. The rates for maintenance shall not change by more than three percent (3%) over the prior year's rate. The capital investment portion of the Monthly Lighting Service Charge shall remain fixed for the term of this Agreement.

**LIGHTING SERVICE**

The Lighting Service shall provide to CUSTOMER the foot candle lighting output (illuminating capacity) produced from the installation, operation and maintenance of the Lighting Equipment described below or such other functionally equivalent alternative lighting equipment as may be determined by OUC in its sole discretion, provided that such alternative lighting equipment provides the same illuminating capacity as the Lighting Equipment specified below.

**LIGHTING EQUIPMENT**

- (1ea) 35' Concrete Pole / OUC # 001-22235
- (2ea) 250w HPS Shoebox Fixture / OUC # 036-21405  
with OUC installing conduit

**OUC Installed Lighting Equipment:**

All associated poles, fixtures, parts, wires, photocells, and controllers

**CUSTOMER Installed Lighting Equipment:****PHASED INSTALLATION PLAN**

All at once



EXHIBIT 1 (continued)

OUTAGE REPORTING

Light out Telephone Number – 407-737-4222  
Light out Web Address – [www.ouc.com/home/streetlight.htm](http://www.ouc.com/home/streetlight.htm)  
CUSTOMER Project Reference Number - \_\_\_\_\_

LEGAL DESCRIPTION OF THE PROPERTY

PLAT OF GRANT STATION 12/121 TRACT A, PUBLIC RECORDS, ORANGE COUNTY,  
FLORIDA

PROPERTY / PREMISE LOCATION INFORMATION

Premise Name: Grant Station  
Premise Address: 2108 Winslow Drive  
City, State, Zip: Orlando, FL 32812

BILLING INFORMATION

Billing Contract Name: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Billing Contact Name: \_\_\_\_\_  
Billing Contact Phone: \_\_\_\_\_  
Federal Tax ID: 59-2722976

ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number: 3754317251  
Work Request No: 462297  
Comments: This contract is for one (1) additional pole with two (2) lights to be added to Customers property. Previous contract dated 03/16/09 with Grant Street Station was for thirty-nine (39) poles and lights at this same premise under work request number 62009.



City of Orlando

SPECIAL ASSESSMENT LIEN - LOT CLEANING

INSTR 20050629560  
 OR BK 08195 PG 1193 PGS=3  
 MARTHA G. HAYNIE, COMPTROLLER  
 ORANGE COUNTY, FL

TO ALL WHOM THIS NOTICE MAY CONCERN:

The CITY OF ORLANDO, a Florida Municipal Corporation, pursuant to Chapter 308 Sec 10  
 Orlando City Code has the authority and does hereby assess and record a special  
 assessment lien, which shall be superior in dignity to all other liens, title, and  
 claims until paid, in the sum of 8,230.00 against the following described  
 real estate located in said City, to wit:

09/15/2005 02:20:30 PM  
 REC FILE 2700

LIEN #	PROPERTY OWNER	LEGAL DESCRIPTION	AMOUNT
38912	G & S Properties LLC 718 S Lake Adair Blvd Orlando	Parcel # 26 - 22 - 29 - 8424 - 00 - 320 SUNNYSIDE ADDITION W/97 LOT 32 OR B&P 5948/0669,CM 01-01-00,INST CM	300.00
38918	Cepono, Richard John 4821 W Park Rd Hollywood FL 33	Parcel # 20 - 22 - 29 - 4852 - 03 - 230 LAKE LAMME SHORES T/103 LOT 23 BLK C ORB&P 6587/3793,CM 08-01-02,INST WD	200.00
39273	Sally M McDaniel - Estate 2119 Biscayne Dr Savannah GA 3	Parcel # 32 - 22 - 29 - 7624 - 00 - 050 BODY SUB U/104 LOT 5	150.00
39275	Ferry, Leroy & Rose 454 Ellis Rd Tallahassee FL 32	Parcel # 04 - 23 - 29 - 0000 - 00 - 068 E86 825 FT S & 715.8 FT E OF NW COR OF SW1/4 OF NW1/4 RUN E 50.2 FT S 135 FT W 50.2 FT N 135 FT TO POB IN SEC 04-23-29	75.00
39276	John Parker 2161 Liston Ct Orlando FL 3281	Parcel # 05 - 23 - 29 - 7427 - 00 - 110 RICHMOND VILLAGE 2/145 LOT 11	250.00
39278	Keith Nolan & Piper Allan Serv 1414 Belle Vista Dr Orlando FL	Parcel # 23 - 22 - 29 - 5732 - 00 - 150 MORNING HILLS J/137 LOT 19 OR B&P 5593/1299,CM 10-09-90,INST WD	250.00
39279	Eastern Home Investment 3838 Hollow Crossing Dr Orland	Parcel # 28 - 22 - 30 - 9492 - 00 - 070 WORN ESTATES 6/39 LOT 7	75.00
39280	George F Barnes, Jr C/O Virginia Barnes 5237 Webb	Parcel # 26 - 22 - 29 - 6716 - 03 - 011 JAMES B PARAMORES ADDITION C/66 E 90.5FT OF W 1/2 OF LOT 1 BLK C	225.00
39282	PKL Group LLC 5100 Old Howell Branch Rd Wint	Parcel # 29 - 22 - 30 - 2292 - 01 - 140 EAST COLONIAL HEIGHTS VILLAS L/27 LOT 16 BLK A	75.00
39285	Mary Thompson 4185 Minoso St Orlando FL 3281	Parcel # 32 - 22 - 29 - 7652 - 03 - 220 ROOSEVELT PARK Q/125 LOT 22 BLK C	450.00
39286	Mary L Williams 109 Gramercy Pl Teaneck NJ 076	Parcel # 35 - 22 - 29 - 9192 - 02 - 030 WESTERN TERRACE E/42 LOTS 3 & 4 BLK B	200.00
39329	Grant Station Homeowners Assc 4524 Cury Ford Rd, #228 Orla	Parcel # 04 - 23 - 30 - 3148 - 00 - 003 FLAT OF GRANT STATION 12/121 TRACT C & B&P 598.14 FT E OF NW COR OF SW1/4 OF NW1/4 RUN E 30 FT S 30 FT W 30 FT N 30 FT TO POB ERROR IN LEGAL DESC 3997/4742	750.00
39353	Hugo Development LLC 1931 Woodcrest Dr Winter Park	Parcel # 02 - 23 - 29 - 5852 - 00 - 320 MURIEL TERRACES J/125 LOT 32	575.00
39386	Hugo Development LLC 1931 Woodcrest Dr Winter Park	Parcel # 02 - 23 - 29 - 5852 - 00 - 330 MURIEL TERRACES J/125 LOT 33	325.00
39387	Hugo Development LLC 1931 Woodcrest Dr Winter Park	Parcel # 02 - 23 - 29 - 5852 - 00 - 340 MURIEL TERRACES J/125 LOT 34	575.00
39709	Barbara Pettit 5607 Andora St Orlando FL 3280	Parcel # 28 - 22 - 30 - 4324 - 03 - 020 LAKE BANTON VILLAGE FIRST ADD T/104 LOT2 BLK C	975.00
39711	J Margaret Martin 5444 Sereus Ln Orlando FL 3282	Parcel # 15 - 23 - 30 - 1610 - 00 - 400 COURTESYSIDE 9/61 LOT 40 A	525.00
39713	Joseph Clarke Estate 4155 Kings Rwy, Apt 4B Brookl	Parcel # 34 - 22 - 30 - 1183 - 00 - 531 CAMDENVICH VILLAGE 10/78 LOT 53B	700.00

City of Orlando

SPECIAL ASSESSMENT LIEN - LOT CLEANING

40014	Freston Rolle 1853 Bethal Ln Orlando FL 3281	Parcel # 05 - 23 - 29 - 7405 - 18 - 410 RICHMOND HEIGHTS UNIT FOUR 1/68 LOT 41 BLK 19	325.00
40034	Henry & Lavonne Lewis PO Box 302 Oakland FL 34760	Parcel # 08 - 23 - 29 - 7405 - 23 - 360 RICHMOND HEIGHTS UNIT FOUR 1/68 LOT 36 BLK 23	75.00
40036	Charlis Starks Jr 3224 Coleman Pl Orlando FL 328	Parcel # 28 - 22 - 29 - 4600 - 04 - 050 LAKE MANN ESTATES UNIT # 2/59 LOT 5 BLKD 4216/4485	200.00
40526	Suncoast Contractors Inc 3502 Coronet Ave Orlando FL 32	Parcel # 35 - 22 - 29 - 5348 - 00 - 192 MCFARLAND SUB B/56 TRS S 1/2 OF LOT 19	250.00
40527	Curtis J Carson 600 E Weddell Dr SPC 82 Sunnyw	Parcel # 29 - 22 - 29 - 5483 - 00 - 150 MALIBU GROVES FIRST ADDITION 2/4 LOT 152890/1470	75.00
40529	Ken Martin Construction Inc 4036 Tamarisk Way Orlando FL 3	Parcel # 27 - 22 - 30 - 3541 - 00 - 001 HIBISCUS PLACE 17/132 THAT PT OF PLAT DESC AS RETENTION AREA (LESS BEG AT NW COR NEW E 1 FT TH ROW S 103.64 FT S 34 DEG 1.7 7 FT TH N 105.10 FT TO POB	180.00
40531	Franklin, Howard & Betty Mitch 2130 Jacobs Pl, Apt A Orlando	Parcel # 33 - 22 - 29 - 4752 - 01 - 120 LAKE SUNSET SHORES S/87 LOT 12 BLK A	450.00


Said liens were assessed in the amount aforesaid for the mowing and/or removal by the City of trash, weeds, debris and other matter which was unlawfully accumulated on the real estate described above.

Notwithstanding the fact that an invoice may allow for payment by installment, these liens are for the full amount of costs and, if applicable, administrative penalties. Interest will accrue at the rate of 8.000 % per annum.



CITY OF ORLANDO  
By: Patty Sheehan  
Patty Sheehan as Mayor ProTem

On this 17<sup>th</sup> day of August A.D. 2005, PERSONALLY appeared before me, the undersigned authority, Patty Sheehan and ALANA BRENNER well known to me and known by me to be the Mayor ProTem and City Clerk, respectively, of the CITY OF ORLANDO, and acknowledged before me that they executed the foregoing instrument on behalf of the CITY OF ORLANDO, as its true act and deed known to me and did not take an oath.  
WITNESS my hand and official seal this 17<sup>th</sup> day of August, 2005

 Rosemary Copple  
My Commission DD133245  
Expires July 11, 2006

Rosemary Copple  
Rosemary Copple as Notary Public  
Serial Number: DD133245  
My Commission Expires: July 11, 2006

This Instrument Prepared By:  
PRINCESS RILEY  
Code Enforcement

Return Recorded Copy To:  
Code Enforcement

City of Orlando

**SPECIAL ASSESSMENT LIEN - LOT CLEANING**

City of Orlando  
400 S. Orange Avenue  
Orlando, FL 32801

City of Orlando  
400 S. Orange Avenue  
Orlando, FL 32801



Orange Co FL 2001-0316695  
07/17/2001 01:49:23pm  
OR Bk 6303 Pg 2716  
Rec: 6.00  
Recorded - Martha U. Haynie

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PROJECT RESOLUTION  
FOR STATE HIGHWAY SYSTEM PROJECTS**

**WHEREAS**, pursuant to Florida Statutes Chapters 334 through 339 and Chapters 73 and 74, as amended, the Department of Transportation has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the Department; and

**WHEREAS**, pursuant to Florida Statutes Section 337.27, the Secretary of Transportation has delegated the authority to execute eminent domain resolutions to the chief administrative officer of the district in which the property is located; and

**WHEREAS**, the property to be acquired hereunder is located in District Five of the State of Florida Department of Transportation; and

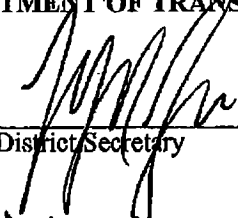
**WHEREAS**, Michael Snyder is the chief administrative officer of said district; and


**WHEREAS**, Right of Way maps have been prepared showing the location of Section 75003 (FM No. 239454-2);

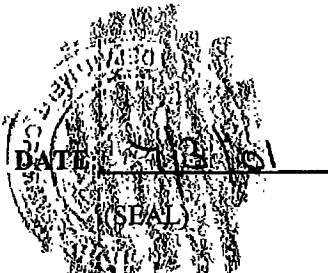
**NOW, THEREFORE, BE IT RESOLVED**, by the District Secretary that that part of State Road 436 from the Beeline Connector running through Sections 27, 28, 21, 22, 15, 16, 9, 10, 3 and 4, Township 23 South, Range 30 East to the North side of Curry Ford Road in Orange County, Florida is hereby located and designated as Section 75003 (FM No. 239454-2), and the line and location of said part of said facility are hereby designated as a part of the State Highway System; and the Right of Way maps prepared by the Department, as aforesaid, are hereby adopted as the official Right of Way maps for said section; and

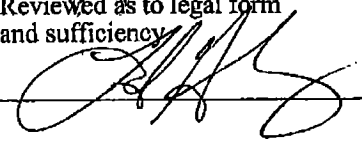
**BE IT FURTHER RESOLVED**, that it is the judgment of the State of Florida Department of Transportation that the construction of said portion of said Section is necessary, practical and in the best interest of the State; and that the acquisition of such property and property rights as are needed for said construction is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said state facility for the use of the general public; and that the Department is authorized to make such acquisition by gift, purchase or condemnation.

**STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION**

By:   
District Secretary

Attest:   
Executive Secretary



Reviewed as to legal form  
and sufficiency  


**PLEASE RETURN TO  
FLA. DEPT. OF TRANSPORTATION  
R/W RECORDS MGM MS1-551  
719 S. WOODLAND BOULEVARD  
DELAND, FL 32720-8834  
ATTN: M. JUHL**



GRANT STATION HOMEOWNER ASSOCIATION INC.

RESTATED BYLAWS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Orange Co FL 1998-0108084  
032498 03:54:17pm  
DR Bk 544 I Pg 1750  
Rec 100.50

February 1, 1998



BYLAWS  
ARTICLE I  
NAME AND LOCATION

The name of the corporation is Grant Station Homeowners Association, Inc., hereinafter referred to as the "Association" The principal office of the corporation shall be located at 4524 Curry Ford Road #228, Orlando, Florida 32812, but meetings of members and directors may be held at such places within the State of Florida, County of Orange as may be designated by the Board of Directors.

ARTICLE II  
DEFINITIONS

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

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

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

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

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

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the official records of Orange County, Florida.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

OR BK 5441 Pg 1751  
Orange Co FL 1998-0108084

ARTICLE III  
MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall

be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the attending membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, at least forty eight (48) hours before such meeting to each member entitled to vote. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

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

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

OR BK 5441 Pg 1752  
Orange Co FL 1998-0108084

#### ARTICLE IV

##### BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of Directors composed of not less than three (3) members, but as many members as the Board of Directors may from time to time determine.

Section 2. Term of Office. At The ANNUAL MEETING held by the Association, the Owner-Members shall elect a Board of Directors for a term of one (1) year.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor



shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

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

ARTICLE V  
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointments shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members.

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

ARTICLE V  
MEETING OF DIRECTORS

OR Bk 5441 Pg 1753  
Orange Co FL 1998-0100084

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held no less than bi-monthly, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall

constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

- (a) adopt and publish rules and regulations upon approval of the general membership governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Restated By-Laws, the Articles of Incorporation, or the Declaration.
- (c) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors except ill health or hardship; and
- (d) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties as approved by the general membership.

