

**AMENDED DEED RESTRICTIONS
TROPICAL BAY SUBDIVISION**

126.00
16.00

WHEREAS, Tropical Bay Subdivision in Big Pine Key, Florida, is a duly recorded subdivision as recorded in Plat Book 4, Page 102 of the Public Records of Monroe County, Florida; and

WHEREAS, Declaration of Restrictions for Tropical Bay Subdivision were recorded for Lots 1 through 53 and Lots 32A through 44A in Volume 155, Page 585 to 590 and Volume 149, Pages 443 and 446 in the Public Records of Monroe County, Florida; and

WHEREAS, said Declaration of Restrictions allow for the renewal or amendment of these Deed Restrictions after thirty years, and at ten year intervals thereafter on the condition that an instrument signed by persons then owning a majority of said lots agree to the change of said covenants and that said amendment is recorded in the Public records of Monroe County, Florida; and

WHEREAS, the Deed Restrictions for Tropical Bay Subdivision, were recorded in 1959; and

WHEREAS, thirty years have passed on all the Declaration of Restrictions, it is the intent of the now owners of Tropical Bay Subdivision to amend the Declaration of Restrictions in accordance with requirements of these Restrictions and the law.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, the parties agree as follows:

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned property owners of Tropical Bay Subdivision, comprising a majority of the present owners within the subdivision do hereby declare and publish this Declaration of Restrictions on the following described property, to-wit:

Lots 1 to 53 inclusive and Lots 32A through 44A, Tropical Bay Subdivision, according to the Plat thereof as recorded in Plat Book 4, Page 102 of the Public Records of Monroe County, Florida.

The undersigned hereby make the following Declarations as to limitations, restrictions, and uses to which the said land above described may be put. In imposing said Restrictions upon each and every lot, part, or parcel of said land, hereby specifying that said Declaration shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and persons hereafter acquiring any right, title or interest in and to the land above described, or any part thereof, this Declaration being for the benefit of and in limitation upon all future owners of the land or lands as above described and being suitable for the purposes as herein specified.

USE RESTRICTIONS;

1. No building whatever except a private dwelling house with necessary out buildings including only garages, carports and porches and detached boat houses shall be erected, placed or permitted on the subject premises or any part thereof. Such dwelling house shall be used as a single family private residence only. Attached garages, carports and porches and detached boat houses may be erected on any of said lots at the time of or after the erection of a private single family residence, provided that no such accessory structure shall be occupied prior to the completion of said residence. The exterior of the permitted dwelling house and the necessary out buildings to be located on the premises shall be of cement-block-stucco (CBS) construction of new materials (not wood-frame-masonry) and shall be completed within one year subsequent to the commencement of construction. Finish grading and canal bank stabilization shall be completed within eighteen months of construction commencement.

2. No trailers, mobile homes, travel motor homes, tents, shacks or any other structure of a temporary character shall be constructed or placed on any of the subject premises except during construction to be used only by the construction company and shall be removed within five days after the completion of construction. No trailers, mobile homes, travel motor homes, tents shacks or any other structure shall ever be used as a residence nor for temporary residential purposes, or stored for a period of more than two weeks in any part of the subdivision except as directed, and with the approval of the Board of Directors of the association.

3. All buildings erected on the lots above described shall be of concrete block and stucco construction of new materials and shall not be more than 17 1/2 feet in height from the

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top of the lower most tie {support} beam to the peak of the roof. Buildings shall be no more than one story from the lowest tie {support} beam. No flat roofs will be permitted on any of the residential buildings erected on any lot in this subdivision; however, attached garages, carports, and porches may have a flat roof. Minimum floor area, i.e., the area above the lower most tie {support} beam and exclusive of ground floor area closed within inside perimeter walls, excluding screening, for all residences erected on said lots shall be as follows:

- a. on lots having bay frontage a minimum of 1150 square feet
- b. on lots having no bay frontage a minimum of 1000 square feet.

4. No building on any of said lots shall be erected nearer than 20 feet nor more than 30 feet from the front lot line (street line) nor within 7 1/2 feet of any side lot line. No boat house, wharf, pier, dock or other type of construction shall extend over the water of any canal. Slips may be constructed within the property lines. Boats and other vessels may not be docked or tied in any canal in the subdivision or hung on davits in such a manner that they will interfere with navigation in any canal.

