

Prepared by LENDAR HOMES
10471 SIX MILE CYPRESS PKWY #2
FORT MYERS, FL 33912

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CHARLIE GREEN, CLERK OF COURT
FLORIDA
RECORDING FEE 120.50
DEPUTY CLERK M Kortright

RECIPROCAL EASEMENT AND USE AGREEMENT

THIS RECIPROCAL EASEMENT AND USE AGREEMENT ("Agreement") made and entered into this 14TH day of OCTOBER, 2002, by and between U.S. HOME CORPORATION, INC., a Delaware corporation, the developer of Palm Island Phase 2, and its successors and assigns (hereinafter "U.S. Home"), PALM ISLAND PHASE 2 COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter "HOA2"), and PALM ISLAND HOMEOWNERS ASSOCIATION, INC., a Florida, not-for-profit corporation, and its successors and assigns (hereinafter "Association").

RECITALS

WHEREAS, the Association is that entity created for the purposes of the continuing management and maintenance of that real property which is defined and described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements of Palm Island, recorded at O.R. Book 2201, pages 355, et seq., in the Public Records of Lee County, Florida, and all subsequent amendments thereto, (hereinafter "Association Property"), and to enforce the terms and conditions of that Declaration; and

WHEREAS, Association is the current owner of certain recreational amenities and common facilities described in Exhibit "A" attached hereto (hereinafter "Facilities"), and said Facilities are physically located on and within the Association Property; and

WHEREAS, U.S. Home owns certain real property located in Lee County, Florida, described at Exhibit "B" attached hereto (hereinafter "U.S. Home Property"); and

WHEREAS, U.S. Home anticipates creating on the U.S. Home Property a single family development to be known as "Palm Island Phase 2" which will be operated by a corporation to be created and which is anticipated to be named Palm Island Homeowners Association 2, Inc. (hereinafter "HOA2"); and

WHEREAS, Association and U.S. Home desire that U.S. Home and members of HOA2 shall have co-equal use rights with Association's members in the Facilities; and

WHEREAS, Association and U.S. Home desire that U.S. Home and members of both the Association and HOA2 shall have reciprocal easement access over and across Association and U.S. Home Property as set forth in this Agreement.

NOW, THEREFORE, in consideration of the above referenced Recitals and the mutual covenants, agreements and grants contained herein, the sufficiency of said consideration being acknowledged by both parties hereto, the parties do hereby grant, convey and agree as follows:

1) The foregoing Recitals are true and correct and are incorporated herein by reference.

2) The Association does hereby grant, convey and confirm unto U.S. Home and every member of HOA2 a non-exclusive right and easement for ingress and egress over and upon all roadways and walkways within or upon the Association Property, and U.S. Home does hereby grant, convey and confirm unto the Association and every member of the Association a non-exclusive right and easement for ingress and egress over and upon all roadways and walkways within or upon the U.S. Home Property. These reciprocal rights of easement shall be appurtenant to and shall pass with the title to every residential structure which has received a certificate of occupancy and which is located within or upon either the Association Property or U.S. Home Property, including twin villas or detached homes, which is intended for occupancy by one family or household and which has been conveyed to a third party purchaser who will occupy said unit as its place of residence (hereinafter "Living Unit").

3) Association grants, conveys and confirms unto U.S. Home and all members of HOA2 the non-exclusive right to use and enjoy the Facilities, and an easement over and across such Facilities, including all parking areas, which use and easement shall be appurtenant to and shall pass with title to every Living Unit. Each member of HOA2 may temporarily delegate his right of use in and to the Facilities to his non-resident guests or to tenants who reside in the Living Unit of such member. Each member-owner of a Living Unit shall be financially and legally responsible for the actions of any person to whom the member has delegated his right to use the Facilities.

4) Association agrees to grant U.S. Home unrestricted access to the Facilities for the purposes of demonstrating the Facilities to potential customers. However, said

access shall not include the office in the Southeast corner of building which is used for administrative purposes.

