

Providence Lakes Master Association, Inc.

*4131 Gunn Highway * Tampa, Florida 33618*

*(813) 600-1100 * Fax (813) 963-1326*

Procedure Memo #101

TO: All Owners of Restricted Properties Within Providence Lakes

FROM: The Board of Directors

RE: Policy Resolution 2009-1 Effective April 1, 2010

Enclosed is a copy of the captioned resolution that addresses some elements of certain deed restrictions that require clarification and alignment with Florida State Statutes, in some instances. Please note the following for each item of the resolution:

- Number 1. Self-explanatory.
- Number 2. The wording of the Watermill III "Signs" section is found in the documents for many villages. Adopting this wording provides a uniform size (six square feet), a uniform provision for sign removal and clarifies what signs are permitted.
- Number 3. Identifies the Florida Statute that allows Security Company signs to be displayed on your property. This type of sign was not previously permitted in Providence Lakes.
- Number 4. Identifies the Florida Statute that allows "Bad Dog" signs to be displayed on your property. No dog warning sign of any type was previously permitted in Providence Lakes. Please note that this provision does not require you to post a "Beware-Bad Dog" sign but it is the only type of dog warning sign that will be permitted.
- Number 5. Identifies the Florida Statute that specifically allows flag poles to be installed on your property. While some flagpoles have been approved in Providence Lakes, there are no provisions in any document that address this issue.
- Number 6. The word "structure" is used many times in every controlling document applicable to Providence Lakes. However, the definition of "structure" varies and in some documents there is no definition. The adoption of the definition in this provision will clarify the issue and provide for a fairer application of certain deed restrictions.

As noted, this resolution will become effective on April 1, 2010. Portions of the Florida Statutes that are part of this resolution will be posted on the Association website (www.greenacreproperties.com/providence) as soon as practical.

This Instrument Prepared by and Return to:
Robert L. Tankel, Esquire
Address:
Robert L. Tankel, P.A.
1022 Main Street, Suite D
Dunedin, Florida 34698

INSTRUMENT#: 2009261003, O BK 19403
PG 1584-1586 08/11/2009 at 09:42:23 AM,
DEPUTY CLERK: SLEWIS Pat Frank, Clerk of
the Circuit Court Hillsborough County

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**RESOLUTION OF THE BOARD OF DIRECTORS
AND ARCHITECTURAL CONTROL COMMITTEE OF
PROVIDENCE LAKES MASTER ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, Providence Lakes Master Association, Inc. ("Association") is the entity charged with the responsibility for operation and maintenance of the community generally known as Providence Lakes subject to the "Master Declaration" thereof recorded at Official Record Book 5566 at page 1298 of the Public Records of Hillsborough County, Florida, and as amended and recorded in Official Records Book 4498, at Page 493 of the Public Records of Hillsborough County, Florida; and

WHEREAS, the Board of Directors ("Board") is the entity responsible to operate the affairs of the corporation and to make sure that it operates properly and in accordance with the provisions of the Declaration; and

WHEREAS, the Board and the Architectural Control Committee ("ACC") have determined that it is efficient, proper and appropriate to adopt a series of Policy Resolutions to provide for uniformity within the property subject to administration and operation by the Association; and

WHEREAS, the Board and or the ACC have the power to make and amend policies and procedures with regard to the property subject to administration by the Association pursuant to the terms of the Master Declaration with regard to the Restricted and Unrestricted Properties described therein.

NOW THEREFORE, in consideration of the mutual premises contained herein the Board and Architectural Review Committee hereby resolve as follows:

1. The above recitations are true and correct and are incorporated herein by reference.

2. The restrictions regarding signs will be enforced as if all properties subject to administration by the Association are governed by Article III, Section 17 of the Declaration of Covenants, Conditions and Restrictions for Watermill III at Providence Lakes, recorded at O.R. Book 7388 at Page 1951 of the Public Records of Hillsborough County, Florida.

3. Additionally, security company signs as described in Section 720.304, Florida Statutes, and as the same may be amended from time to time, are hereby adopted and incorporated herein by reference. Said statute states as follows: "Any parcel owner may display a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home." Any sign that meets the requirements of this provision of Florida Statutes is allowed to be displayed in all properties subject to administration by the Association.