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

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members of the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (b) supervise all officers agents and employees of this Association and to see that their duties are properly performed;
- (c) procure and maintain adequate liability and hazard insurance on property owned by the Association.
- (d) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

OR Bk 5441 Pg 1754  
Orange Co FL 1998-0108084

February 1, 1998

Page 4

- (e) cause the Common Area to be maintained.
- (f) cause the exterior of the dwellings to be maintained.

**ARTICLE VII  
OFFICERS AND THEIR DUTIES**

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

Section 2. Election of Officers. The election of officers shall take place at the annual meeting of the members.

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

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

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

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

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

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

President

OR Bk 5441 Pg 1755  
Orange Co FL 1996-010004

- (a) The president shall preside at all meetings of the Board of



Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall be one of the approving signatures on all checks and promissory notes.

Vice President

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

Secretary

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

Treasurer

- (d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the association and shall disperse such funds as directed by resolution of the Board of Directors shall sign all checks and promissory notes of the Association keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the members at its annual and regular monthly meetings, and deliver a copy of each to the members. Treasurer shall also maintain a petty cash fund of no more than \$200.00
- (e) The Board, at its option, may engage the services of a professional property management firm and delegate such duties of the officers as it shall deem appropriate.

OR Bk 5441 Pg 1756  
Orange Co FL 1598-010884

ARTICLE IX  
ARCHITECTURAL REVIEW BOARD AND COMMITTEES

The Association may appoint an Architectural Review Board, as provided in the Declaration, and a Nominating Committee, as provided by these Restated By-Laws. In addition, the Board of Directors shall appoint other



committees as deemed appropriate in carrying out its purpose.

ARTICLE X  
BOOKS AND RECORDS

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

ARTICLE XI  
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowed by Florida law, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his/her Lot.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference of the words: Grant Station Homeowners Association, Inc., Corporation not for profit, 1983.

ARTICLE XIII  
AMENDMENTS

GR BK 5441 Pg 1757  
Orange Co FL 1998-0108084

Section 1. These By-Laws may be amended at regular or special meeting of the members, by a vote of a majority of a quorum of members present in the person or by proxy.

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



the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

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

IN WITNESS WHEREOF, we, being all of the directors of the Grant Station Homeowners Association, have hereunto set our hands this 1st day of February, 1998.

*Arthur G. ...*  
President

*Mary E. Hamilton*  
Vice-President

*Kathryn Schmidt*  
Secretary

*J. Hamilton*  
Treasurer

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duty elected and acting secretary of the Grant Station Homeowners Association, Inc, a Florida corporation, and

THAT the foregoing By-Laws constitute the Restated By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 26th day of January , 1998.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 1st day of February 1998.

*Kathryn Schmidt*  
Secretary

GR Bk 5441 Pg 1758  
Orange Co FL 1998-0108084

February 1, 1998

Page 8

RESTATED DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GRANT STATION HOMEOWNERS ASSOCIATION, INC.

THIS RESTATED DECLARATION, made on the date hereinafter set forth by the Grant Station Homeowners Association, Inc.

WITNESSETH:

WHEREAS, certain real properties known as Grant Station in Orlando, County of Orange, State of Florida, which is more particularly described in the Plat Book 12 Pages 121 and 122 of the Public Records of Orange County, Florida.

NOW, THEREFORE, Grant Station Homeowners Association, Inc. Hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

ARTICLE I  
DEFINITIONS

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

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

DR Bk 5441 Pg 1759  
Orange Co FL 1998-0108084

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at



the time of the conveyance of the first lots is described as follows:

All real property located within the Plat of Grant Station, as recorded in Plat Book 12, Pages 121 and 122, of the Public Records of Orange County, Florida, less and except all lots platted therein.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Area.

ARTICLE II  
PROPERTY RIGHTS

Section 1. Owners Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) the right of the Association to charge reasonable admission and other fees for the use of the Common Area and recreation facilities contained thereon;
- (b) the right of the Association to suspend voting rights and right to use of the Common Area by any owner for any period during which any assessment against his Lot remains unpaid, and for a period not to exceed 60 days for any infraction of its published rules and regulations.
- (c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of the members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

OR Bk 5441 Pg 1760  
Orange Co FL 1998-0100084

ARTICLE III  
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may





not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have one class of voting membership. Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien & Personal Obligation of Assessments. The Owners agree to pay to the Association: (1) annual assessments or charges, and (2) special assessment for capital improvements, such assessments to be established and collected hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. The maximum annual assessment shall be three hundred (\$300.00) per Lot.

- (a) The maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year with a vote of the membership.
- (b) The maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of the members who are voting in person or by proxy at a meeting duly called for this purpose.
- (c) The Board of Directors with general membership approval may fix the annual assessment at an amount not in excess of the maximum Collection monthly, quarterly or annually is at the discretion of the Board Of Directors. Unless otherwise directed by the Board, the assessments shall be collected monthly.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any

OR Bk 5441 Pg 176 1  
Orange Co FL 1998-0108084

February 1, 1998

Page 11

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, repair or replacement of a capital improvement upon the Common Area including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 10 days nor more than 60 days in advance of the meeting. At such meeting, the presence of attending members or of proxies entitled to cast majority of all the votes shall constitute a quorum.

Section 6. Date of Commencement of Assessments; Due Date. The due date of any assessment shall be fixed in the resolution authorizing such assessment. The assessments shall be payable in monthly, quarterly, or annual installments if so determined by the Board.

Section 7. Effect of Nonpayment of Assessment; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate allowed by Florida law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due from the lien thereof.

ARTICLE V  
ARCHITECTURAL CONTROL

Section 1. Subdivision Architectural Control. No building, shed, fence wall, residence, garage or any other structural improvement, or change or alteration to the exterior of existing structures or improvements shall be commenced, erected or maintained, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications

February 1, 1998

OR BN 5441 Pt 1762  
Orange Co FL 1998-0108084  
Page 12

showing the nature, kind, size, design, shape, finished grade elevation, height, materials, color and locations of the same shall have been submitted, together with a plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes, and shall be approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Board of Directors of the Association or their appointees acting as an Architectural Review Board, sometimes herein referred to as the "ARB".

Section 2. Duties and Responsibilities the Association may include the following. To promulgate from time to time residential planning criteria for the Property. Said planning criteria shall be set forth in writing and be made available to all members and to all prospective members of the Association. Any planning criteria promulgated shall be subject to final approval by the Board. Said planning criteria may include any and all matters considered appropriate not consistent with the provisions of this Declaration and if for any reason, including purely aesthetic reasons, the Association should determine that said improvement, alteration, etc., is not consistent with the development plan of the property, the planning criteria for Grant Station or land contiguous thereto, such alteration or improvement shall not be made.

Section 3. Approval or Disapproval. A set of plans and specifications shall be submitted to the Board by the Owner prior to applying for a building permit. The Board approval or disapproval, as required by this Restated Declaration, shall be in writing and set forth on the copy of the plans, etc., to be returned to the Owner. 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 not suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related criteria shall be deemed to have been fully complied with. The Board, or any agent or architect thereof, shall not be responsible in any way for any defects in any plan or specification submitted, revised or accorded in accordance with the requirements of the Board, or for any structural or other defect in any work done according to such plans and specifications. The work approved must be substantially performed in accordance with the plans and specifications as submitted and approved. The Owner has the right to petition the Association if they are not in agreement with the Board. The applicant may request a hearing before the Association, at which the applicant, personally or through representatives of the applicant's choosing is entitled to a reasonable opportunity to be heard in a reasonably impartial manner, after reasonable advance notice. No particular formality is required for any of the Board's proceedings, including any hearing, nor is any record required other than a written statement fairly summarizing the material features of any Board action.

OR Bk 5441 Pg 1763  
Orange Co FL 1998-0105084

February 1, 1998

Page 13

Section 4. Enforcement of Planning Criteria. The Association shall have the right to enforce the provisions hereof and the planning criteria. Should any Owner fail to comply with the requirements hereof, or of the planning criteria after thirty (30) days written notice, the Association shall have the right to enter upon the Lot, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the planning criteria, and charge the cost thereof to the Owner. Alternatively, should the Association be required and elect to enforce the provisions hereof by legal action (including, but not limited to, equitable relief), the reasonable attorney's fees and costs incurred, whether or not judicial proceedings are involved, including the attorney's fees and costs incurred on appeal from judicial proceedings, shall be collectible from the Owner. The Association, or its' agents or employees, shall not be liable to the Owner for any trespass or damages or injury to the property or person of the Owner unless caused by negligence.

Section 5. Appeal Process. In the event of a disapproval of plans and specifications the Owner may appeal in writing to the Association no later than fifteen (15) days after the notice of disapproval. The Association shall have thirty (30) days to rule on the appeal. Any decision of the Board may be appealed to the Association within thirty (30) days from the date of such decision. Upon appeal, the action of the Association in a duly noticed meeting shall be final, except where the City Planning Board's concurrence is required. In cases where no appeal is made, the action of the Board shall be final.

ARTICLE VI  
RESTRICTIVE COVENANTS

Section 1. Exterior Maintenance. Every Owner's property at Grant Station must be maintained in a safe, clean, wholesome and attractive condition and shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly. In particular, no weeds, underbrush, or other unsightly growth and no trash, rubbish, refuse, debris or unsightly objects of any kind shall be permitted. In the event any lot is not so maintained, the Board shall have the right to enter upon said lot for the purpose of cutting and removing such overgrown weeds and the expense thereof shall be charged to and paid by the Owner of such lot. In the event said expense shall not be paid by said owner within thirty (30) days after being provided with a written demand for payment, such expense shall be declared delinquent and shall, together with interest thereon at the highest rate allowable by law and the cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the lot which shall bind such property in the hands of the then owner, his/her heirs, devisees, personal representatives and assigns. The personal obligation of the then owner to

February 1, 1998

OR Bk 544-1 p. 1764  
Orange Co FL 1998-0108084  
Page 14

pay subject assessment shall remain his/her personal obligation for the statutory period. If the expense assessment is not paid within thirty (30) days after the above described notice, then the Association may bring an action at law against the owner personally obligated to pay the same or foreclose a lien against the lot, and there shall be added to the amount of such assessment, the costs of preparing and filing the complaint of such action, and in the event a judgement is obtained, such judgement shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the cost of action.

Section 2. Dwelling Units.

- 2.1 Dwelling units shall be single family detached from other units by space on all sides.
- 2.2 No dwelling unit shall exceed thirty-five (35) feet in height, not to exceed two (2) stories.

Section 3. No Temporary Buildings. No tents, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the written consent of the Association.

Section 4. Easements. Easements are hereby reserved for utility, landscape, or drainage purposes in Grant Station as indicated by the recorded Plat thereof. The Association reserves the right to assign any and all easements shown on the recorded Plat, or which are hereinafter created for installation of utilities, landscape or other uses deemed by the Association to be necessary or appropriate for the service of Grant Station. Any wall, fence, paving, planting or other improvements placed therein by the Owner of the property on which the easement lies shall be removed, if required by the Association, or his assignee, at the expense of said Owner. The designated landscape and/or fence easements on the Plan of Grant Station shall be for the purpose of beautifying and adding character to the total community. As such, these landscaped areas and fences shall be maintained by the Association with expenses for such maintenance being a part of the annual assessment on all lots.

Section 5. Accessory Buildings & Structures Not Part of the Original Construction Plans. After appropriate written approvals have been received from the Board of the Homeowners Association and the Bureau of Building Inspection and Bureau of Planning and Zoning of the City of Orlando, accessory storage buildings may be permitted subject to the following restrictions.

- 5.1 Only one (1) detached accessory building shall be permitted on a

OR BK 5441 Pg 1765  
Orange Co FL 1998-0108084

February 1, 1998

Page 15



building lot.

- 5.2 A detached accessory building shall be located in the rear yard behind the principal building structure.
- 5.3 A detached accessory building shall observe the minimum setback requirements of rear lot lines - five (5) feet.
- 5.4 A detached accessory building shall not exceed seven (7) feet in height and not to exceed eighty (80) square feet.
- 5.5 A detached accessory building shall not be used or converted to residential use.

Section 6. Garbage and Trash Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers and, except during pick up if required to be placed at the curb, all containers shall be kept at the rear of all living units or out of sight from the street. No burning of trash or other waste materials shall be permitted. Garbage should be placed out for pick up on the day of pick up or no earlier than 5 PM the night before in accordance with the City of Orlando ordinance.

Section 7. Vehicles and Repair. No inoperative automobiles, trucks, trailers or other types of vehicles shall be allowed to remain either on or adjacent to any lot for a period in excess of forty-eight (48) hours provided, however, this provision shall not apply to any such vehicle being kept in an enclosed garage. There shall be no major repair performed on any motor vehicle on or adjacent to any lot in the subdivision. No vehicle, in the driveway or adjacent to property, will be allowed to be placed on jack stands or blocks.

Section 8. Garages and Driveways.

- 8.1 Each unit shall have either a one (1) or two (2) car enclosed garage attached to the principal structure. No detached garage structures shall be permitted.
- 8.2 No garage, nor any portion thereof, shall be converted into a living area; and further, garages shall be maintained in a structural condition suitable to accommodate the intended parking use.
- 8.3 Building lots will only be permitted to have a single wide curb for the driveway in accordance with the City of Orlando Bureau of Engineering specifications.

DR 84 5441 Pg 1766  
Orange Co FL 1998-0108084

February 1, 1998

Page 16



8.4 Driveway expansion is encouraged. The requests for driveway expansions to be reviewed upon receipt of specifications to the Board.

Section 9. Fences.

9.1 Fences shall not exceed six (6) feet in height and shall be made of a style and type approved by the Board. No chain link fences shall be permitted.

9.2 Fence Painting. All fencing is to be painted the color of white.

Section 10. Signs. No sign of any kind shall be erected or displayed on any of the property in Grant Station or any structure thereon unless the Association has approved in writing the design, materials, lettering and location of said sign, except for one forty (40) square inch (or less) "FOR SALE" or "FOR RENT" sign per unit. Security signs provided by a security company are also acceptable.

Section 11. Sideward Walkways and Patios. Any patio structure erected within the sideward of a unit must be made of materials of a porous nature. Patio stones and bricks are permitted to be utilized providing drainage is allotted between the stones. Patio slabs are prohibited in the side yards as well as the extension of existing sideward patio slabs.

Section 12. Use Occupancy.

12.1 No lot or dwelling unit shall be used in whole or part for anything other than residential purposes.

12.2 No trade, traffic or business whether professional, commercial, industrial or manufacturing shall be engaged in on the property or any part thereof and further no hospital, sanitarium, church, private school, riding academy, tavern, or institution of similar or like character shall be conducted or maintained on the properties with the exception of inhome office for personal use only.

Section 13. Offensive Activity. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant in the neighborhood; and further,

OR Bk 5441 Pg 1767  
Orange Co FL 1998-0108084

February 1, 1998

Page 17

no cows, cattle, goats, hogs, poultry or other like animal or fowl, shall be kept or raised on any lot or any living unit; provided, however, that nothing herein shall prevent the keeping or raising of a domestic pet in accordance with applicable Orange County laws; provided, however, all domestic pets shall either be kept on a leash or kept within an enclosed area.

13.1 Nuisance and Trespassing. Nothing shall be done on any Lot which may be or may become an annoyance or nuisance to the neighborhood. In the event of any question as to what may be or may become a nuisance, such question shall be submitted to the Association for a decision in writing and whose decisions shall be final. The Board of Directors shall have the authority to have any unauthorized person or vehicle arrested or removed from the Properties.

Section 14. Enclosures. Only screened enclosures that maintain screened roofing are permitted to be erected within the sideyard of a unit. Although, screened enclosures with solid roofing are permitted at the rear of a building structure as approved by the Board.

Section 15. Swimming Pools, Spa or Hot Tub.

15.1 Swimming pools, spas, or hot tubs, shall be located on the rear of the building lot.

15.2 Minimum side and rear setbacks shall be at least five (5) feet from a lot line to any portion of the pool including deckings or apron area.

