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OFFICIAL RECORDS

DECLARATION OF CONDOMINIUM
OF
THE ALEXANDRIA, A CONDOMINIUM

PROPERTY SERVICES, INC.
Real Estate - Asset Management
Jacksonville, Florida

OFFICIAL RECORDS

DECLARATION OF CONDOMINIUM
OF
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This Declaration is made this 15th day of August, 1979, by DAVID CLARK & ASSOCIATES, INC., whose address is 824 Cedar Street, Jacksonville, Florida 32207 (the "Sponsor").

The Sponsor makes the following declarations.

1. Submission of Real Property to Condominium Ownership. By this Declaration the Sponsor submits the real property described in Exhibit "A-1" and owned by the Sponsor in fee simple absolute subject to the matters set forth therein, if any, to the condominium form of ownership in the manner provided in Chapter 718 of the Florida Statutes (the "Condominium Act") or as may be amended from time to time.

2. Name. The name of the condominium is The Alexandria, a Condominium.

3. Definitions. The terms used in this Declaration of Condominium and its exhibits shall have the meaning stated in the Condominium Act and as follows unless the context otherwise requires:

3.1 "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time is assessed against the Unit Owner.

3.2 "Association" means the entity which is responsible for the operation of the Condominium Property, and known as The Alexandria Condominium Association, Inc., a non-profit Florida corporation, and its successors.

3.3 "Board" means the Board of Directors of the Association, which has been duly elected and qualified in accordance with the Bylaws.

3.4 "Bylaws" means the bylaws for the government of the Association as amended from time to time.

3.5 "Common Elements" shall include: (a) the portions of the Condominium Property not included in the Units; (b) tangible personal property owned by the Association and required or useful for the maintenance and operation of the Common Elements; (c) easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to Units and the Common Elements; (d) an easement of support in every portion of a Unit which contributes to the support of a building; and (e) the property and installation required for the furnishing of utilities and other services to more than one Unit or to the Common Elements.

3.6 "Common Expenses" means the expenses for which the Unit Owners are liable to the Association, including the expenses of the operation, maintenance, repair or replacement of the Common Elements, the cost of carrying out the powers and duties of the Association and all expenses and assessments properly incurred by the Association for the Condominium Property and any facilities serving the Condominium Property.

3.7 "Common Surplus" means the excess of all receipts of the Association, including but not limited to assessments, rents, profits and revenues on account of the Common Elements, over the amount of Common Expenses.

3.8 "Condominium Property" means the parcel of real property described in Exhibit "A-1" attached hereto together with all improvements built or to be built thereon, as the same may be expanded from time to time in accordance with the provisions of paragraph 4.5 relating to additional Common Elements and the provisions of paragraph 4.9 relating to additional phases.

3.9 "Declaration" means this Declaration of Condominium and all Exhibits attached hereto, as the same may be amended from time to time.

3.10 "Institutional Mortgagee" means Banks, Savings and Loan Associations, Insurance Companies, FHA Approved Mortgage Lenders and Bankers, Real Estate Investment Trusts and other lending institutions.

3.11 "Insurance Trustee" means a national bank, having trust powers, which is designated by the Association under paragraph 8 hereof to hold policies of insurance, receive the proceeds thereof and disburse the same in accordance with paragraph 8. Until such time as the Association designates an Insurance Trustee, the Board shall perform the duties of the Insurance Trustee contained in paragraph 8.

3.12 "Limited Common Elements" means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units.

3.13 "Option Area" means the parcel of land described on Exhibit "A-7", designated as parcel "R-3" on Exhibit "B", and any improvements constructed thereon or extending into the St. Johns River including, but not limited to any marina. The term "marina" as used herein means a facility designated for the permanent mooring of watercraft.

3.14 "Person" means any individual, corporation, partnership, association, joint venture, trust, estate, unincorporated organization or other entity.

3.15 "Phase II" means the real property described in Exhibit "A-2" and the improvements constructed and to be constructed thereon which may be submitted to this Declaration as provided in paragraph 4.9 by an amendment to the Declaration. After such amendment Phase II shall be a part of the Condominium Property as if originally submitted in this Declaration.

3.16 "Phase III" means the real property described in Exhibit "A-3" and the improvements constructed and to be constructed thereon which may be submitted to this Declaration as provided in paragraph 4.9 by an amendment to the Declaration. After such amendment Phase III shall be a part of the Condominium Property as if originally submitted in this Declaration.

3.17 "Phase IV" means the real property described in Exhibit "A-4" and the improvements constructed and

to be constructed thereon which may be submitted to this Declaration as provided in paragraph 4.9 by an amendment to the Declaration. After such amendment Phase IV shall be a part of the Condominium Property as if originally submitted in this Declaration.

3.18 "Phase V" means the real property described in Exhibit "A-5" and the improvements constructed and to be constructed thereon which may be submitted to this Declaration as provided in paragraph 4.9 by an amendment to the Declaration. After such amendment Phase V shall be a part of the Condominium Property as if originally submitted in this Declaration.

3.19 "Recreation Area" means the real property described in Exhibit "A-6" designated as parcels "R-1", "R-2" and "R-4" on Exhibit "B" and the improvements constructed or which may be constructed thereon, or extending into the St. Johns River, including, but not limited to any bulkhead and dock, all or part of which may be submitted to this Declaration as provided in paragraph 4.5 by an amendment to the Declaration. After such amendment the property that is submitted to this Declaration shall be a part of the Common Elements as if originally submitted in this Declaration. The term "dock" as used herein means a pedestrian promenade over the water which may also be used for temporarily typing up watercraft, although not specifically designed for that purpose.

3.20 "Sponsor" means DAVID CLARK & ASSOCIATES, INC., its assignees, nominees and successors.