4. A sign that warns of a "bad dog" as contained in Chapter 767, Florida Statutes, as amended from time to time, will be allowed to be exhibited on the lots subject to administration by the Association. The pertinent part of the statute currently reads as follows: "However, the owner is not liable, except as to a person under the age of 6, or unless the damages are proximately caused by a negligent act or omission of the owner, if at the time of any such injury the owner had displayed in a prominent place on his or her premises a sign easily readable including the words "Bad Dog."

~~All signs posted pursuant to this provision must comply with the following restrictions:~~

- (a) The wording on the sign must only state as follows:
"BEWARE - BAD DOG"
- (b) All signs must be of rectangular shape, 11 inches by 14 inches, and no larger than this size.
- (c) The lettering must be black with block lettering on a white background.
- (d) Any sign not in compliance with the provisions hereof shall be deemed to be improper and subject to removal, or as otherwise contained in the Governing Documents.

5. Flagpoles may be installed and flags may be flown in accordance with the provisions of Section 720.304, Florida Statutes, as amended from time to time. Said statute currently reads in pertinent part, as follows: Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

6. With regard to the definition of the term "structure," the definition contained in Article I, Section 15 of the Watermill III Documents, shall apply to all Restricted properties within Providence lakes. For ease of reference, the term "structure" shall mean and refer to any building, dwelling, storage shed, shack, tent, fence, wall tower, swimming pool, sign, pole, gazebo, children's playhouse, or any other manufactured or assembled object resting on or affixed to the ground.

IN WITNESS WHEREOF, the Board and the Board sitting as the Architectural Review Committee hereby adopt the foregoing provisions of this resolution this 21st day of July, 2009, at a duly called meeting at which a quorum was present by a vote of 5 to 0.

PROVIDENCE LAKES MASTER ASSOCIATION, INC.

By: Ted Thoman
Ted Thoman, President

Attest: Tom Breitsprecher
Tom Breitsprecher, Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

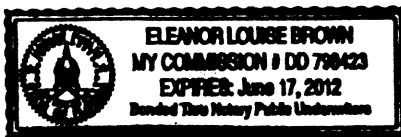
BEFORE ME, the undersigned personally appeared Ted Thoman and Tom Breitsprecher, to me known to be the President and Secretary, respectively, of Providence Lakes Master Association, Inc., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ as identification. If no type of identification is indicated, the above named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of July, 2009.

Eleanor Louise Brown
Notary Public, State of Florida

Printed Name: ELEANOR LOUISE BROWN

My commission expires:



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR WATERMILL III AT PROVIDENCE LAKES

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

OFF. 7388M1951
REC.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This Declaration of Covenants, Conditions and Restrictions for Watermill III at Providence Lakes, ("Declaration"), is made as of the 29th day of April, 1994, by Providence Lakes, Ltd., a Florida Limited Partnership (the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant owns all of that certain property known as Watermill III at Providence Lakes, a subdivision located in Hillsborough County, Florida, more properly described as follows:

All property located in Watermill III at Providence Lakes subdivision, Hillsborough County, Florida, according to the Map or Plat thereof as recorded in Plat Book 73, Pages 24-1 through 3, of the Public Records of Hillsborough County, Florida.

WHEREAS, Watermill III at Providence Lakes is subject to the covenants, conditions, and restrictions as set forth in the Master Declaration of Covenants, Conditions and Restrictions for Providence Lakes, dated October 30, 1984, and recorded in Official Records Book 4466, at Page 1298 of the Public Records of

Section 17. Signs. Except for signs owned by Declarant or by other builders advertising their model dwellings during the period of original construction and sales of dwellings, no sign, poster, advertisement, billboard, or advertising structure of any kind, other than a customary "For Sale" or "For Lease" sign not exceeding six (6) square feet, may be erected or maintained on any

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OFF. 7388M1961
REC.

Lot. All permitted signs within the Subdivision must conform to any local ordinance in effect at that time. Each Lot Owner hereby grants the Association a license to remove any sign, poster, advertisement, billboard, or advertising structure that does not comply with the above, and in so doing neither the Association nor any of its agents or employees shall be liable for trespass or other tort, except for reckless or willful misconduct in connection therewith.