15.3 All swimming pools shall be enclosed by a fence as required by City Code. The fence must be in conformity with the requirements outlined in Section 9.

15.4 Pool screen enclosures cannot exceed the height of the principal structure. Screen enclosures may be placed around the pool area with the setback established for pools, spas and hot tubs.

Section 16. Building Setbacks and Separation Requirements.

16.1 Front-20 feet from the principal structure to the front lot line

16.2 Rear-20 feet from the principal structure to the rear lot line.

16.3 Side-One of the side yards may be reduced to zero (0) feet and the opposite side yard shall not be less than six (6) feet from

February 1, 1998

OR 8k 5441 Pg 176B  
Orange Co FL 1998-0108064  
Page 18



the side lot line.

16.4 Street side yards - No structure shall be closer than ten (10) feet from the street side lot line.

16.5 The rear yard to rear yard distance between principal structures shall not be less than forty (40) feet.

16.6 Measurement of Setbacks - Setbacks shall be measured on a perpendicular to the lot line to the nearest support for the roof of the structure. Roof overhangs, ornamentals, air conditioner compressor, and architectural features may be permitted to project into a setback area, but the projection shall not exceed three (3) feet into the setback.

Section 17. Antennas. The installation of antennas, satellite discs and solar panels are permitted. All plans for antennas, satellite discs and solar panels must be submitted to the Board of Directors for prior approval.

Section 18. Exterior House Painting.

18.1 No extreme or clashing colors are permitted. Colors and trim selected must complement the appearance of the community, not distract from it.

18.2 The basic exterior color scheme of Grant Station is pastel Blue Gray, Green, Yellow or Brown with White trim.

Section 19. Clotheslines. No garments, laundry, rugs or other articles may be aired or dried on any lot unless such items are hung on a removable clothesline unit which must be removed before nightfall. Any such removable unit shall be placed at the rear of the residence and within the area encompassed by a rearward extension of the side lines of the residence. No other type of clothesline shall be permitted on any lot.

Section 20. Game and Play Structures. All basketball backboards and any other fixed game and play structure shall require approval by the Board. Tree houses or platforms of a like kind or nature will not be constructed on any part of the lot located in front of the rear line of a living unit constructed thereon.

Section 21. Reconstruction of Damaged Improvements. In the event that a living unit or other improvement on any lot shall be damaged or destroyed by casualty, hazard or other cause, including fire or windstorm, then, within a reasonable period, not exceeding three (3) months following the occurrence of the offending incident, the Owner of the affected living

February 1, 1998

OR Bk 5441 Pg 1769  
Orange Co FL 329-0108084  
Page 19



unit/lot shall cause the damaged or destroyed improvements to be repaired, rebuilt or reconstructed or to be removed and cleared from such lot. Any such repair, rebuilding or reconstruction shall be approved and accomplished as otherwise required pursuant to the provisions of this Restated Declaration. Enforcement of the provisions of this Section shall be in accordance with the provisions of Article V, Section 4, of the Restated Declaration and such other provisions of this Restated Declaration as shall be applicable to its enforcement generally.

Section 22. Removal and/or Towing. Any commercial, recreational, or other vehicle parked or stored in violation of these restrictions may be towed away or otherwise removed by or at the request of the Association and at the sole expense of the owner of such commercial, recreational or other vehicle in violation of these restrictions or such rules and regulations. In the event of such towing or other removal, the Association and its employees or agents shall not be liable or responsible to the owner of such vehicle for trespass, conversion, or damage incurred as an incident to or for the cost of such removal or otherwise; nor shall the Association, its employees or agents be guilty of any criminal act or have any civil liability by reason of such towing or removal. Any vehicle, boat, R/V or any other property in the designated area must have a valid license plate and must be maintained in operable condition. If inoperable, the property must be removed within thirty (30) days.

OR Bk 5441 Pg 1770  
Grange Co FL 1998-010804

February 1, 1998

Page 20



IN WITNESS WHEREOF, The Grant Station Homeowners Association Inc. has caused these presents to be executed as the date and year first above written. Signed, sealed and delivered in the presence of:

[Signature]  
President

[Signature]  
Witness W. Scott Friske

[Signature]  
Witness Sandra Janney

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Richard G. Wendt, personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of February 1998.



(seal)

[Signature]  
Notary Public, State of Florida

My Commission Expires:

Notary Public, State of Florida  
For the County of  Orange  Duval  Alachua  
I am a  Resident  Non-Resident  
And also did hold and take the oath.

OR Bk 5441 Pg 1771  
Orange Co FL 1998-0108084

Recorded - Martha D. Haynie

GRANT STATION HOMEOWNER ASSOCIATION INC.

RESTATED BYLAWS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

February 1, 1998

BYLAWS

ARTICLE I

NAME AND LOCATION

The name of the corporation is Grant Station Homeowners Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 4524 Curry Ford Road #228, Orlando, Florida 32812, but meetings of members and directors may be held at such places within the State of Florida, County of Orange as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

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

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

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

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

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

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the official records of Orange County, Florida.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meeting of the members shall

be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter. If the day for the annual meeting of the members is a legal holiday; the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the attending membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, at least forty eight (48) hours before such meeting to each member entitled to vote. Such notice shall specify the place, day and hour of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting entitled to cast, or of proxies entitled to cast, ~~of a majority of the members shall constitute a quorum for any action that may be taken at the meeting.~~ in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meeting of members, each member may vote in person or by proxy. ~~Any proxy shall be in writing and must be signed by the~~ secretary. Every proxy shall be revocable and shall automatically cease upon coveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of Directors composed of not less than three (3) members, but as many members as the Board of Directors may from time to time determine.

Section 2. Term of Office. At The ANNUAL MEETING held by the Association, the Owner-Members shall elect a Board of Directors for a term of one (1) year.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor

shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

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

ARTICLE V  
NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointments shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members.

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

ARTICLE V  
MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held no less than bi-monthly, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall

constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII  
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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

- (a) adopt and publish rules and regulations upon approval of the general membership governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Restated By-Laws, the Articles of Incorporation, or the Declaration.
- (c) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors except ill health or hardship; and
- (d) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties as approved by the general membership.

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

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members of the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (b) supervise all officers agents and employees of this Association and to see that their duties are properly performed;
- (c) procure and maintain adequate liability and hazard insurance on property owned by the Association.
- (d) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.



(e) cause the Common Area to be maintained.

(f) cause the exterior of the dwellings to be maintained.

ARTICLE VII  
OFFICERS AND THEIR DUTIES

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

Section 2. Election of Officers. The election of officers shall take place at the annual meeting of the members.

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

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

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

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

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

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

President

(a) The president shall preside at all meetings of the Board of

Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall be one of the approving signatures on all checks and promissory notes.

Vice President

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

Secretary

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

Treasurer

- (d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the association and shall disperse such funds as directed by resolution of the Board of Directors shall sign all checks and promissory notes of the Association keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the members at its annual and regular monthly meetings, and deliver a copy of each to the members. Treasurer shall also maintain a petty cash fund of no more than \$200.00
- (e) The Board, at its option, may engage the services of a professional property management firm and delegate such duties of the officers as it shall deem appropriate.

ARTICLE IX  
ARCHITECTURAL REVIEW BOARD AND COMMITTEES

The Association may appoint an Architectural Review Board, as provided in the Declaration, and a Nominating Committee, as provided by these Restated By-Laws. In addition, the Board of Directors shall appoint other

committees as deemed appropriate in carrying out its purpose.

ARTICLE X  
BOOKS AND RECORDS

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

ARTICLE XI  
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate allowed by Florida law, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his/her Lot.

ARTICLE XII  
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference of the words: Grant Station Homeowners Association, Inc., Corporation not for profit, 1983.

ARTICLE XIII  
AMENDMENTS

Section 1. These By-Laws may be amended at regular or special meeting of the members, by a vote of a majority of a quorum of members present in the person or by proxy.

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

the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

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

IN WITNESS WHEREOF, we, being all of the directors of the Grant Station Homeowners Association, have hereunto set our hands this 1st day of February, 1998.

*Adrian G. ...*  
President

*Mary E. ...*  
Vice-President

*Kathryn Schmidt*  
Secretary

*J. Hamilton*  
Treasurer

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Grant Station Homeowners Association, Inc, a Florida corporation, and

THAT the foregoing By-Laws constitute the Restated By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 26th day of January , 1998.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 1st day of February 1998.

*Kathryn Schmidt*  
Secretary

RESTATED DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR GRANT STATION HOMEOWNERS ASSOCIATION, INC.

THIS RESTATED DECLARATION, made on the date hereinafter set forth by the Grant Station Homeowners Association, Inc.

WITNESSETH:

WHEREAS, certain real properties known as Grant Station in Orlando, County of Orange, State of Florida, which is more particularly described in the Plat Book 12 Pages 121 and 122 of the Public Records of Orange County, Florida.

NOW, THEREFORE, Grant Station Homeowners Association, Inc. Hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each owner thereof.

ARTICLE I  
DEFINITIONS

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

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at

the time of the conveyance of the first lots is described as follows:

All real property located within the Plat of Grant Station, as recorded in Plat Book 12, Pages 121 and 122, of the Public Records of Orange County, Florida, less and except all lots platted therein.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, with the exception of the Common Area.

ARTICLE II  
PROPERTY RIGHTS

Section 1. Owners Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) the right of the Association to charge reasonable admission and other fees for the use of the Common Area and recreation facilities contained thereon;
- (b) the right of the Association to suspend voting rights and right to use of the Common Area by any owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations.
- (c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of the members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III  
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may

not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have one class of voting membership. Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien & Personal Obligation of Assessments. The Owners agree to pay to the Association: (1) annual assessments or charges, and (2) special assessment for capital improvements, such assessments to be established and collected hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. The maximum annual assessment shall be three hundred (\$300.00) per Lot.

- (a) The maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year with a vote of the membership.
- (b) The maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of the members who are voting in person or by proxy at a meeting duly called for this purpose.
- (c) The Board of Directors with general membership approval may fix the annual assessment at an amount not in excess of the maximum Collection monthly, quarterly or annually is at the discretion of the Board Of Directors. Unless otherwise directed by the Board, the assessments shall be collected monthly.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, 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, repair or replacement of a capital improvement upon the Common Area including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 10 days nor more than 60 days in advance of the meeting. At such meeting, the presence of attending members or of proxies entitled to cast majority of all the votes shall constitute a quorum.

Section 6. Date of Commencement of Assessments; Due Date. The due date of any assessment shall be fixed in the resolution authorizing such assessment. The assessments shall be payable in monthly, quarterly, or annual installments if so determined by the Board.

Section 7. Effect of Nonpayment of Assessment; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest rate allowed by Florida law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due from the lien thereof.

ARTICLE V  
ARCHITECTURAL CONTROL

Section 1. Subdivision Architectural Control. No building, shed, fence wall, residence, garage or any other structural improvement, or change or alteration to the exterior of existing structures or improvements shall be commenced, erected or maintained, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications



showing the nature, kind, size, design, shape, finished grade elevation, height, materials, color and locations of the same shall have been submitted, together with a plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes, and shall be approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Board of Directors of the Association or their appointees acting as an Architectural Review Board, sometimes herein referred to as the "ARB".

Section 2. Duties and Responsibilities the Association may include the following. To promulgate from time to time residential planning criteria for the Property. Said planning criteria shall be set forth in writing and be made available to all members and to all prospective members of the Association. Any planning criteria promulgated shall be subject to final approval by the Board. Said planning criteria may include any and all matters considered appropriate not consistent with the provisions of this Declaration and if for any reason, including purely aesthetic reasons, the Association should determine that said improvement, alteration, etc., is not consistent with the development plan of the property, the planning criteria for Grant Station or land contiguous thereto, such alteration or improvement shall not be made.

Section 3. Approval or Disapproval. A set of plans and specifications shall be submitted to the Board by the Owner prior to applying for a building permit. The Board approval or disapproval, as required by this Restated Declaration, shall be in writing and set forth on the copy of the plans, etc., to be returned to the Owner. 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 not suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related criteria shall be deemed to have been fully complied with. The Board, or any agent or architect thereof, shall not be responsible in any way for any defects in any plan or specification submitted, revised or accorded in accordance with the requirements of the Board, or for any structural or other defect in any work done according to such plans and specifications. The work approved must be substantially performed in accordance with the plans and specifications as submitted and approved. The Owner has the right to petition the Association if they are not in agreement with the Board. The applicant may request a hearing before the Association, at which the applicant, personally or through representatives of the applicant's choosing is entitled to a reasonable opportunity to be heard in a reasonably impartial manner, after reasonable advance notice. No particular formality is required for any of the Board's proceedings, including any hearing, nor is any record required other than a written statement fairly summarizing the material features of any Board action.

Section 4. Enforcement of Planning Criteria. The Association shall have the right to enforce the provisions hereof and the planning criteria. Should any Owner fail to comply with the requirements hereof, or of the planning criteria after thirty (30) days written notice, the Association shall have the right to enter upon the Lot, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the planning criteria, and charge the cost thereof to the Owner. Alternatively, should the Association be required and elect to enforce the provisions hereof by legal action (including, but not limited to, equitable relief), the reasonable attorney's fees and costs incurred, whether or not judicial proceedings are involved, including the attorney's fees and costs incurred on appeal from judicial proceedings, shall be collectible from the Owner. The Association, or its agents or employees, shall not be liable to the Owner for any trespass or damages or injury to the property or person of the Owner unless caused by negligence.

Section 5. Appeal Process. In the event of a disapproval of plans and specifications the Owner may appeal in writing to the Association no later than fifteen (15) days after the notice of disapproval. The Association shall have thirty (30) days to rule on the appeal. Any decision of the Board may be appealed to the Association within thirty (30) days from the date of such decision. Upon appeal, the action of the Association in a duly noticed meeting shall be final, except where the City Planning Board's concurrence is required. In cases where no appeal is made, the action of the Board shall be final.

#### ARTICLE VI RESTRICTIVE COVENANTS

Section 1. Exterior Maintenance. Every Owner's property at Grant Station must be maintained in a safe, clean, wholesome and attractive condition and shall not be allowed to deteriorate, fall into disrepair or become unsafe or unsightly. In particular, no weeds, underbrush, or other unsightly growth and no trash, rubbish, refuse, debris or unsightly objects of any kind shall be permitted. In the event any lot is not so maintained, the Board shall have the right to enter upon said lot for the purpose of cutting and removing such overgrown weeds and the expense thereof shall be charged to and paid by the Owner of such lot. In the event said expense shall not be paid by said owner within thirty (30) days after being provided with a written demand for payment, such expense shall be declared delinquent and shall, together with interest thereon at the highest rate allowable by law and the cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the lot which shall bind such property in the hands of the then owner, his/her heirs, devisees, personal representatives and assigns. The personal obligation of the then owner to

pay subject assessment shall remain his/her personal obligation for the statutory period. If the expense assessment is not paid within thirty (30) days after the above described notice, then the Association may bring an action at law against the owner personally obligated to pay the same or foreclose a lien against the lot, and there shall be added to the amount of such assessment, the costs of preparing and filing the complaint of such action, and in the event a judgement is obtained, such judgement shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the court together with the cost of action.

Section 2. Dwelling Units.

- 2.1 Dwelling units shall be single family detached from other units .. by space on all sides.
- 2.2 No dwelling unit shall exceed thirty-five (35) feet in height, not to exceed two (2) stories.

Section 3. No Temporary Buildings. No tents, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on any Lot without the written consent of the Association.