5) Association agrees to allow U.S. Home to maintain one (1) wall display within the Facilities, which wall display shall not exceed twenty (20) square feet.

6) Association agrees to allow U.S. Home to maintain one (1) directional sign located immediately inside the entry to Association Property, which entry is located immediately off of Orange Grove Road, for the purpose of directing potential customers to U.S. Home 's model home center.

7) The upkeep, care and maintenance of the existing entry way to the Association shall be the sole responsibility of the Association.

8) The upkeep, care and maintenance of any new entry way or monument on U.S. Home Property, located immediately off of Hancock Bridge Parkway, shall be the sole responsibility of HOA2 to maintain.

9) It is agreed that Association shall be responsible for the day to day maintenance and operation of the Facilities.

10) Any improvements or alterations made to the Facilities shall become the property of Association. Any such improvements or alterations will require the prior approval of the Association, and shall be fully funded by the party making such improvement or alteration.

11) The parties agree that during any renovations, repairs, or sales functions, members of the Association and HOA2 will still have free access to the Facilities.

12) All operational and reserve funds collected from HOA1 and HOA2 for the purpose of maintaining and operating the Facilities shall be used solely for the benefit of the Facilities. Once over any 12 month period, HOA2 may request an accounting of the revenues, expenses, and reserves for the facility and HOA1 shall provide this information within 30 calendar days of the written request.

13) Association agrees that U.S. Home shall have the right to hold one (1) seat on Association's Board of Directors, until such time as U.S. Home voluntarily resigns from the Board or until the last home in the U.S. Home Property is sold to a third party

purchaser, whichever shall occur first. U.S. Home shall receive from the Association no less than forty eight (48) hours notice of all Association Board meetings, as well as any workshops in which the operation, budget, or maintenance of the Facilities shall be discussed, and U.S. Home shall be entitled to be present at all Board meetings and such workshops. The above notice requirement shall not apply in the event of emergency meetings where common property is at risk.

14) Association agrees to not hinder or interfere in any way with U.S. Home's sales operation.

15) As an incentive for the Association to enter into this Agreement, U.S. Home agrees to make the improvements identified at Exhibit "C". As an incentive for U.S. Home to enter into this Agreement, Association agrees to provide ongoing maintenance to the Facilities, such that they are maintained in a condition substantially better than on the date of this Agreement. Both the Association and U.S. Home recognize that there will be additional costs and expenses associated with improving the frequency and quality of the maintenance and agree to utilize the operation revenues identified at paragraph 17 and a portion of subsequent payments by the member owners in HOA2 to cover the additional costs.

16) U.S. Home agrees to contribute an Initiation Fee which shall be comprised of:

(a) Initial Capital Improvements, which are outlined on Exhibit "C" attached hereto, which improvements shall be completed within sixty (60) days of the opening of U.S. Home's model home center on U.S. Home Property; and

(b) Initial Closing Fee, which shall be in the amount of One Hundred Twenty-five 00/100 Dollars (\$125.00), and which is payable upon the closing of a Living Unit within the U.S. Home Property when such closing is between a purchaser and U.S. Home.

17) U.S. Home agrees to contribute to the operation revenues for the Facilities an amount equal to Five Hundred and 00/100 Dollars (\$500.00) per month, beginning

January 1, 2003, and ending upon the earlier of December 31, 2003 or the closing of the twentieth (20th) Living Unit within the U.S. Home Property.

18) The terms of this Agreement will generally not be applicable to any properties annexed into HOA2. However, the parties expressly acknowledge that this Agreement will apply to any property that U.S. Home may annex towards the creation of an additional homesite between Lot 94 of Palm Island Phase I and Lot 1 of Palm Island Phase II. Should U.S. Home choose to add said homesite, Association will release any easements necessary to create the additional homesite.

Furthermore, the parties recognize that U.S. Home shall have the right to annex any property or to obtain or create any easements necessary to extend services for the development of the U.S. Home Property.