5. All of said lots shall be kept clear of debris, brush, weeds, trash or rubbish with a minimum of one mowing every three months. There shall not be created or permitted to exist on any part of said property any dumping ground, accumulation of debris, exposed garbage or any foul smelling matter whatsoever. This specifically includes a prohibition against the storage of lobster traps, crab traps, nets, buoys and related fishing equipment. All household garbage, and necessary storage of unsightly articles shall be stored in sanitary containers located in appropriate areas concealed from public view. No animals, live stock, poultry or anything else which may draw insects or rodents may be raised, bred, or kept on any said lots except that ordinary household pets may be kept providing that the keeping thereof shall not constitute a nuisance in the subdivision.

6. No obnoxious, illegal or offensive activity shall be conducted on any part of the land situated in the subdivision, nor shall anything be done thereon, nor shall it be so maintained which would tend to annoy the community, or injure the health of the community, or become manifestly injurious to the morals or manners of the residents of the subdivision, such activity being hereby declared to be a nuisance and is prohibited.

7. All vehicles and vessels which are inoperative, and/or unlicensed are prohibited to be stored on any of the lands described herein except inside a closed garage or carport.

8. Each owner shall, at his sole cost and expense, maintain and repair his residence and all structures appurtenant thereto, landscaping, driveways and yards keeping the same in a condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear.

9. No building shall be erected, placed, or altered on any building plot in the subdivision unless the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony with these Restrictions and with the existing structures in the subdivision. Such approval to come from an Architectural Review Committee selected by the Board of Directors for the Association. In the event of a denial by the Architectural Review Committee the affected unit owner may appeal said decision within 30 days to the Board of Directors of the Association whose decision as to the conformity of the submitted plans with the Deed Restrictions shall be final.

10. Signs erected in the subdivision, for whatever purpose, shall not exceed 4 square feet in size.

11. Liveboards shall not be allowed to be tied up within the subdivision.

12. The Monroe County Land Use Regulations, particularly those relating to Big Pine Key, along with the Department of Environmental and Department of Natural Resources Regulations relating to the construction of seawalls and docks, State Law, ordinances and regulations relating to construction methodology, permitting and all other Federal, State and local regulations that may impact on construction within Tropical Bay Subdivision are hereby made a part of these Declarations of Restrictions along with any amendments thereto are hereby incorporated within and made a part hereof and each property owner within the subdivision shall abide by them. Any violation of any local, State or Federal rule, regulation, ordinance or statute shall also be a violation of these Deed Restrictions and may be subject to the enforcement proceedings referenced herein.

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MEMBERSHIP AND ASSOCIATION VOTING RIGHTS:

1. "The Association" shall refer to the Tropical Bay Property Owners Association, Inc., its successors and assigns.

2. Every owner of a lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot. Each member shall be entitled to one vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any one lot.

3. The declarants hereby covenant for each lot in the subdivision, and each owner of each lot is hereby deemed to covenant, whether or not it shall be so expressed in his deed, to pay to the Association (1) annual assessments; and (2) special assessments as herein defined. The annual and special assessments, together with interest, shall be a charge on the land for each lot against which such an assessment is made. Each such assessment, together with interest, costs and reasonable attorneys fees shall also be the personal obligation of the person or persons who owned the lot at the time the assessment fell due, but such personal obligation shall not pass to the successors in title of such person or persons unless expressly assumed by them.

ANNUAL ASSESSMENTS:

The annual assessments levied by the Association [which shall not exceed \$50 per annum unless approved by a majority of the members] shall be used exclusively to promote the health, safety, welfare and recreation of the residents in the subdivision and for the improvement and maintenance of common areas, and of the subdivision and of the property and canals situated within the subdivision. Annual assessments shall include, and the Association shall acquire and pay for out of funds derived from the annual assessments the following:

- a. Maintenance and repair of the common areas, i.e., storage area, used by the membership.
- b. The mowing of vacant lots and vegetation management of canal banks as may be determined by the Association.
- c. Acquisition of furnishings and equipment necessary to carry out the purposes of the Association as may be determined by the Association.
- d. Liability insurance insuring the Association against any and all liability to the public, to any owner, or to the invitees or tenants of any owner arising out of the activities and functions of the Association.
- e. Workmen's Compensation to comply with applicable law and any other insurance deemed necessary by the Board of Directors of the Association and approved by a majority vote of the membership.
- f. Any other materials, supplies, furniture, labors, services, maintenance, repairs, structural, alterations, insurance, taxes or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law or which shall be necessary or proper in the opinion of the Board of Directors or the Association for the operation of the common areas or for the benefit of the lot owners or for the enforcement of these restrictions.