Section 4. Easements. Easements are hereby reserved for utility, landscape, or drainage purposes in Grant Station as indicated by the recorded Plat thereof. The Association reserves the right to assign any and all easements shown on the recorded Plat, or which are hereinafter created for installation of utilities, landscape or other uses deemed by the Association to be necessary or appropriate for the service of Grant Station. Any wall, fence, paving, planting or other improvements placed therein by the Owner of the property on which the easement lies shall be removed, if required by the Association, or his assignee, at the expense of said Owner. The designated landscape and/or fence easements on the Plan of Grant Station shall be for the purpose of beautifying and adding character to the total community. As such, these landscaped areas and fences shall be maintained by the Association with expenses for such maintenance being a part of the annual assessment on all lots.

Section 5. Accessory Buildings & Structures Not Part of the Original Construction Plans. After appropriate written approvals have been received from the Board of the Homeowners Association and the Bureau of Building Inspection and Bureau of Planning and Zoning of the City of Orlando, accessory storage buildings may be permitted subject to the following restrictions.

- 5.1 Only one (1) detached accessory building shall be permitted on a

building lot.

- 5.2 A detached accessory building shall be located in the rear yard behind the principal building structure.
- 5.3 A detached accessory building shall observe the minimum setback requirements of rear lot lines - five (5) feet.
- 5.4 A detached accessory building shall not exceed seven (7) feet in height and not to exceed eighty (80) square feet.
- 5.5 A detached accessory building shall not be used or converted to residential use.

Section 6. Garbage and Trash Disposal. No lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers and, except during pick up if required to be placed at the curb, all containers shall be kept at the rear of all living units or out of sight from the street. No burning of trash or other waste materials shall be permitted. Garbage should be placed out for pick up on the day of pick up or no earlier than 5 PM the night before in accordance with the City of Orlando ordinance.

Section 7. Vehicles and Repair. No inoperative automobiles, trucks, trailers or other types of vehicles shall be allowed to remain either on or adjacent to any lot for a period in excess of forty-eight (48) hours provided, however, this provision shall not apply to any such vehicle being kept in an enclosed garage. There shall be no major repair performed on any motor vehicle on or adjacent to any lot in the subdivision. No vehicle, in the driveway or adjacent to property, will be allowed to be placed on jack stands or blocks.

Section 8. Garages and Driveways.

- 8.1 Each unit shall have either a one (1) or two (2) car enclosed garage attached to the principal structure. No detached garage structures shall be permitted.
- 8.2 No garage, nor any portion thereof, shall be converted into a living area; and further, garages shall be maintained in a structural condition suitable to accommodate the intended parking use.
- 8.3 Building lots will only be permitted to have a single wide curb for the driveway in accordance with the City of Orlando Bureau of Engineering specifications.

8.4 Driveway expansion is encouraged. The requests for driveway expansions to be reviewed upon receipt of specifications to the Board.

Section 9. Fences.

9.1 Fences shall not exceed six (6) feet in height and shall be made of a style and type approved by the Board. No chain link fences shall be permitted.

9.2 Fence Painting. All fencing is to be painted the color of white.

Section 10. Signs. No sign of any kind shall be erected or displayed on any of the property in Grant Station or any structure thereon unless the Association has approved in writing the design, materials, lettering and location of said sign, except for one forty (40) square inch (or less) "FOR SALE" or "FOR RENT" sign per unit. Security signs provided by a security company are also acceptable.

Section 11. Sideyard Walkways and Patios. Any patio structure erected within the sideyard of a unit must be made of materials of a porous nature. Patio stones and bricks are permitted to be utilized providing drainage is allotted between the stones. Patio slabs are prohibited in the side yards as well as the extension of existing sideyard patio slabs.

Section 12. Use Occupancy.

12.1 No lot or dwelling unit shall be used in whole or part for anything other than residential purposes.

12.2 No trade, traffic or business whether professional, commercial, industrial or manufacturing shall be engaged in on the property or any part thereof and further no hospital, sanitarium, church private school, riding academy, tavern, or institution of similar or like character shall be conducted or maintained on the properties with the exception of inhome office for personal use only.

Section 13. Offensive Activity. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the community. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant in the neighborhood; and further,

no cows, cattle, goats, hogs, poultry or other like animal or fowl, shall be kept or raised on any lot or any living unit; provided, however, that nothing herein shall prevent the keeping or raising of a domestic pet in accordance with applicable Orange County laws; provided, however, all domestic pets shall either be kept on a leash or kept within an enclosed area.

13.1 Nuisance and Trespassing. Nothing shall be done on any Lot which may be or may become an annoyance or nuisance to the neighborhood. In the event of any question as to what may be or may become a nuisance, such question shall be submitted to the Association for a decision in writing and whose decisions shall be final. The Board of Directors shall have the authority to have any unauthorized person or vehicle arrested or removed from the Properties.

Section 14. Enclosures. Only screened enclosures that maintain screened roofing are permitted to be erected within the sideyard of a unit. Although, screened enclosures with solid roofing are permitted at the rear of a building structure as approved by the Board.

Section 15. Swimming Pools, Spa or Hot Tub.

15.1 Swimming pools, spas, or hot tubs, shall be located on the rear of the building lot.

15.2 Minimum side and rear setbacks shall be at least five (5) feet from a lot line to any portion of the pool including deckings or apron area.

15.3 All swimming pools shall be enclosed by a fence as required by City Code. The fence must be in conformity with the requirements outlined in Section 9.

15.4 Pool screen enclosures cannot exceed the height of the principal structure. Screen enclosures may be placed around the pool area with the setback established for pools, spas and hot tubs.

Section 16. Building Setbacks and Separation Requirements.

16.1 Front-20 feet from the principal structure to the front lot line

16.2 Rear-20 feet from the principal structure to the rear lot line.

16.3 Side-One of the side yards may be reduced to zero (0) feet and the opposite side yard shall not be less than six (6) feet from

the side lot line.

16.4 Street side yards - No structure shall be closer than ten (10) feet from the street side lot line.

16.5 The rear yard to rear yard distance between principal structures shall not be less than forty (40) feet.

16.6 Measurement of Setbacks - Setbacks shall be measured on a perpendicular to the lot line to the nearest support for the roof of the structure. Roof overhangs, ornamentals, air conditioner compressor, and architectural features may be permitted to project into a setback area, but the projection shall not exceed three (3) feet into the setback.

Section 17. Antennas. The installation of antennas, satellite discs and solar panels are permitted. All plans for antennas, satellite discs and solar panels must be submitted to the Board of Directors for prior approval.

Section 18. Exterior House Painting.

18.1 No extreme or clashing colors are permitted. Colors and trim selected must complement the appearance of the community, not distract from it.

18.2 The basic exterior color scheme of Grant Station is pastel Blue Gray, Green, Yellow or Brown with White trim.

Section 19. Clotheslines. No garments, laundry, rugs or other articles may be aired or dried on any lot unless such items are hung on a removable clothesline unit which must be removed before nightfall. Any such removable unit shall be placed at the rear of the residence and within the area encompassed by a rearward extension of the side lines of the residence. No other type of clothesline shall be permitted on any lot.

Section 20. Game and Play Structures. All basketball backboards and any other fixed game and play structure shall require approval by the Board. Tree houses or platforms of a like kind or nature will not be constructed on any part of the lot located in front of the rear line of a living unit constructed thereon.

Section 21. Reconstruction of Damaged Improvements. In the event that a living unit or other improvement on any lot shall be damaged or destroyed by casualty, hazard or other cause, including fire or windstorm, then, within a reasonable period, not exceeding three (3) months following the occurrence of the offending incident, the Owner of the affected living

unit/lot shall cause the damaged or destroyed improvements to be repaired, rebuilt or reconstructed or to be removed and cleared from such lot. Any such repair, rebuilding or reconstruction shall be approved and accomplished as otherwise required pursuant to the provisions of this Restated Declaration. Enforcement of the provisions of this Section shall be in accordance with the provisions of Article V, Section 4, of the Restated Declaration and such other provisions of this Restated Declaration as shall be applicable to its enforcement generally.

Section 22. Removal and/or Towing. Any commercial, recreational, or other vehicle parked or stored in violation of these restrictions may be towed away or otherwise removed by or at the request of the Association and at the sole expense of the owner of such commercial, recreational or other vehicle in violation of these restrictions or such rules and regulations. In the event of such towing or other removal, the Association and its employees or agents shall not be liable or responsible to the owner of such vehicle for trespass, conversion, or damage incurred as an incident to or for the cost of such removal or otherwise; nor shall the Association, its employees or agents be guilty of any criminal act or have any civil liability by reason of such towing or removal. Any vehicle, boat, R/V or any other property in the designated area must have a valid license plate and must be maintained in operable condition. If inoperable, the property must be removed within thirty (30) days.



IN WITNESS WHEREOF, The Grant Station Homeowners Association Inc. has caused these presents to be executed as the date and year first above written. Signed, sealed and delivered in the presence of:

[Signature]  
President

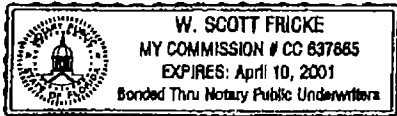
[Signature]  
Witness W Scott Fricke

[Signature]  
Witness  
Sandra Jinniy

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Ditmar G. Wendt, personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of February, 1998.



(seal)

[Signature]  
Notary Public, State of Florida

My Commission Expires:

(Print Type, or Stamp, Unassociated Name of Party, unless  
Personal, known  OR Produced Identification   
I. D. Produced Passport  
And who did/did not take an oath.

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of GRANT STATION HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on December 12, 1983, as shown by the records of this office.

The document number of this corporation is N00291.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of October, 2024



Cord Byrd

Secretary of State

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, the undersigned corporation organized under the laws of the State of \_\_\_\_\_ submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation : GRANT STATION HOMEOWNERS ASSOCIATION, INC.

2. The mailing address of the corporation : 2204 FAXTON CT. ORLANDO, FL. 32812

3. Date of incorporation/qualification: 12/12/1983 Document number: 11008291

4. The name and address of the current registered agent and registered office:  
CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

FILED  
AUG 12 AM 10:19  
TALLAHASSEE, FLORIDA

5. The name and address of the new registered agent (if changed) and /or registered office (if changed):  
ANGELIA GORDON PROPERTY MANAGEMENT, INC.  
206 ELM AVE.  
SANFORD, FL 32771

The street address of its registered office and the street address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board.

Kathryne Schmidt  
(Signature of an officer, chairman or vice chairman of the board)

8/5/02  
(Date)

KATHRYNE SCHMIDT - TREASURER  
(Printed or typed name and title)

Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

[Signature]  
(Signature of Registered Agent)

8/3/02  
(Date)

If signing on behalf of an entity:

ANGELIA L. GORDON  
(Typed or Printed Name) (Capacity)

\*\*\* FILING FEE: \$35.00 \*\*\*

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, this statement of change is submitted for a corporation organized under the laws of the State of Florida in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation: Grant Station Homeowners' Association Inc

2. The principal office address: 206 Elm Avenue

3. The mailing address (if different): PO Box 1569  
Sanford, FL 32772

4. Date of incorporation/qualification: 12-12-83 Document number: N00291

5. The name and street address of the current registered agent and registered office on file with the Florida Department of State: (If resigned, enter resigned)

All About Management Inc.

201 W. Canton Avenue #125A

Winter Park, FL 32789

6. The name and street address of the new registered agent (if changed) and /or registered office (if changed):

All About Management Inc.

206 Elm Avenue

(P.O. Box NOT acceptable)

Sanford, FL 32771

**FILED**  
2008 OCT -9 PM 3:54  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

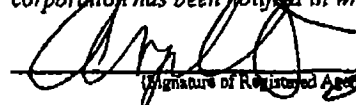
The street address of its registered office and the street address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board, or the corporation has been notified in writing of the change.

  
(Signature of an officer or director)

Angela L. Gordon  
(Printed or typed name and title)

I hereby accept the appointment as registered agent and agree to act in this capacity, I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if this document is being filed merely to reflect a change in the registered office address, I hereby confirm that the corporation has been notified in writing of this change.

  
(Signature of Registered Agent)

10/1/08  
(Date)

If signing on behalf of an entity:

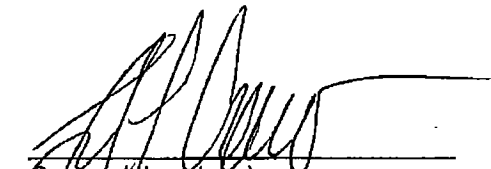
Angela L. Gordon - All About Management  
(Typed or Printed Name)

\*\*\* FILING FEE: \$35.00 \*\*\*

MAKE CHECKS PAYABLE TO FLORIDA DEPARTMENT OF STATE  
MAIL TO: DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314

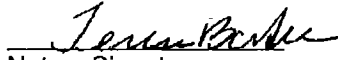
**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We John + Linda Carrero the Owner(s) of Lot 1  
at Grant Station Homeowners Association, Inc., with a street address of 2201  
Faxton Ct Orlando Fl. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

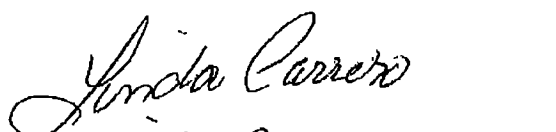
  
Owner (signature)  
Print Name: John Carrero  
Address: 2201 Faxton Ct  
Orlando Fl. 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August, 2024, by  
John Carrero who is personally known  
to me or produced Fla. Drivers as  
identification.

  
Notary Signature  
Notary Stamp


 **TERESA BORKER**  
Commission # HH 169933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

  
Linda Carrero  
Owner (signature) Linda Carrero  
Print Name: 2201 Faxton Ct  
Address: Orlando Fl.  
32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August, 2024, by  
Linda Carrero who is personally known  
to me or produced Fla. Drivers as  
identification.

  
Notary Signature  
Notary Stamp

 **TERESA BORKER**  
Commission # HH 169933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we VICTOR + Deborah Baez the Owner(s) of Lot 2  
at Grant Station Homeowners Association, Inc., with a street address of 2203  
Faxton Ct. OR FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF ORC 192

DBaez  
Owner (signature)  
Print Name: Deborah Baez  
Address: 2203 Faxton Ct  
Orlando FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 14th day of  
September, 2024, by  
Deborah Baez who is personally known  
to me or produced Fla Driver's as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



● TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF ORC 192

VBaez  
Owner (signature)  
Print Name: Victor Baez  
Address: 2203 Faxton Ct  
Orlando FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 14th day of  
September, 2024, by  
Victor Baez who is personally known  
to me or produced Fla Driver's as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



● TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We BRENDA BATES the Owner(s) of Lot 3  
at Grant Station Homeowners Association, Inc., with a street address of 2205

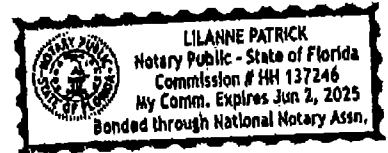
FAXTON COURT do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Brenda Bates  
Owner (signature)  
Print Name: BRENDA BATES  
Address: 2205 FAXTON CT  
ORLANDO, FL  
32812

THE FOREGOING Instrument was  
acknowledged before me this 9<sup>th</sup> day of  
July 2024, by  
Brenda Joy Bates who is personally known  
to me or produced FL Driver License  
identification.