19) Both parties recognize that Association and HOA2 have homesites that abut upon Lake #2, identified in Exhibit "D". Each association shall be responsible for ensuring that the landscaping for the lot within that particular association is maintained to the water's edge, regardless of whether that responsibility is undertaken by the association or individual homeowner.

20) Members of HOA2 shall be obligated to pay to the Association, in the same amounts as members of the Association, a monthly assessment for the Facilities.

21) Upon the completion of all sales activities by U.S. Home and the departure of U.S. Home from the U.S. Home Property, the Association grants HOA2 the opportunity to merge with the Association. If HOA2 does not exercise its right to merge with the Association, any common areas or facilities within the U.S. Home Property shall be fully maintained by HOA2.

22) The use of the Facilities shall be consistent with existing law, and the governing documents of the Association and of HOA2, if any. No person shall engage in any obnoxious, unpleasant or offensive activity, nor any other activity which would be a reasonable source of nuisance or annoyance to residents within the Association or HOA2. The Facilities, or any other area of Association Property or U.S. Home Property where

use or easement rights are given, shall not be obstructed, littered, defaced or misused in any manner.

23) No garbage, trash, refuse or rubbish shall be deposited, dumped or kept upon the Facilities except in authorized closed containers, dumpsters or other garbage collection facilities deemed suitable by the Association. All containers, dumpsters and other garbage collection facilities shall be kept in designated areas and kept in a clean condition with no noxious or offensive odors emanating therefrom.

24) No animals or pets are allowed on the Facilities unless they are hand carried or restrained on a leash while on the Facilities. No pets are permitted within twenty-five (25) feet of the swimming pool.

25) No member, owner, guest or other individual may utilize the swimming pool unless attired in appropriate apparel which conforms to the rules and regulations pertaining to the use of the Facilities, as same may from time to time exist.

26) The parties expressly acknowledge that many of U.S. Home's rights and obligations under this Agreement may be assigned to Lennar Homes, Inc., a Florida Corporation.

27) Each of the easements, agreements for use, and other terms, conditions, restrictions and covenants within this Agreement shall be perpetual in nature unless stated otherwise herein, and shall not be changed, modified, amended, cancelled, terminated or revoked except by an instrument in writing executed by the parties hereto.

28) To the extent that either party to this Agreement suffers losses, damages or costs arising out of this Agreement that are the result of the acts or omissions of another party to this Agreement, its officers, agents, employees, invitees or otherwise, the party causing the loss, damage or cost, shall indemnify, defend and hold the innocent party harmless from and against all such costs, damages and losses, including reasonable attorney's fees at trial and on appeal, together with all costs associated with such litigation. Additionally, to the extent that U.S. Home suffers any losses, damages or costs which may result in any way from Association's use of an unlicensed and/or uninsured contractor in providing services or supplies to maintain the Facilities, Association shall indemnify,

defend and hold harmless U.S. Home from and against all such costs, damages and losses, including reasonable attorney's fees at trial and on appeal, together with all costs associated with such litigation.

29) This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to rules relating to conflicts of law. The venue for any legal or administrative proceeding regarding this Agreement shall be exclusively in Lee County, Florida.

30) If any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof, a provision that is as similar in terms to such provision as is possible to be legal, valid and enforceable.

IN WITNESS WHEREOF, the parties have caused this Reciprocal Easement and Use Agreement to be executed as of the day and year first written above.

WITNESSES:


Witness No. 1 Signature

William D. Key Jr.
Witness No. 1 Printed Name


Witness No. 2 Signature

JOHN B. DEBITTATO
Witness No. 2 Printed Name

U.S. HOME CORPORATION, INC.,
a Delaware corporation

By: 
Print Name: JAMES E. CURRAN
Title: DIVISION PRESIDENT

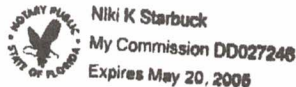
STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me this 14 day of Oct, 2002, by ~~Jim Curry~~ JAMES CUTERY, Vice President (title) of U.S. Home Corporation, Inc., on behalf of the corporation. He/she is personally known to me or did produce as identification.