SPECIAL ASSESSMENTS:

1. In addition to the annual assessment 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 construction, reconstruction, repair, replacement, capital improvements, or fixtures related to the common areas, canals and waterways or the subdivision as a whole or to undertake any activity for the benefit of the subdivision as a whole which is approved by a vote of no less than 51% of the lot owners at that time.

2. Written notice of any meeting called for the purpose of levying an annual or a special assessment shall be sent to all members not less than 15 and no more than 30 days in advance of such meeting. In the event the proposed action is favored by a majority of the votes cast, or in the case of a special assessment more than 51% of the votes cast, but less than the

requisite amount of total ownership of the lots, members who are not present in person or by proxy may give their assent in writing within 30 days after the date of such meeting.

ANNUAL AND SPECIAL ASSESSMENTS

1. Both annual and special assessments must be fixed at a uniform rate for all lots.
2. Any assessment not paid within 90 days after the due date shall be deemed in default. The Association may bring an action at law against the owner personally obligated to pay the same. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common areas, abandonment of his lot or the defense that he has received no benefits from the assessment so levied.
3. The assessment against any lot shall be subordinate to the lien of any mortgage recorded against the property. The sale or transfer of any lot shall not affect the validity of the assessment, except that a mortgage foreclosure may extinguish the assessment as to assessments which became due subsequent to the date of the issuance of the final judgment of foreclosure and prior to the subsequent transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due. In the event an unpaid assessment is reduced to final judgment that judgment, plus interest at the highest rate allowed by law, along with a reasonable attorneys fee shall be recorded against the property and shall be a continuing charge against the property until paid. Nothing in this section shall limit the association from taking any action to enforce or foreclose a judgment levied against the property pursuant to law.

ENFORCEMENT:

1. The Association, or any owner of record in the subdivision, shall have the right to enforce, by any proceedings at law or equity, all restrictions, conditions, covenants, easements, reservations, assessments and charges now or hereafter imposed by the provisions of this Declaration. Failure by the undersigned, or the Association, or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
2. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way affect the other provisions, which shall remain in full force and effect.
3. Covenants and restrictions of this Declaration may be amended in ten year intervals after the date of the recording of this amendment by recording an instrument executed and acknowledged by not less than 51% of each owner of record.
4. The covenants and restrictions of this Declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by the Association or any member thereof from the date hereof forward and shall thereafter continue automatically in effect for an additional period of ten years unless otherwise amended. At the expiration of said ten year period without amendment these covenants shall be automatically extended for successive periods of ten years and shall continue in force and effect.
5. Enforcement of these restrictions shall be by suit in equity or at law which may be maintained by any owner or owners of land in said subdivision or by the Association in said subdivision. In the event said suit shall result in a judgment against the lot owner or owners aforesaid asserted to be violations of said restrictions such record owner or owners shall be required to pay to the party or party's plaintiff a reasonable attorneys fee for the attorney for the plaintiff or plaintiffs in such proceeding including appellate proceedings, together with any and all cost reasonably incurred by such plaintiff owners or Association in such suit.

IN WITNESS WHEREOF we have placed our hands and seals.

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STATE OF TEXAS }
COUNTY OF DALLAS } ss:

Personally appeared before me, the undersigned authority
JOHN W. STARRY JR. et ux
being the owners of Lot 30, Tropical Bay Subdivision, after being duly sworn and
cautioned, swear and affirm that they have read the foregoing Amended Restrictive
Covenants for Tropical Bay and they have affixed their signatures hereto hereby adopting,
ratifying and agreeing to the Amendment of these Covenants.

WITNESS my hand and official seal in the County and State
aforesaid this 19th day of March, 1991.

WITNESSES:

Anne Robinson

John W. Starry Jr
Owner

Wife L. Robinson

Donathy E. Starry
Owner

Notary Public

Owner

My commission expires: 3-21-94