Lilanne Patrick  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**


I/We SERAFIN AYALA & MAYRA L. LOPEZ the Owner(s) of Lot 4  
at Grant Station Homeowners Association, Inc., with a street address of 2207

Faxton Court, Orlando, FL do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

[Signature]  
Owner (signature)  
Print Name: SERAFIN AYALA  
Address: 2207 FAXTON CT  
Orlando FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 30<sup>th</sup> day of  
August, 2024, by  
Serafin Ayala who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp  
  
TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

[Signature]  
Owner (signature)  
Print Name: MAYRA L. LOPEZ  
Address: 2207 FAXTON CT  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 30<sup>th</sup> day of  
August, 2024, by  
Mayra L. Lopez who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp  
  
TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Jessica Dolan the Owner(s) of Lot 276  
at Grant Station Homeowners Association, Inc., with a street address of 2211  
Faxon Court

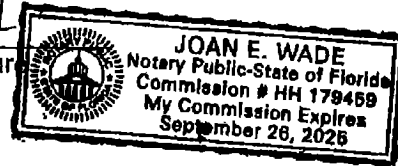
do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Jessica D Dolan  
Owner (signature)  
Print Name: Jessica D Dolan  
Address: 2211 Faxon Ct  
Orlando FL 32812

THE FOREGOING instrument was acknowledged before me this 21<sup>st</sup> day of August, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

Joan E Wade  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

RECEIVED AUG 05 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

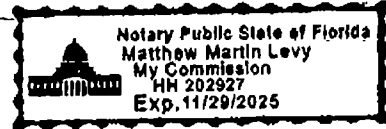
I/We Carmen C Serrano the Owner(s) of Lot 9  
at Grant Station Homeowners Association, Inc., with a street address of 2217 Faxon Ct  
do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Carmen C Serrano  
Owner (signature)  
Print Name: C. Serrano  
Address: 2217 Faxon Ct  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 31 day of July, 2024, by Carmen Serrano who is personally known to me or produced \_\_\_\_\_ as identification.

Matthew Levy  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We ZIN A. MYINT the Owner(s) of Lot 10  
at Grant Station Homeowners Association, Inc., with a street address of 2219  
Faxton Ct. Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

ZAM  
\_\_\_\_\_  
Owner (signature)  
Print Name: ZIN A. MYINT  
Address: 2219 Faxton Ct.  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Zin A. Myint who is personally known  
to me or produced Florida as  
identification. Drivers License

Teresa Borker  
\_\_\_\_\_  
Notary Signature  
Notary Stamp



**TERESA BORKER**  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

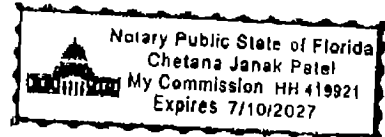
I/We M JULIANA GARCES & HEYNER GONZALEZ the Owner(s) of Lot 11  
at Grant Station Homeowners Association, Inc., with a street address of 2246 Faxon Ct.  
Orlando FL 32812. do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: M. JULIANA GARCES  
Address: 2246 Faxon Ct.  
Orlando FL 32812.

THE FOREGOING instrument was  
acknowledged before me this 5<sup>th</sup> day of  
September, 2024, by  
M Juliana Garces who is personally known  
to me or produced Florida DL as  
identification.

[Signature]  
Notary Signature  
Notary Stamp

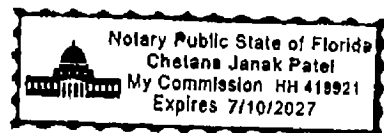


STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: HEYNER GONZALEZ  
Address: 2246 Faxon Ct.  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 5<sup>th</sup> day of  
September, 2024, by  
Heyner Gonzalez who is personally known  
to me or produced Florida DL as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We St Germain, Vanita the Owner(s) of Lot 1a  
at Grant Station Homeowners Association, Inc., with a street address of 2244  
Foxton Court, Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Vanita St Germain  
Address: 2244 Foxton Ct.  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 2nd day of  
August, 2024, by  
Vanita St Germain who is personally known  
to me or produced Fla. Drivers as  
Identification. License

[Signature]  
Notary Signature  
Notary Stamp  


STATE OF FLORIDA  
COUNTY OF [Signature]

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this 22 day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
Identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

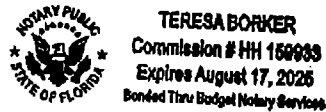
I/We Ryan Clifton the Owner(s) of Lot 13  
at Grant Station Homeowners Association, Inc., with a street address of 2242  
Foxton CT. Orlando, FL, 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Ryan Clifton  
Address: 2242 Foxton CT Orlando  
Florida

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Ryan Clifton who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Carolyn M. Wilson the Owner(s) of Lot 14

at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_

2240 Faxton Ct. Orlando, FL 32812 do hereby subject my/our Lot to

and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Carolyn M. Wilson  
Owner (signature)  
Print Name: Carolyn M. Wilson  
Address: 2240 Faxton Court  
Orlando, FL 32812

THE FOREGOING instrument was acknowledged before me this 3rd day of August, 2024, by Carolyn M. Wilson who is personally known to me or produced Fla. Drivers License as identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as Identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

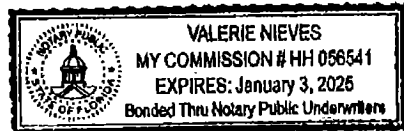
We Jason T. Black & Lisa Scallion-Black the Owner(s) of Lot 15  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2238 Faxton Court, Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Jason T. Black  
Owner (signature)  
Print Name: Jason T. Black  
Address: 2238 Faxton Ct  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 18th day of  
June, 2024, by  
Jason T. Black who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Valerie Nieves  
Notary Signature  
Notary Stamp

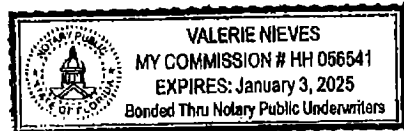


STATE OF FLORIDA  
COUNTY OF Orange

Lisa Scallion-Black  
Owner (signature)  
Print Name: Lisa Scallion-Black  
Address: 2238 Faxton Ct  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 18th day of  
June, 2024, by  
Lisa Scallion-Black who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Valerie Nieves  
Notary Signature  
Notary Stamp





**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We LISA HALL the Owner(s) of Lot 16  
at Grant Station Homeowners Association, Inc., with a street address of 2236  
Fayton Ct do hereby subject my/our Lot to

and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Florida

Lisa Hall

Owner (signature)  
Print Name: LISA HALL  
Address: 2236 Fayton Ct  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 2 day of  
July 2024, by  
LISA HALL who is personally known  
to me or produced X as  
identification.

Jodi Muchard

Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

RECEIVED JUL 10 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we CHRISTOPHER + MARIGRACE CUTLIP the Owner(s) of Lot 19  
at Grant Station Homeowners Association, Inc., with a street address of 2230  
FAXTON CT. ORLANDO, FL. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF ORANGE

Ch. S. Cutlip  
Owner (signature)  
Print Name: CHRISTOPHER CUTLIP  
Address: 2230 FAXTON CT.  
ORLANDO, FL. 32812

THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August 2024, by  
Christopher Cutlip who is personally known  
to me or produced Fla. Drivers as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 150933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF Orange

M. Grace Cutlip  
Owner (signature)  
Print Name: MARIGRACE CUTLIP  
Address: 2230 FAXTON CT  
ORLANDO, FL. 32812

THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August 2024, by  
MariGrace Cutlip who is personally known  
to me or produced Fla. Drivers as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 150933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Sheila Abston the Owner(s) of Lot 20  
at Grant Station Homeowners Association, Inc., with a street address of 2228 FAXTON Ct  
Orlando FL 32812 do hereby subject my/our Lot to

and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Sheila Abston  
Owner (signature)  
Print Name: Sheila Abston  
Address: 2228 FAXTON Ct  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
Sheila Abston who is personally known  
to me or produced FLC Driver's as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 168933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

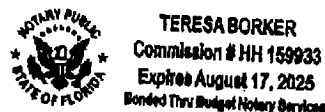
I/we Mark Lim the Owner(s) of Lot 21  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2226 Foxton Ct Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Mark Lim  
Address: 2226 Foxton Ct.  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
Mark Lim who is personally known  
to me or produced Florida's as  
identification. Drivers License

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Marcela Guzman the Owner(s) of Lot 32<sup>nd</sup> 22

at Grant Station Homeowners Association, Inc., with a street address of

2224 Faxton Ct Orlando FL 32812 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Marcela Guzman  
Owner (signature)  
Print Name: Marcela Guzman  
Address: 2224 Faxton Ct  
Orlando, FL 32812

THE FOREGOING instrument was acknowledged before me this 8<sup>th</sup> day of July, 2024, by Marcela Guzman who is personally known to me or produced FLA. DRIVERS as identification. License

Ingrid Crespo  
Notary Signature  
Notary Stamp



Ingrid Crespo  
Notary Public  
State of Florida  
Comm# HH091571  
Expires 2/10/2025

STATE OF FLORIDA  
COUNTY OF Orange

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

RECEIVED JUL 15 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Mykola Havrylyuk the Owner(s) of Lot 23  
at Grant Station Homeowners Association, Inc., with a street address of 2222  
Faxon Ct, Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Mykola Havrylyuk  
Address: 2222 Faxon Ct  
Orlando FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 21 day of  
August, 2024, by  
Mykola Havrylyuk who is personally known  
to me or produced FL DL as  
identification. By means of physical presence.

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We RYAN BELL the Owner(s) of Lot 24  
at Grant Station Homeowners Association, Inc., with a street address of 2220  
Foxton Court do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Ryan Bell  
Owner (signature)  
Print Name: Ryan Bell  
Address: 2220 Foxton  
Court, Orlando, FL

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
September 2024, by  
Ryan Bell who is personally known  
to me or produced FL as  
identification. Drivers License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

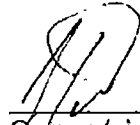
\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

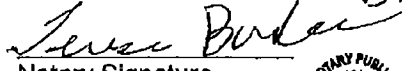
**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Josep Anthony the Owner(s) of Lot 25  
at Grant Station Homeowners Association, Inc., with a street address of 2218  
Faxton Court Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

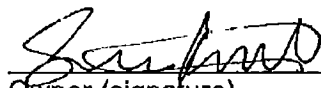
  
\_\_\_\_\_  
Owner (signature)  
Print Name: Josep Anthony  
Address: 2218 Faxton Court  
Orlando FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Josep Anthony who is personally known  
to me or produced Florida as  
identification. Orleans License

  
\_\_\_\_\_  
Notary Signature  
Notary Stamp



  
\_\_\_\_\_  
Owner (signature)  
Print Name: Sera Kunnirikal  
Address: 2218 Faxton Ct  
Orlando FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Sera Kunnirikal who is personally known  
to me or produced Florida as  
identification. License

  
\_\_\_\_\_  
Notary Signature  
Notary Stamp





RECEIVED AUG 08 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We ELIZABETH B. WILLIAMS the Owner(s) of Lot 26  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
9316 FAXTON CT, ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Elizabeth B. Williams  
Owner (signature) ELIZABETH B. WILLIAMS  
Print Name: WILLIAMS  
Address: 9316 FAXTON CT,  
ORLANDO, FL  
32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced Fla. Drivers as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159938  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We James A Clark the Owner(s) of Lot 27  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2214 Faxton Court do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

James A Clark  
Owner (signature)  
Print Name: James A. Clark  
Address: 2214 Faxton Court  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August 2024, by  
James A. Clark who is personally known  
to me or produced Fla. Drivers as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Randall Tracy Russell the Owner(s) of Lot 28  
at Grant Station Homeowners Association, Inc., with a street address of 2212  
Faxton Crt Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA LA  
COUNTY OF St Bernard

Randall Tracy Russell  
Owner (signature)  
Print Name: Randall Tracy Russell  
Address: 3221 Corinne Ave  
Chalmette LA 70043

THE FOREGOING instrument was  
acknowledged before me this 26th day of  
Aug 2024, by  
Randall Tracy Russell who is personally known  
to me or produced LA DL as  
identification.

[Signature]  
Notary Signature  
Notary Stamp

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We James M. Riley the Owner(s) of Lot 29  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2210 FAXTON CT. do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

[Signature]  
Owner (signature)  
Print Name: JAMES RILEY  
Address: 2210 FAXTON CT.

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING instrument was  
acknowledged before me this 11 day of  
September, 2024, by  
James M. Riley who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



**PATRICIA J. SHULTS**  
Notary Public  
State of Florida  
Comm# HH479509  
Expires 1/10/2028

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

8/17/24, 2:44 PM

Consent-to-Revitalization.jpg (612x792)

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Hemlattan N. Patel the Owner(s) of Lot 31  
at Grant Station Homeowners Association, Inc., with a street address of 2206,  
FAXTON COURT, F.L. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orlando

Hemlattan N. Patel  
Owner (signature)  
Print Name: HEMLATTAN N.  
Address: 2206, Faxton  
Court 32812

THE FOREGOING instrument was  
acknowledged before me this 20th day of  
August 2024, by  
Hemlattan N. Patel who is personally known  
to me or produced Florida as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 169933  
Expires August 17, 2026  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Owner (signature) \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Notary Signature \_\_\_\_\_  
Notary Stamp \_\_\_\_\_

*Note: Co-owner  
of property;  
Harshad on Date,  
now deceased  
6/18/2018  
saw certified  
copy of Death  
Certificate*

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Elizabeth Aponte the Owner(s) of Lot 32  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2204 Faxton Court do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

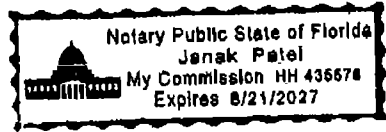
STATE OF FLORIDA  
COUNTY OF ORANGE

Elizabeth Aponte  
Owner (signature)  
Print Name: Elizabeth Aponte  
Address: 2204 Faxton Ct  
Orlando FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 22 day of  
July, 2024, by  
Elizabeth Aponte who is personally known  
to me or produced Florida D.L. as  
identification.

[Signature]  
Notary Signature  
Notary Stamp

Florida Drivers License



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_


\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

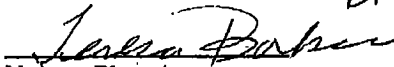

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

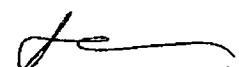
I/We Christine Robison, Carla Leneil Bottoms the Owner(s) of Lot 33  
at Grant Station Homeowners Association, Inc., with a street address of 2202  
Foxton Ct 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

  
\_\_\_\_\_  
Owner (signature)  
Print Name: Christine Robison  
Address: 2202 Foxton Ct  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

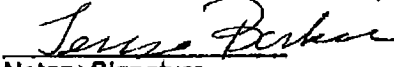

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
August 2024, by  
Christine Robison who is personally known  
to me or produced Florida as  
identification. Driver's License

  
\_\_\_\_\_  
Notary Signature  
Notary Stamp  TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

  
\_\_\_\_\_  
Owner (signature)  
Print Name: Carla Leneil Bottoms  
Address: 2202 Foxton Ct  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING Instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Carla Leneil Bottoms who is personally known  
to me or produced Florida as  
identification. License

  
\_\_\_\_\_  
Notary Signature  
Notary Stamp  TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Robyn Nackino the Owner(s) of Lot 35  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
5410 Andover Dr Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

[Signature]  
Owner (signature)  
Print Name: Robyn Nackino  
Address: 5410 Andover Dr  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING Instrument was  
acknowledged before me this 7<sup>th</sup> day of  
August, 2024, by  
Robyn Nackino who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Glenn Herbert Hansen the Owner(s) of Lot ~~36~~ <sup>241</sup> 36  
at Grant Station Homeowners Association, Inc., with a street address of 5408  
Andover Drive do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

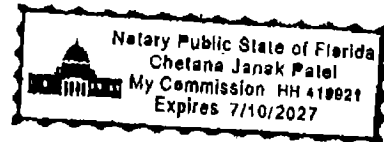
STATE OF FLORIDA  
COUNTY OF Orange

Glenn Herbert Hansen

Owner (signature)  
Print Name: Glenn Herbert Hansen  
Address: 5408 Andover Dr  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 2<sup>nd</sup> day of  
July, 2024, by  
Glenn Hansen who is personally known  
to me or produced Florida DL as  
identification.