Niki K Starbuck
Signature of Notary Public

Print, Type, or Stamp Commissioned
Name of Notary Public (Affix Notarial
Seal)

Niki K Starbuck
Print Name



**PALM ISLAND HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation**

William C. Wanda
Witness No. 1 Signature

By: James T. Greene
Print Name: JAMES T. GREENE
Title: PRES HOA

William C. Wanda
Witness No. 1 Printed Name

Pat J. Turnbull
Witness No. 2 Signature

David T. Turnbull
Witness No. 2 Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me this 11 day of October, 2002, by James T. Greene, _____ (title) of Palm Island Homeowners Association, Inc., on behalf of the corporation. He/she is personally known to me or did produce Drivers License as identification.

Chris G. Cole

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Christopher G. Cole
MY COMMISSION # DD123333 EXPIRES
June 9, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Print, Type, or Stamp Commissioned
Name of Notary Public (Affix Notarial
Seal)

Signature of Notary Public

Print Name

PALM ISLAND PHASE 2 COMMUNITY
ASSOCIATION, INC., a Florida
not-for-profit corporation

Maryellen Koslow
Witness No. 1 Signature

MARYELLEN KOSLOW
Witness No. 1 Printed Name

Daniel J. Newman
Witness No. 2 Signature

Daniel J. Newman
Witness No. 2 Printed Name

By: [Signature]
Print Name: JOHN B. DEBITETTO
Title: HQA PRES

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me this 14 day of October,
2002, by John Debitetto, HQA PRES (title) of
Palm Island Phase 2 Community Association, Inc., on behalf of the corporation. He/~~she~~ is
personally known to me or did produce _____ as
identification.



Lucille F Barrett
My Commission DD080459
Expires March 3, 2008

Print, Type, or Stamp Commissioned
Name of Notary Public (Affix Notarial
Seal)

Lucille F. Barrett
Signature of Notary Public

LUCILLE F. BARRETT
Print Name

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EXHIBIT "A"

LEGAL DESCRIPTION:

**TRACT 1, RECREATION COMPLEX, PALM ISLAND SUBDIVISION PHASE 1 AS
RECORDED IN PLAT BOOK 47 AT PAGES 56 THRU 63, IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.**

EXHIBIT "B"

1 of 2

DESCRIPTION

A TRACT OR PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY (SKYLINE DRIVE); THENCE SOUTH 88°55'40" EAST ALONG THE SOUTH LINE OF SAID SECTION 9 AND THE CENTERLINE OF SAID HANCOCK BRIDGE PARKWAY (SKYLINE DRIVE) AS SHOWN ON THE PLAT OF WATERWAY ESTATES GOLF PARK RECORDED IN PLAT BOOK 22, PAGES 161-162 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 50.01 FT.; THENCE NORTH 00°15'05" EAST ALONG THE SOUTHERLY EXTENSION OF AND THE EASTERLY RIGHT OF WAY OF ORANGE GROVE BOULEVARD TO THE SOUTHWEST CORNER OF PALM ISLAND SUBDIVISION PHASE I, AS RECORDED IN PLAT BOOK 47, PAGES 56-63, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 1819.99 FT.; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE BEARINGS AND DISTANCES: SOUTH 89°43'55" EAST, 813.00 FT.; THENCE NORTH 82°08'17" EAST, 221.88 FT.; THENCE SOUTH 89°43'55" EAST, 265.20 FT. TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE WITH THE EASTERLY BOUNDARY OF AFORESAID PALM ISLAND SUBDIVISION PHASE I THE FOLLOWING FOUR BEARINGS AND DISTANCES: NORTH 00°16'05" EAST, 122.50 FT. TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; RADIUS 30.00 FEET; DELTA ANGLE 90°00'00"; A CHORD BEARING AND DISTANCE OF NORTH 44°43'55" WEST, 42.43 FT.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.12 FT. TO THE POINT OF CUSP ON THE SOUTHERLY RIGHT OF WAY LINE ON PALM ISLAND CIRCLE (35' RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY LINE SOUTH 89°43'55" EAST, 247.91 FT.; THENCE NORTH 00°16'05" EAST, 135.00 FT.; TO A POINT ON TRACT 5 OF AFOREMENTIONED PLAT; THENCE SOUTH 89°43'55" EAST FOR A DISTANCE OF 36.17 FT. TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.93 FT., A DELTA ANGLE OF 23°29'24" AND A CHORD BEARING AND DISTANCE OF SOUTH 83°12'10" EAST, 110.30 FT.; THENCE RUN 111.08 FT. ALONG THE ARC OF SAID CURVE TO A POINT ON A NON-TANGENT LINE, THENCE NORTH 06°06'04" EAST FOR A DISTANCE OF 78.50 FT. TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 185.00 FT., A DELTA ANGLE OF 78°33'05", AND A CHORD BEARING AND DISTANCE OF NORTH 30°45'50" WEST, 234.23 FT.. THENCE RUN 253.63 FT. ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE. HAVING A RADIUS OF 152.50 FT., A DELTA ANGLE OF 93°10'38", AND A CHORD BEARING AND DISTANCE OF NORTH 23°27'04" WEST, 221.56 FT.; THENCE RUN 248.00 FT. ALONG THE ARC OF SAID CURVE TO A POINT ON A NON-TANGENT LINE, THENCE NORTH 27°57'56" EAST FOR A DISTANCE OF 100.35 FT. TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 382.50 FT., A DELTA ANGLE OF 23°25'56", AND A CHORD BEARING AND DISTANCE OF NORTH 03°36'06" EAST,

EXHIBIT B 2 of 2

155.34 FT.; THENCE RUN 156.43 FT. ALONG SAID CURVE TO A POINT OF A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 1397.50 FT., A DELTA ANGLE OF 06°26'18", AND A CHORD BEARING AND DISTANCE OF NORTH 87°43'56" WEST, 156.96 FT.; THENCE RUN 157.03' ALONG ARC OF SAID CURVE TO A POINT ON A NON-TANGENT LINE, THENCE NORTH 00°20'18" EAST, 100.44 FT. TO A POINT; THENCE NORTH 06°03'01" EAST, 35.00 FT. TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, RADIUS OF 1262.50 FT., DELTA ANGLE OF 01°11'59", AND A CHORD BEARING AND DISTANCE OF NORTH 83°31'12" WEST, 26.44 FT.; THENCE RUN 26.44 FT. ALONG SAID CURVE TO A POINT; THENCE RUN NORTH 07°04'47" EAST, 189.34 FT. TO A POINT ON THE ORIGINAL BOUNDARY OF WHICH THIS IS A PART; THENCE RUN WITH SAID BOUNDARY THE FOLLOWING ELEVEN COURSES AND DISTANCES: SOUTH 89°44'25" EAST FOR 555.20 FT.; THENCE NORTH 00°16'58" EAST ALONG THE BOUNDARY DIVIDING SAID TROPIC ISLES, SECTION 3, UNIT 2 AND SUBURBAN PARK, UNIT 5 AS RECORDED IN PLAT BOOK 22, PAGE 27 FOR 0.59 FT.; THENCE SOUTH 89°43'02" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SUBURBAN PARK FOR 333.92 FT.; THENCE NORTH 00°06'02" WEST ALONG THE BOUNDARY DIVIDING SAID SUBURBAN PARK AND HIDDEN ACRES AS RECORDED IN PLAT BOOK 30, PAGES 71-72 FOR 0.47 FT.; THENCE SOUTH 89°43'02" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID HIDDEN ACRES FOR 248.35 FT.; THENCE SOUTH 02°15'00" WEST ALONG THE APPROXIMATE CENTERLINE MORE OR LESS OF A CANAL FOR 275.83 FT. TO THE POINT OF CURVATURE TO THE LEFT OF A CURVE, RADIUS 300.00 FT., DELTA ANGLE 22°00'00", A CHORD BEARING AND DISTANCE OF SOUTH 08°45'00" EAST, 114.49 FT.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 115.19 FT. TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 300.00 FT., DELTA ANGLE 18°30'00", A CHORD AND BEARING DISTANCE OF SOUTH 10°30'00" EAST, 96.45 FT.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 96.87 FT. TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 960.00 FT., DELTA ANGLE 45°55'00", A CHORD AND BEARING DISTANCE OF SOUTH 21°42'30" WEST, 748.92 FT.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 769.34 FT. TO THE POINT OF TANGENCY; THENCE SOUTH 44°40'00" WEST FOR 363.52 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1200.00 FT., DELTA ANGLE 08°56'16", A CHORD BEARING AND DISTANCE OF SOUTH 40°11'52" WEST, 187.00 FT.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 187.19 FT.; THENCE NORTH 54°16'14" WEST IN THE WATERS OF A CANAL FOR 431.92 FT.; THENCE NORTH 89°43'55" WEST ALONG THE EASTERLY EXTENSION OF AND THE NORTHERLY BOUNDARY OF TROPIC TERRACE GARDENS, UNIT 1 AS RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGES 127-128 FOR 224.42 FT. TO THE TRUE POINT OF BEGINNING.