Chetana  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Victor J. Alejandro the Owner(s) of Lot 37  
at Grant Station Homeowners Association, Inc., with a street address of 5406

Andover Dr Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Victor J. Alejandro  
Address: 5406 Andover Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Victor J. Alejandro who personally known  
to me or produced FL Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Luz Diaz  
Address: 5406 Andover Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Luz Diaz who is personally known  
to me or produced Florida as  
identification. Drivers license

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

RECEIVED SEP 04 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We \_\_\_\_\_ the Owner(s) of Lot 38

at Grant Station Homeowners Association, Inc., with a street address of 5404 Andover Dr, Orlando do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Robert Herms  
Owner (signature)  
Print Name: Robert Herms  
Address: P.O. Box 707  
Hudson, IL  
61748

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 27<sup>th</sup> day of August, 2024, by Bob Herms who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Signature  
Notary Stamp

Shaun Herms  
Owner (signature)  
Print Name: SHAUN HERMS  
Address: P.O. Box 707  
Hudson, IL  
61748

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 27<sup>th</sup> day of August, 2024, by Bob Herms who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Mercedes & Joe Copeland the Owner(s) of Lot 39  
at Grant Station Homeowners Association, Inc., with a street address of 5402  
Andover Dr do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Joe Copeland  
Owner (signature)  
Print Name: Joe Copeland  
Address: 5402 Andover Dr  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24<sup>th</sup> day of  
August 2024, by  
Joe Copeland who is personally known  
to me or produced Fl. Drivers as  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF Orange

Mercedes Teresa Copeland  
Owner (signature)  
Print Name: Mercedes Teresa Copeland  
Address: 5402 Andover Dr  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24<sup>th</sup> day of  
August 2024, by  
Mercedes Copeland who is personally known  
to me or produced Fl. as  
identification. Drivers License

Teresa Borker  
Notary Signature  
Notary Stamp



Note: original owners  
Sold Property 6/25/24  
to above-named  
Mercedes & Joe Copeland.  
They are now owners

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

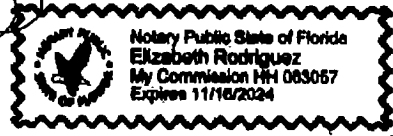
I/We Wilfredo Del Valle the Owner(s) of Lot 40  
at Grant Station Homeowners Association, Inc., with a street address of 5400  
ANDOVER DRIVE do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Wilfredo Del Valle  
Address: 5400 Andover Dr.  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 6th day of  
September 2024, by  
Wilfredo Del Valle who is personally known  
to me or produced Florida State as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Maria Rivera the Owner(s) of Lot 42

at Grant Station Homeowners Association, Inc., with a street address of 2108 Winslow Drive do hereby subject my/our Lot to

and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Maria Rivera  
Owner (signature)  
Print Name: Maria Rivera  
Address: 2108 Winslow DR  
Orlando, FL 32812

THE FOREGOING instrument was acknowledged before me this 30th day of August, 2024, by Maria Rivera who is personally known to me or produced \_\_\_\_\_ as



Notary Signature  
Notary Stamp

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We FLORIZEL & Joan DENNIS the Owner(s) of Lot 43  
at Grant Station Homeowners Association, Inc., with a street address of 2106 Winslow DR  
Orlando, FLORIDA do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

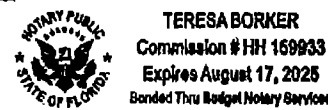
[Signature]  
Owner (signature)  
Print Name: FLORIZEL DENNIS  
Address: 2106 Winslow DR  
Orlando FL 32812

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August 2024, by  
Florizel Dennis who is personally known  
to me or produced Fl. Drivers as  
identification. Licenses

[Signature]

Notary Signature  
Notary Stamp



[Signature]  
Owner (signature)  
Print Name: Joan Dennis  
Address: 2106 Winslow DR  
Orlando, FL 32812

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August 2024, by  
Joan Dennis who is personally known  
to me or produced Fl. Drivers as  
identification. Licenses

[Signature]

Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE #44**

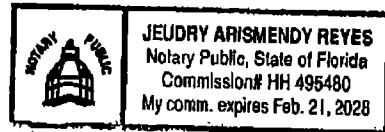
I/We Roger Ojeda and Magaly Ojeda the Owner(s) of Lot 2104  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
Winslow Dr. Orlando Fl. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Roger Ojeda  
Owner (signature)  
Print Name: Roger Ojeda  
Address: 2104 Winslow Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 19 day of  
August, 2024, by  
Roger Ojeda who is personally known  
to me or produced Florida Driver License as  
identification.

Jedry Arismendy Reyes  
Notary Signature  
Notary Stamp

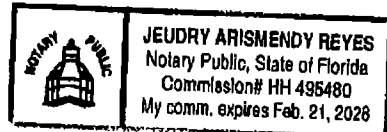


STATE OF FLORIDA  
COUNTY OF Orange

Magaly Ojeda  
Owner (signature)  
Print Name: Magaly Ojeda  
Address: 2104 Winslow Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 19 day of  
August, 2024, by  
Magaly Ojeda who is personally known  
to me or produced Florida Driver License as  
identification.

Jedry Arismendy Reyes  
Notary Signature  
Notary Stamp





**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Ashley Reams the Owner(s) of Lot 45  
at Grant Station Homeowners Association, Inc., with a street address of 2102  
Winslow Drive Orlando do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

Ashley Reams  
Owner (signature)  
Print Name: Ashley Reams  
Address: 2102 Winslow  
Drive Orlando,  
FL 32817

STATE OF FLORIDA  
COUNTY OF FL  
Orange

THE FOREGOING instrument was  
acknowledged before me this 7<sup>th</sup> day of  
September 2024, by  
Ashley Reams who is personally known  
to me or produced Flc. Driver's as  
identification. Licence

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 160033  
Expires August 17, 2025  
Bonded thru Budget Notary Service

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We LISA MULLINS the Owner(s) of Lot 47  
at Grant Station Homeowners Association, Inc., with a street address of 2018  
WINSLOW DRIVE do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: LISA MULLINS  
Address: 2018 WINSLOW DR  
ORLANDO, 32812

THE FOREGOING Instrument was  
acknowledged before me this 4<sup>th</sup> day of  
August, 2024, by  
Lisa Mullins who is personally known  
to me or produced Fl. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HM 159933  
Expires August 17, 2025  
Bonded Through Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Edward Strickland the Owner(s) of Lot 48  
at Grant Station Homeowners Association, Inc., with a street address of 2016  
Windsor Dr. ORLANDO, FL. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Edward Strickland  
Address: 2016 Windsor Dr.  
Orlando FL.

THE FOREGOING Instrument was  
acknowledged before me this 4<sup>th</sup> day of  
August, 2024, by  
Edward Strickland who is personally known  
to me or produced Fla. Drivers as  
Identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
Identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

RECEIVED AUG 20 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Jorge/Norma Perez the Owner(s) of Lot 49

at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_

2014 Winslow Drive, Orlando, FL 32812 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

New York @

STATE OF FLORIDA  
COUNTY OF Queens

Jorge Perez  
Owner (signature)  
Print Name: Jorge Perez  
Address: 49-16 103 St  
Corona Ny, 11368

THE FOREGOING instrument was acknowledged before me this 16 day of August, 2024, by \_\_\_\_\_ who is personally known to me or produced Dinos LLC as identification.

Todd Ross Levine  
Notary Signature  
Notary Stamp

TODD ROSS LEVINE  
Notary Public, State of New York  
No. 01LE6298859  
Qualified in Queens County  
Commission Expires March 17, 2026

New York @

STATE OF FLORIDA  
COUNTY OF Queens

Norma Perez  
Owner (signature)  
Print Name: Norma Perez  
Address: 49-16 103 St  
Corona Ny, 11368

THE FOREGOING instrument was acknowledged before me this 16 day of August, 2024, by \_\_\_\_\_ who is personally known to me or produced Dinos LLC as identification.

Todd Ross Levine  
Notary Signature  
Notary Stamp

TODD ROSS LEVINE  
Notary Public, State of New York  
No. 01LE6298859  
Qualified in Queens County  
Commission Expires March 17, 2026

RECEIVED SEP 04 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Robert Pinto the Owner(s) of Lot 50

at Grant Station Homeowners Association, Inc., with a street address of

2012 Winslow Dr, Orlando, FL 32812 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Robert Pinto  
Address: 2012 Winslow Dr.  
Orlando, FL 32812

THE FOREGOING instrument was acknowledged before me this 26<sup>th</sup> day of August, 2024, by Roberto Pinto who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We JOSE & JUANA SORIANO the Owner(s) of Lot 51  
at Grant Station Homeowners Association, Inc., with a street address of 2010  
Winslow Drive Orlando, FL 32812, do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF DRANGE

[Signature]  
Owner (signature)  
Print Name: JOSE SORIANO  
Address: 2010 WINSLOW DR.  
ORLANDO, FL 32812

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

SEE ATTACHED FLORIDA CERTIFICATE  
Notary Signature  
Notary Stamp

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

[Signature]  
Owner (signature)  
Print Name: JUANA SORIANO  
Address: 2010 WINSLOW DR.  
ORLANDO, FL 32812

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

SEE ATTACHED FLORIDA CERTIFICATE  
Notary Signature  
Notary Stamp



# Acknowledgement by Individual

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 31st day of

July, 20 24, by means of  physical presence or  online notarization

Jose Soriano and Juana Soriano (name of person acknowledging).

Personally known to me

Produced Identification

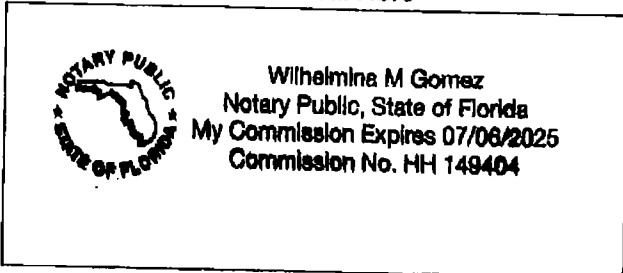
Type of Identification Produced Florida Driver's Licenses

Notary Signature

Notary name (typed or printed) Wilhelmina M Gomez

Title (e.g., Notary Public) Notary Public

Place Seal Here



## For Bank Purposes Only Description of Attached Document

Type or Title of Document

Consent to Revitalization of Restrictions on Real Estate

Document Date

07/31/2024

Number of Pages

1

Signer(s) Other Than Named Above

n/a

Account Number (if applicable)

n/a



FO01-000DSG5350FL-01

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Kelsey Williams/Elizabeth Douglas the Owner(s) of Lot 52  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2008 Winslow Dr. Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Elizabeth Williams  
Owner (signature)  
Print Name: Elizabeth Williams  
Address: 2008 Winslow Dr.  
Orlando, FL 32812


THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August 2024, by  
Elizabeth Williams personally known  
to me or produced Fla. Drivers  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp  


STATE OF FLORIDA  
COUNTY OF Orange

Kelsey Williams  
Owner (signature)  
Print Name: Kelsey Williams  
Address: 2008 Winslow Dr.  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August 2024, by  
Kelsey Williams who is personally known  
to me or produced Fla Drivers  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp  




**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Jason K. Welnde the Owner(s) of Lot 53

at Grant Station Homeowners Association, Inc., with a street address of 2006 Winslow Dr

do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

J. K. Welnde  
Owner (signature)  
Print Name: Jason K. Welnde  
Address: 2006 Winslow  
Orlando FL 32812

THE FOREGOING instrument was acknowledged before me this 4th day of August, 2024, by Jason Welnde who is personally known to me or produced Fla. Drivers License as identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We MARCUS DAVIS / Magda Cruz the Owner(s) of Lot 54  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2004 Windsor Drive Orlando Fl. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

[Signature]  
Owner (signature)  
Print Name: Marcus Davis  
Address: 2004 Windsor Dr  
Orlando Fl 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August 2024, by  
Marcus Davis who is personally known  
to me or produced Fla. as  
identification. Drivers License

[Signature]  
Notary Signature  
Notary Stamp  


[Signature]  
Owner (signature)  
Print Name: Magda Cruz  
Address: 2004 Windsor Drive  
Orlando Fl. 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August 2024, by  
Magda Cruz who is personally known  
to me or produced Fla. as  
identification. Drivers License

[Signature]  
Notary Signature  
Notary Stamp  


RECEIVED AUG 12 2024

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

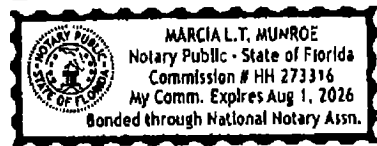
I/we Olivia Bridges the Owner(s) of Lot 56  
at Grant Station Homeowners Association, Inc., with a street address of 5401  
Pullman Drive, Orlando, FL 32812, do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF ORANGE

Olivia Bridges  
Owner (signature)  
Print Name: Olivia Bridges  
Address: 5401 Pullman Drive  
Orlando, FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 30<sup>th</sup> day of  
July 2024, by  
Olivia Bridges who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Marcia L.T. Mumroe  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_ 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Conception Olivo the Owner(s) of Lot 57  
at Grant Station Homeowners Association, Inc., with a street address of 5403  
Pollman Dr. Orlando Fl. 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Conception Olivo  
Owner (signature)  
Print Name: Conception Olivo  
Address: 5403 Pollman Dr  
Orlando, Fl. 32812

THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August 2024, by  
Conception Olivo who is personally known  
to me or produced Fla. Drivers as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # NH 159923  
Expires August 17, 2025  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

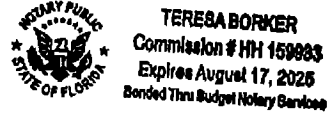
I/We Steven & Elizabeth Liberty the Owner(s) of Lot 58  
at Grant Station Homeowners Association, Inc., with a street address of 5411  
Pullman Dr Del FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: ELIZABETH LIBERTY  
Address: 5411 Pullman Dr  
Orlando FL  
32812

THE FOREGOING instrument was  
acknowledged before me this 24<sup>th</sup> day of  
August 2024, by  
Elizabeth Liberty who is personally known  
to me or produced Florida as  
identification.

Teresa Borker Drivers License  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Steven Liberty  
Address: 5411 Pullman Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24<sup>th</sup> day of  
August 2024, by  
Steven Liberty who is personally known  
to me or produced Fla. Drivers License  
as identification.

Teresa Borker  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**


I/We JEANEZZE C STINSON the Owner(s) of Lot #60  
at Grant Station Homeowners Association, Inc., with a street address of 5409

PULLMAN DR do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Jeanezz C Stinson  
Owner (signature)  
Print Name: Jeanezz Stinson  
Address: 5409 PULLMAN DR  
ORLANDO, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Jeanezz C Stinson who is personally known  
to me or produced Fla. Dm as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp  


STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

~~Owner (signature)  
Print Name: JEANEZZE STINSON  
Address: 5409 PULLMAN DR  
ORLANDO FL 32812~~

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We JOHN R Moses the Owner(s) of Lot 63  
at Grant Station Homeowners Association, Inc., with a street address of 5415  
PULLMAN DR ORLANDO FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

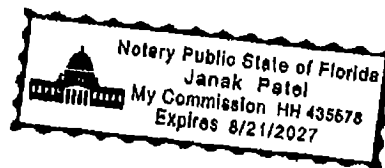
RECEIVED AUG 28 2024

STATE OF FLORIDA  
COUNTY OF ORANGE

John R. Moses  
Owner (signature)  
Print Name: John R. Moses  
Address: 5415 Pullman Dr  
Orlando Fl 32812

THE FOREGOING Instrument was  
acknowledged before me this 26 day of  
August, 2024, by  
John Moses who is personally known  
to me or produced Florida D.L. as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Maria G. Barredo the Owner(s) of Lot 64  
at Grant Station Homeowners Association, Inc., with a street address of 5417  
Pullman dr Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Maria Barredo  
Owner (signature)  
Print Name: Maria G. Barredo  
Address: 5417 Pullman dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 9th day of  
July 2024, by  
Maria Barredo who is personally known  
to me or produced Florida DL as  
identification.

Chetana Patel  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE** 66

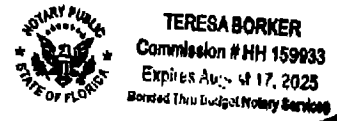
I/We Alfredo Otero + Aye Aye Myint the Owner(s) of Lot 2013097164+  
at Grant Station Homeowners Association, Inc., with a street address of 5421  
Pullman Dr Orlando Fl 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Aye Aye Myint  
Owner (signature)  
Print Name: Aye Aye Myint  
Address: 5421 Pullman Dr  
Orlando Fl 32812

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
September 2024, by  
Aye Aye Myint who is personally known  
to me or produced Fl. Dr. Alicia as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp

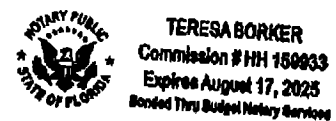


STATE OF FLORIDA  
COUNTY OF Orange

Alfredo Otero  
Owner (signature)  
Print Name: Alfredo Otero  
Address: 5421 Pullman Dr  
Orlando Fl 32812

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
September 2024, by  
Alfredo Otero who is personally known  
to me or produced Fl. Dr. Alicia as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Dara Molen the Owner(s) of Lot 67  
at Grant Station Homeowners Association, Inc., with a street address of 5423  
Pullman Dr. do hereby subject my/our Lot to

and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Dara Molen  
Owner (signature)  
Print Name: Dara Molen  
Address: 5423 Pullman  
Dr. SE, Orlando,  
FL

THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August 2024, by  
Dara Molen who is personally known  
to me or produced Fla. Drivers as  
identification.

Teresa Borker  
Notary Signature



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Ardyce M. Kehrayari the Owner(s) of Lot 69  
at Grant Station Homeowners Association, Inc., with a street address of 5429 Pullman Dr, Orlando FL do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

AK

[Signature]  
Owner (signature)  
Print Name: Ardyce M. Kehrayari  
Address: 11 Tawny Port  
Dana Point CA  
92629

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

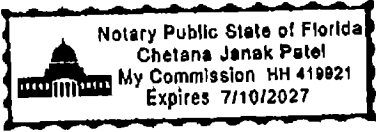
\_\_\_\_\_  
Notary Signature  
Notary Stamp

[Signature]  
Owner (signature)  
Print Name: Ardyce M. Kehrayari  
Address: 11 Tawny Port  
Dana Point, CA  
92629

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING Instrument was  
acknowledged before me this 29th day of  
August, 2024, by  
Ardyce May Kehrayari who is personally known  
to me or produced California DL as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

DWe JAMES JACKSON the Owner(s) of Lot 70  
at Grant Station Homeowners Association, Inc., with a street address of 5429

WULMAN DR, ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: James Jackson  
Address: 5429 Wulman Dr  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
James Jackson who is personally known  
to me or produced Florida as  
identification. Drivers license

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We John X Parker + Cheryl Ellefsen the Owner(s) of Lot 71  
at Grant Station Homeowners Association, Inc., with a street address of 5431

PULLMAN DR. ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

John Parker  
Owner (signature)  
Print Name: John PARKER  
Address: 5431 Pullman Dr.  
Orlando, FL  
32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
John Parker who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Teresa Barker  
Notary Signature  
Notary Stamp  


STATE OF FLORIDA  
COUNTY OF Orange

Cheryl Ellefsen  
Owner (signature)  
Print Name: Cheryl Ellefsen  
Address: 5431 Pullman Drive  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
Cheryl Ellefsen who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

Teresa Barker  
Notary Signature  
Notary Stamp  


**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Ditmar Wendt the Owner(s) of Lot 73  
at Grant Station Homeowners Association, Inc., with a street address of 2003  
Plainfield Dr. do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Ditmar Wendt  
Owner (signature)  
Print Name: Ditmar Wendt  
Address: 2003 Plainfield  
Dr.

THE FOREGOING Instrument was  
acknowledged before me this 26<sup>th</sup> day of  
August 2024, by  
Ditmar Wendt who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We ANGEL, RIVERA the Owner(s) of Lot 74  
at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_  
2005 PLAIN FIELD DR ORLANDO FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

*[Handwritten Signature]*

STATE OF FLORIDA  
COUNTY OF Orange

Owner (signature)  
Print Name: ANGEL, RIVERA  
Address: 2005 PLAIN FIELD DR  
ORLANDO FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Mr. Angel Rivera who is personally known  
to me or produced Fla. Drivers as  
identification.

*[Handwritten Signature]*  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

*[Handwritten Signature]*

STATE OF FLORIDA  
COUNTY OF Orange

Owner (signature) IDA, Rivera  
Print Name: ANGEL, RIVERA  
Address: 2005 PLAIN FIELD DR  
ORLANDO FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
IDA Rivera who is personally known  
to me or produced Fla. Drivers as  
identification.

*[Handwritten Signature]*  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Amanda Moja/Pedro Moja the Owner(s) of Lot 76 75  
at Grant Station Homeowners Association, Inc., with a street address of 207  
Plainfield Dr, Orlando, FL do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Amanda Moja  
Owner (signature)  
Print Name: Amanda Moja  
Address: 207 Plainfield Dr  
Orlando, FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Amanda Moja who is personally known  
to me or produced Fla. Drivers as  
Identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF Orange

Pedro Moja  
Owner (signature)  
Print Name: Pedro Moja  
Address: 207 Plainfield Dr.  
Orlando, FL

THE FOREGOING Instrument was  
acknowledged before me this 3rd day of  
August 2024, by  
Pedro Moja who is personally known  
to me or produced Florida as  
Identification. Drivers license

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

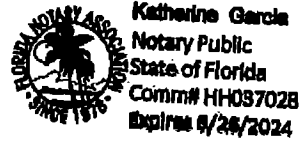
I/We Michael P. Day the Owner(s) of Lot 76  
at Grant Station Homeowners Association, Inc., with a street address of 2009 Plainfield Dr. Orlando, FL 32812  
do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

*Michael P. Day*  
Owner (signature)  
Print Name: Michael P. Day  
Address: P.O. Box 160031  
Altamonte Springs, FL 32716

STATE OF FLORIDA  
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 25 day of June, 2024, by Michael P. Day who is personally known to me or produced X as identification.

*Katherine Garcia*  
Notary Signature  
Notary Stamp



\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We RANDALL A. MILLER the Owner(s) of Lot 81

at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_

5422 LEWISTON ST ORLANDO FL 32812 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Randall A. Miller  
Owner (signature)  
Print Name: RANDALL A MILLER  
Address: 5422 LEWISTON ST  
ORLANDO, FL 32812

THE FOREGOING instrument was acknowledged before me this 4th day of August, 2024, by Randall A. Miller who is personally known to me or produced FLA. Drivers License as identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 169933  
Expires August 17, 2025  
Bonded Thru Budget Notary Service

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Linda Demetres the Owner(s) of Lot 82  
at Grant Station Homeowners Association, Inc., with a street address of 5425 Pullman Dr

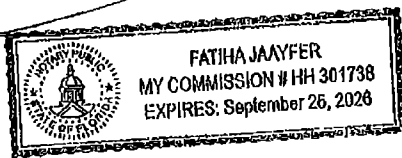
Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Linda Demetres  
Owner (signature)  
Print Name: Linda Demetres  
Address: 5425 Pullman Dr  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 12 day of  
August, 2024, by  
Linda Demetres who is personally known  
to me or produced FL DL as  
identification.

[Signature]  
Notary Signature  
Notary Stamp



RECEIVED AUG 15 2024

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

Brian Barnett  
(We) Beverly Barnett the Owner(s) of Lot 87

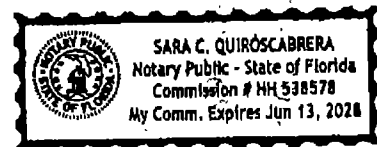
at Grant Station Homeowners Association, Inc., with a street address of 5410 Lewiston Street do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Brian G Barnett  
Owner (signature)  
Print Name: Brian Barnett  
Address: 5410 Lewiston St  
Orl., FL 32812

THE FOREGOING Instrument was acknowledged before me this 30 day of August, 2024, by Brian Barnett who is personally known to me or produced FL DRIVER LICENSE as identification.

Sara Quiros Cabrera  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF Orange

Beverly Barnett  
Owner (signature)  
Print Name: Beverly Barnett  
Address: 5410 Lewiston St  
Orl., FL 32812

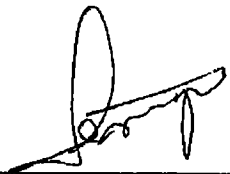
THE FOREGOING Instrument was acknowledged before me this 30 day of August, 2024, by Beverly Barnett who is personally known to me or produced FL DRIVER LICENSE as identification.

Sara Quiros Cabrera  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We MARIO LEMAGNE the Owner(s) of Lot 89.  
at Grant Station Homeowners Association, Inc., with a street address of 5413 Andover dr  
Orlando FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.



Owner (signature)  
Print Name: MARIO LEMAGNE  
Address: 5413 Andover dr  
Orlando FL 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
Mario Lemagne who is personally known  
to me or produced Florida as  
identification. Driver's License

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # NH 159033  
Expires August 17, 2025  
Bonded thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Kendall Wilson the Owner(s) of Lot 92  
at Grant Station Homeowners Association, Inc., with a street address of 5419  
Andover Dr. do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Kendall Wilson  
Address: 5419 Andover Dr  
Orlando FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
Sept. 2024, by  
Kendall Wilson who is personally known  
to me or produced Fla. Driver as  
Identification.

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING Instrument was  
acknowledged before me this \_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
Identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Elizabeth & Hudson the Owner(s) of Lot 93  
at Grant Station Homeowners Association, Inc., with a street address of 5421  
Andover DR Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Elizabeth & Hudson  
Owner (signature)  
Print Name: Elizabeth Hudson  
Address: 5421 Andover Dr.  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 4th day of  
August, 2024, by  
Elizabeth Hudson who is personally known  
to me or produced Fla. Drivers License as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Scott and Amber Mason the Owner(s) of Lot 95  
at Grant Station Homeowners Association, Inc., with a street address of 2013  
Winslow Dr. do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Amber Mason  
Address: 2013 Winslow Dr.  
Orlando, FL 32812

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
Sept. 2024, by  
Amber Mason who is personally known  
to me or produced [Signature] as  
identification. Licensor

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]  
Owner (signature)  
Print Name: Scott Mason  
Address: 2013 Winslow Dr.

THE FOREGOING Instrument was  
acknowledged before me this 7th day of  
Sept. 2024, by  
Scott Mason who is personally known  
to me or produced [Signature] as  
identification. Licensor

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Leticia Pasquira the Owner(s) of Lot 97  
at Grant Station Homeowners Association, Inc., with a street address of 2009 Winslow  
Driv, Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF ORANGE

[Signature]  
Owner (signature)  
Print Name: Leticia Pasquira  
Address: 2009 Winslow Driv  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 29 day of  
August 2024, by  
Leticia Pasquira who is personally known  
to me or produced FLORIDA D.L. as  
(identification)

[Signature]  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

We Nicole Bickham the Owner(s) of Lot 99  
at Grant Station Homeowners Association, Inc., with a street address of 2005 Window Dr.  
do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Nicole Bickham  
Owner (signature)  
Print Name: Nicole Bickham  
Address: 2005 Window Dr  
Orlando, FL 32812

THE FOREGOING instrument was  
acknowledged before me this 24<sup>th</sup> day of  
August 2024, by  
Nicole Bickham who is personally known  
to me or produced Florida I.D. as  
identification.

Teresa Borker  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Brandon Probst the Owner(s) of Lot 100  
at Grant Station Homeowners Association, Inc., with a street address of 2003  
Winstow Dr Orlando Fl 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

[Signature]  
Owner (signature)  
Print Name: Brandon Probst  
Address: 2003 Winstow Dr  
Orlando Fl 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4<sup>th</sup> day of  
August 2024, by  
Brandon Probst who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

[Signature]  
Owner (signature)  
Print Name: Kiana Probst  
Address: 2003 Winstow Dr  
Orlando Fl 32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING instrument was  
acknowledged before me this 4<sup>th</sup> day of  
August 2024, by  
K Probst who is personally known  
to me or produced Fla. Drivers as  
identification. License

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

Agent #  
3GR515653

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

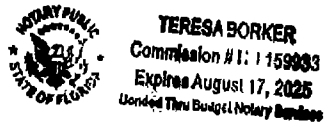
I/We Janet Bennett the Owner(s) of Lot 101  
at Grant Station Homeowners Association, Inc., with a street address of 2000  
Plainfield Dr 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Janet Bennett  
Owner (signature)  
Print Name: Janet Bennett  
Address: 2000 Plainfield  
Orlando, Fl. 32812

THE FOREGOING instrument was  
acknowledged before me this 2nd day of  
August, 2024, by  
Janet Bennett who is personally known  
to me or produced Fla. Drivers  
identification. License

Teresa Borker  
Notary Signature  
Notary Stamp



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

We Ana Laguer the Owner(s) of Lot 104  
at Grant Station Homeowners Association, Inc., with a street address of 2006  
Plainfield Drive, Orlando, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

STATE OF FLORIDA  
COUNTY OF Orange

Ana Laguer  
Owner (signature)

Print Name: ANA LAGUER

Address: 2006 Plainfield Ave  
Orlando FL 32812

THE FOREGOING instrument was  
acknowledged before me this 3rd day of  
August, 2024, by  
Ana Laguer who is personally known  
to me or produced Florida as  
identification. Drivers License

Teresa Borker  
Notary Signature

Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Service

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)

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

Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was  
acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024, by  
\_\_\_\_\_ who is personally known  
to me or produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We CARLOS A. PUENTE the Owner(s) of Lot 105

at Grant Station Homeowners Association, Inc., with a street address of \_\_\_\_\_

2008 PLAINFIELD DR. ORLANDO, FL 32812 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Covenants, Conditions, and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book 3507, Page 451, Public Records of Orange County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA  
COUNTY OF Orange

[Signature]

Owner (signature)  
Print Name: CARLOS PUENTE  
Address: 2008 PLAINFIELD DR.  
ORLANDO, FL 32812

THE FOREGOING instrument was acknowledged before me this 3rd day of August 2024, by Carlos Puente who is personally known to me or produced Fla. Drivers License as identification.