CONTAINING 31.08 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY OF RECORD.

EXHIBIT C

EXISTING ENTRY IMPROVEMENTS

- 1 REMOVE DEAD PLANTS AT EXISTING ENTRY AND REPLACE
- 2 REMULCH EXISTING ENTRY
- 3 CHECK AND REWORK IF NECESSARY IRRIGATION ON EXISTING ENTRY
- 4 REPLACE STREET SIGN AND STOP SIGNS WITH DECORATIVE ALUMINUM POST SIGNS

CLUBHOUSE IMPROVEMENTS

- 5 REMOVE DEAD LANDSCAPING IN ISLAND AND AROUND CLUBHOUSE
- 6 TRIM ALL EXISTING LANDSCAPE AROUND CLUBHOUSE AND POOL
- 7 REPLACE AND ADD ADDITIONAL PLANTINGS AROUND CLUBHOUSE AND POOL
- 8 REPLACE AND ADD ADDITIONAL PLANTINGS IN ISLAND
- 9 REPAIR AND/OR INSTALL ADDITION IRRIGATION HEADS
- 10 REPAINT AND REDECORATE INTERIOR WALLS
- 11 REPLACE WOOD DANCE FLOOR AND CARPET
- 12 INSTALL WINDOW TREATMENTS ON WINDOWS
- 13 REPLACE REFRIGERATOR WITH 25 CF GE W/ ICEMAKER
- 14 REFINISH EXTERIOR RAILINGS (POWDER COAT)
- 15 INSTALL ADDITIONAL GAS GRILL
- 16 INSTALL FAN ON GAZEBO
- 17 ADD TO OR REPLACE FURNITURE ON GAZEBO
- 18 PROVIDE A 64 SF UNCONDITIONED STORAGE SPACE FOR CHAIRS ←
- 19 INTALL UP TO TWO ADDITIONAL OUTLETS IN KITCHEN PROVIDED THE ELECTRIC PANEL DOES NOT REQUIRE UPGRADE.

RECREATION ROOM

- 18 REPLACE CARPET
- 19 REPAINT AND REDECORATE INTERIOR WALLS
- 20 INSTALL ONE EXERCISE BIKE AND TWO TREADMILLS

BOAT RAMP& DOCK

- 21 DREDGE CURRENT RAMP AREA *200*
- 22 INSTALL ADDITIONAL DOCK FINGER OR BOARDWALK (IF PERMITABLE)

IN THE EVENT THAT ANY ITEM LISTED ABOVE IS NOT ABLE TO BE ACCOMPLISHED DUE TO PERMITTING, IT MAY BE SUBSTITUTED WITH AN IMPROVEMENT OF EQUAL OR GREATER VALUE.