[Signature]  
Notary Signature  
Notary Stamp



TERESA BORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Owner (signature)  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

THE FOREGOING instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Signature  
Notary Stamp

**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/we Grant Station HOA the Owner(s) of Lot Tract A  
at Grant Station Homeowners Association, Inc., with a street address of 5408  
PULLMAN Dr., ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

Grant Station HOA

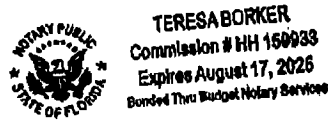
By: John Parker, as Board of Directors  
Vice President

Owner (signature) John Parker  
Print Name: John Parker, O.P.  
Address: 5408 Pullman Dr  
Orlando FL  
32812

STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August, 2024, by John Parker  
who is personally known as Board of  
to me or produced Directors  
identification. Vice President

Teresa Borker  
Notary Signature  
Notary Stamp



Grant Station HOA

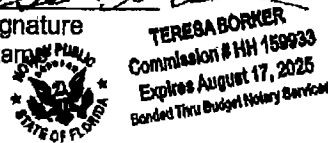
By: Brenda Bodes, Board of Directors/Secretary

Owner (signature) Brenda Bodes  
Print Name: Brenda Bodes  
Address: 5408 Pullman St  
Orlando, FL  
32812

STATE OF FLORIDA  
COUNTY OF Orange

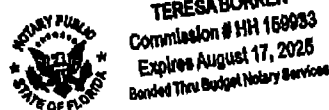
THE FOREGOING Instrument was  
acknowledged before me this 24th day of  
August, 2024, by Brenda Bodes  
who is personally known as Grant  
to me or produced Station HOA  
identification. Board of  
Directors/Sec


Teresa Borker  
Notary Signature  
Notary Stamp



**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Grant Station HOA the Owner(s) of Lot Tract C  
at Grant Station Homeowners Association, Inc., with a street address of 5391  
PULLMAN DR., ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

Grant Station HOA STATE OF FLORIDA  
COUNTY OF Orange  
By JL Parker as Board of Directors  
Vice President  
Owner (signature) JL Parker THE FOREGOING instrument was  
Print Name: John Parker acknowledged before me this 24th day of  
Address: 5391 PULLMAN DR. August 2024, by  
Orlando, FL 32812 JL Parker who is personally known  
to me or produced as  
identification.  
Teresa Borker  
Notary Signature  
Notary Stamp  


Grant Station, HOA STATE OF FLORIDA  
COUNTY OF Orange  
By 6 as Board of Directors/Secretary  
Brenda Bates  
Owner (signature) Brenda Bates THE FOREGOING instrument was  
Print Name: Brenda Bates acknowledged before me this 24th day of  
Address: 5391 Pullman Dr August 2024, by  
Orlando, FL Brenda Bates who is personally known  
32812 to me or produced as  
identification. Grant Station HOA  
Board of  
Directors/sec.  
Teresa Borker  
Notary Signature  
Notary Stamp  




**CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE**

I/We Grant Station HOA the Owner(s) of Lot Tract D  
at Grant Station Homeowners Association, Inc., with a street address of 5424  
ANDOVER DR, ORLANDO, FL 32812 do hereby subject my/our Lot to  
and consent and join in the revitalization of the Declaration of Covenants, Conditions,  
and Restrictions for Grant Station Homeowners Association, Inc., recorded at Book  
3507, Page 451, Public Records of Orange County, Florida, and all subsequent  
amendments and supplements, and state that this signature page shall be incorporated  
into said document.

Grant Station, HOA  
as Board of Directors,  
By John Parker, Vice President  
Owner (signature)  
Print Name: John Parker  
Address: 5424 ANDOVER DR  
ORLANDO, FL  
32812

STATE OF FLORIDA  
COUNTY OF Orange  
THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
John Parker who is personally known  
to me or produced \_\_\_\_\_ as  
Identification.

Teresaborker  
Notary Signature  
Notary Stamp  
TERESABORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

as Grant Station HOA  
Board of Directors/O.P.

Grant Station, HOA  
By: Brenda Bates  
Owner (signature)  
Print Name: Brenda Bates  
Address: 5424 ANDOVER DR  
ORLANDO, FL  
32812

STATE OF FLORIDA  
COUNTY OF Orange  
THE FOREGOING instrument was  
acknowledged before me this 24th day of  
August, 2024, by  
Brenda Bates who is personally known  
to me or produced \_\_\_\_\_ as  
Identification.

Teresaborker  
Notary Signature  
Notary Stamp

TERESABORKER  
Commission # HH 159933  
Expires August 17, 2025  
Bonded Thru Budget Notary Services

as Board of Directors  
secretary



34	2209	Faxon Ct	LUCY IM HOME INC	4550 Saddleworth Cir, Orlando, FL 32826-4124	04-23-30-3145-00-340	PLAT OF GRANT STATION 12/121 LOT	34
35	2202	Andover Dr	NACKINO ROBYN	11215 Moultrie Pl, Tampa, FL 33625-4966	04-23-30-3145-00-350	PLAT OF GRANT STATION 12/121 LOT	35
36	2204	Andover Dr	HANSEN GLENN HERBERT	5408 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-360	PLAT OF GRANT STATION 12/121 LOT	36
37	2206	Andover Dr	ALEJANDRO VICTOR JAVIER	5408 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-370	PLAT OF GRANT STATION 12/121 LOT	37
38	2208	Andover Dr	HERMES ROBERT G, HERMES SHAUN M	Po Box 707, Hudson, IL 61748-0707	04-23-30-3145-00-380	PLAT OF GRANT STATION 12/121 LOT	38
39	5402	Andover Dr	JOAN OF ARC FL LLC	853 Broadway Fl 5, New York, NY 10003-4724	04-23-30-3145-00-390	PLAT OF GRANT STATION 12/121 LOT	39
40	5400	Andover Dr	DEL VALLE WILFREDO	5400 Andover DR, Orlando, FL 32812	04-23-30-3145-00-400	PLAT OF GRANT STATION 12/121 LOT	40
41	2110	Winslow Dr	RODRIGUEZ DAVID J, RODRIGUEZ MARTHA	2110 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-410	PLAT OF GRANT STATION 12/121 LOT	41
42	2108	Winslow Dr	RIVERA MARIA	2108 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-420	PLAT OF GRANT STATION 12/121 LOT	42
43	2016	Winslow Dr	STRICKLAND EDWARD, AMBROSINO JAMIE	2016 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-480	PLAT OF GRANT STATION 12/121 LOT	43
44	2104	Winslow Dr	OJEDA ROGER GERARDO, OJEDA MAGALY	2104 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-440	PLAT OF GRANT STATION 12/121 LOT	44
45	2102	Winslow Dr	REAMS ASHLEY NICOLE	2102 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-450	PLAT OF GRANT STATION 12/121 LOT	45
46	2100	Winslow Dr	ROGA RANDALL J JR	2100 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-460	PLAT OF GRANT STATION 12/121 LOT	46
47	2018	Winslow Dr	MULLINS LISA ELLEN	2018 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-470	PLAT OF GRANT STATION 12/121 LOT	47
48	2106	Winslow Dr	DENNIS FLORIZEL F.M, DENNIS JOAN M	2106 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-430	PLAT OF GRANT STATION 12/121 LOT	48
49	2014	Winslow Dr	PEREZ JORGE, PEREZ NORMA	4916 103Rd St, Corona, NY 11368-3121	04-23-30-3145-00-490	PLAT OF GRANT STATION 12/121 LOT	49
50	2012	Winslow Dr	PINTO ROBERT, PINTO JOSELYN	2012 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-500	PLAT OF GRANT STATION 12/121 LOT	50
51	2010	Winslow Dr	SORIANO JOSE J, SORIANO JUANA M	2010 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-510	PLAT OF GRANT STATION 12/121 LOT	51
52	2008	Winslow Dr	DOUGLAS ELIZABETH M, WILLIAMS KELSEY P	2008 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-520	PLAT OF GRANT STATION 12/121 LOT	52
53	2006	Winslow Dr	NEUMIDA JASON K	2006 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-530	PLAT OF GRANT STATION 12/121 LOT	53
54	2004	Winslow Dr	DAVIS MARCUS, CRUZ MAGDA I	2004 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-540	PLAT OF GRANT STATION 12/121 LOT	54
55	2002	Winslow Dr	LATORRE ERIC LIFE ESTATE, REM: LAURA E LATORRE, REM: YULI LATORRE	2002 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-550	PLAT OF GRANT STATION 12/121 LOT	55
56	5401	Pullman Dr	BRIDGES OLIVIA	5401 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-560	PLAT OF GRANT STATION 12/121 LOT	56
57	5403	Pullman Dr	OLIVO CONCEPCION	5403 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-570	PLAT OF GRANT STATION 12/121 LOT	57
58	5405	Pullman Dr	HERNANDEZ EMERITA V	5405 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-580	PLAT OF GRANT STATION 12/121 LOT	58
59	5407	Pullman Dr	CARCHI EMMANUEL	5407 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-590	PLAT OF GRANT STATION 12/121 LOT	59
60	5409	Pullman Dr	STINSON JEANNETTE C	5409 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-600	PLAT OF GRANT STATION 12/121 LOT	60
61	5411	Pullman Dr	LIBERTI STEVEN SCOTT, LIBERTI ELIZABETH J	5411 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-610	PLAT OF GRANT STATION 12/121 LOT	61
62	5413	Pullman Dr	SRAM PACK I-A L L C	5001 Plaza On The Lk Ste 200, Austin, TX 78746	04-23-30-3145-00-620	PLAT OF GRANT STATION 12/121 LOT	62
63	5415	Pullman Dr	MOSES JOHN R	5415 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-630	PLAT OF GRANT STATION 12/121 LOT	63
64	5417	Pullman Dr	BARRERO MARIA GUADALUPE	5417 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-640	PLAT OF GRANT STATION 12/121 LOT	64
65	5419	Pullman Dr	JOSEPH GERALD, LORIENT EMAUDE	5419 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-650	PLAT OF GRANT STATION 12/121 LOT	65
66	5421	Pullman Dr	MYINT AYE AYE, OTERO ALFREDO	5421 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-660	PLAT OF GRANT STATION 12/121 LOT	66
67	5423	Pullman Dr	MOLEN DARA M	5423 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-670	PLAT OF GRANT STATION 12/121 LOT	67
68	5425	Pullman Dr	DEMETRES LINDA D	5425 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-680	PLAT OF GRANT STATION 12/121 LOT	68
69	5427	Pullman Dr	KEHAYAN ARDYCE	11 Tawny Pt, Dana Point, CA 92629-3236	04-23-30-3145-00-690	PLAT OF GRANT STATION 12/121 LOT	69
70	5429	Pullman Dr	JACKSON JAMES MARCELL	5429 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-700	PLAT OF GRANT STATION 12/121 LOT	70
71	5431	Pullman Dr	PARKER JOHN X, ELLEFSON CHERYL L	5431 Pullman Dr, Orlando, FL 32812	04-23-30-3145-00-710	PLAT OF GRANT STATION 12/121 LOT	71
72	5432	Plainfield Dr	ETIENNE AURELIUS, LORIENT GRACIEUSE	2001 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-720	PLAT OF GRANT STATION 12/121 LOT	72
73	5433	Plainfield Dr	ONA WENDT REVOCABLE TRUST	2003 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-730	PLAT OF GRANT STATION 12/121 LOT	73

74	5434	Plainfield Dr	RIVERA ANGEL F, RIVERA-RODRIGUEZ IDA	2005 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-740	PLAT OF GRANT STATION 12/121 LOT	74
75	5435	Plainfield Dr	MOYA AMANDA N, MOYA PEDRO LUIS JR	2007 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-750	PLAT OF GRANT STATION 12/121 LOT	75
76	5436	Plainfield Dr	DAY MICHAEL P	Po Box 160031, Altamonte Springs, FL 32716	04-23-30-3145-00-760	PLAT OF GRANT STATION 12/121 LOT	76
77	5437	Plainfield Dr	GOMEZ DEYNA LYNN	2011 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-770	PLAT OF GRANT STATION 12/121 LOT	77
78	2013	Plainfield Dr	MATTHEWS JAMES THOMAS	2013 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-00-780	PLAT OF GRANT STATION 12/121 LOT	78
79	2015	Lewisston St	SOUDERS EDDIE P	5426 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-790	PLAT OF GRANT STATION 12/121 LOT	79
80	2017	Lewisston St	ORTIZ NELSON SR, ORTIZ ILSA	5424 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-800	PLAT OF GRANT STATION 12/121 LOT	80
81	2019	Lewisston St	MILLER RANDALL A	5422 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-810	PLAT OF GRANT STATION 12/121 LOT	81
82	2021	Lewisston St	CHAPAS MIGUEL A, CUBAS ZAVALA ROSALINDA	5420 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-820	PLAT OF GRANT STATION 12/121 LOT	82
83	2023	Lewisston St	MARTINEZ JEFFRY LUIS JR	5418 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-830	PLAT OF GRANT STATION 12/121 LOT	83
84	2025	Lewisston St	MEJIAS NAOMI R	12024 Ghent Ct, Orlando, FL 32825-2717	04-23-30-3145-00-840	PLAT OF GRANT STATION 12/121 LOT	84
85	2027	Lewisston St	NEGRON JONATHAN E	5414 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-850	PLAT OF GRANT STATION 12/121 LOT	85
86	2029	Lewisston St	LATORRE ERIC LIFE ESTATE, REM: LAURA E LATORRE, REM: YULI LATORRE	2002 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-860	PLAT OF GRANT STATION 12/121 LOT	86
87	5410	Lewisston St	BARNETTE BEVERLY	5410 Lewisston St, Orlando, FL 32812	04-23-30-3145-00-870	PLAT OF GRANT STATION 12/121 LOT	87
88	5411	Andover Dr	SFR XII ORLANDO OWNER 1 L P	9200 E Hampton Dr, Capital Heights, MD 20743	04-23-30-3145-00-880	PLAT OF GRANT STATION 12/121 LOT	88
89	5413	Andover Dr	DE JESUS LEIMAGNE MARIO	5413 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-890	PLAT OF GRANT STATION 12/121 LOT	89
90	5415	Andover Dr	GEREMIA CHRISTINE M	5415 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-900	PLAT OF GRANT STATION 12/121 LOT	90
91	5417	Andover Dr	OLIVER WILLIAM J, SANDI ALEJANDRA ARGUELLO	5417 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-910	PLAT OF GRANT STATION 12/121 LOT	91
92	5419	Andover Dr	WILSON KENDALL LEE	5419 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-920	PLAT OF GRANT STATION 12/121 LOT	92
93	5421	Andover Dr	HUDSON ELIZABETH E	5421 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-930	PLAT OF GRANT STATION 12/121 LOT	93
94	5423	Andover Dr	MARX JADE CHRISTINE, FERNANDEZ LISSETTE CHRISTINE	5423 Andover Dr, Orlando, FL 32812	04-23-30-3145-00-940	PLAT OF GRANT STATION 12/121 LOT	94
95	2013	Winslow Dr	MASON SCOTT A, MASON AMBER L	2013 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-950	PLAT OF GRANT STATION 12/121 LOT	95
96	2011	Winslow Dr	WIN-GRACE PROPERTIES LLC	1424 Lake Florence Way, Winter Park, FL 32792	04-23-30-3145-00-960	PLAT OF GRANT STATION 12/121 LOT	96
97	2009	Winslow Dr	PESQUIRA FELIPE JR	2009 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-970	PLAT OF GRANT STATION 12/121 LOT	97
98	2007	Winslow Dr	LOPEZ YVONNE A	2007 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-980	PLAT OF GRANT STATION 12/121 LOT	98
99	2005	Winslow Dr	BICKHAM NICOLE	2005 Winslow Dr, Orlando, FL 32812	04-23-30-3145-00-990	PLAT OF GRANT STATION 12/121 LOT	99
100	2003	Winslow Dr	PROKOP BRANDON L, PROKOP KARA M	2003 Winslow Dr, Orlando, FL 32812	04-23-30-3145-01-000	PLAT OF GRANT STATION 12/121 LOT	100
101	2000	Plainfield Dr	BENNETT JANET	2000 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-01-010	PLAT OF GRANT STATION 12/121 LOT	101
102	2001	Plainfield Dr	LOGAN JEREMY	2002 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-01-020	PLAT OF GRANT STATION 12/121 LOT	102
103	2002	Plainfield Dr	BEBE PATRICIA	2004 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-01-030	PLAT OF GRANT STATION 12/121 LOT	103
104	2003	Plainfield Dr	LAGUER ANA	2006 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-01-040	PLAT OF GRANT STATION 12/121 LOT	104
105	2004	Plainfield Dr	PUENTE CARLOS	2008 Plainfield Dr, Orlando, FL 32812	04-23-30-3145-01-050	PLAT OF GRANT STATION 12/121 LOT	105
106	2005	Plainfield Dr	TNT INVESTMENT MANAGEMENT LLC	4668 Conway Gardens Rd, Orlando, FL 32806	04-23-30-3145-01-060	PLAT OF GRANT STATION 12/121 LOT	106