3.21 "Unit" means a part of the Condominium Property which is to be subject to exclusive private ownership as defined in the Condominium Act.

3.22 "Unit Owner" or "Owner of Unit" means the record owner of a Unit.

4. Development Plan. The condominium is described and established as follows:

4.1 Survey, Plot Plan and Graphic Description; Units. A survey of the land described in Exhibit "A-1" and a graphic description of the improvements in which Units are located and a plot plan are attached hereto as Exhibit "B" and made a part hereof and together with this Declaration are in sufficient detail to identify the Common Elements, Limited Common Elements and each Unit and their relative locations and approximate dimensions. An identification of each Unit is set forth on Exhibit "D" attached hereto and made a part hereof.

4.2 Certificate of Surveyor. A certificate of Harbor Engineering Company, a surveyor authorized to practice in the State of Florida, is set forth in Exhibit "C" attached hereto and made a part hereof stating that the construction of the improvements is substantially complete so that the exhibits described in paragraph 4.1, together with the provisions of the Declaration describing the Condominium Property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the Common Elements and of each Unit can be determined therefrom.

4.3 Percentage of Common Elements and Common Expenses. There shall be appurtenant to each Unit an undivided share of the Common Elements. The undivided shares, stated as percentages, in the Common Elements which are appurtenant to each Unit shall be as set forth in Exhibit "D" attached hereto and made a part hereof, under the column designated "I". The percentage and manner of sharing Common Expenses and owning Common Surplus shall also be as set forth in Exhibit "D" under column "I".

In the event Phase II is submitted to condominium ownership, the Common Elements appurtenant to Phase II shall be merged with the Common Elements appurtenant to Phase I and each Unit Owner shall own an undivided interest in all of the Common Elements of Phases I and II and share all of the Common Expenses and Common Surplus of Phases I and II. The undivided shares, stated as percentages in the Common Elements of Phases I and II appurtenant to each Unit and the percentage and manner of sharing Common Expenses and Common Surplus of Phases I and II shall be as set forth on Exhibit "D" under the column designated "II".

Likewise, in the event Phases III, IV and V are submitted to condominium ownership the Common Elements appurtenant to such phases shall be merged with the Common Elements of the previously submitted phases. The undivided shares, stated as percentages in the Common Elements of the phases that have been submitted to condominium ownership and the percentage and manner of sharing Common Expenses and Common Surplus of such phases shall be as set forth on Exhibit "D" under the columns designated "III", "IV" and "V" respectively.

4.4 Easements.

(a) Each of the following easements is reserved through the Condominium Property for the benefit of the Sponsor, its successors, assigns, and grantees including, but not limited to, any person residing upon any portion of Phases I through IV inclusive (regardless of whether or not Phases II through IV or any one or more of such phases are submitted to condominium ownership):

(i) Utilities. A non-exclusive easement is reserved over, across, through and under the Condominium Property for the installation, maintenance, repair, replacement and operation of utility services including, but not limited to, water, sewer, gas and electric utilities, and for cable television and other communication lines in order to adequately serve any portion of Phases I through IV, inclusive, and the Recreation Area; provided, however, easements through a Unit shall be according to the plans and specifications for the building containing the Unit or as the building is actually constructed, unless approved in writing by the Unit Owner.

(ii) Ingress and Egress. A non-exclusive easement is reserved for pedestrian traffic over, through and across sidewalks, paths,

walks, lobbys, stairways, walkways and lanes, and like passageways as the same may from time to time exist upon the Common Elements; and for vehicular traffic over, through and across such portions of the Common Elements as may be from time to time paved and intended for such purposes, but the same shall not give or create in any person the right to park upon any portion of the Condominium Property not designated as a parking area.

(b) In the event that any Unit shall encroach upon any of the Common Elements or upon any other Unit for any reason other than the intentional or negligent act of the Unit Owner, or in the event any Common Element shall encroach upon any Unit, then an easement shall exist to the extent of that encroachment for so long as the encroachment shall exist.

(c) Each Unit Owner and their guests, invitees and domestic help, and all delivery, pick-up and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by the Sponsor to serve the Condominium Property, holders of mortgage liens on the Condominium Property or any Unit and such other persons as the Sponsor may from time to time designate, shall have the non-exclusive and perpetual right of ingress and egress for pedestrian and vehicular traffic over and across those portions of Phases I through IV inclusive (regardless of whether or not Phases II through IV or any one or more of such phases are submitted to condominium owernship) which may from time to time be paved and marked for driveway purposes.

(d) The foregoing easements shall be covenants running with the land and notwithstanding any other provisions of this Declaration, may not be amended or revoked and shall survive the termination of the condominium and the exclusion of any of the lands from the Condominium Property.

4.5 Recreation Area.

(a) The Sponsor hereby declares that the Recreation Area shall at all times be reserved for the exclusive use and enjoyment of all persons owning or residing upon any portion of Phases I through V, inclusive (regardless of whether or not Phases II through V, or any one or more of such phases are submitted to condominium ownership), subject to the rights reserved herein by the Sponsor. The Sponsor further grants to each Unit Owner a non-exclusive easement of access, ingress, and egress over, across, upon and through the Recreation Area together with the right to use and enjoy any facilities constructed thereon. The Sponsor shall, on or before the expiration of two years from the date of recordation of the Declaration, amend the Declaration to enlarge the Common Elements by submitting either Sponsor's entire interest in the Recreation Area, or an undivided

interest therein, to the terms of the Declaration, subject to the following provisions:

(i) If only Phase I has been submitted to condominium ownership, the Sponsor shall enlarge the Common Elements by submitting an undivided 20.347% interest in the Recreation Area to the terms of the Declaration;

(ii) If only Phases I and II have been submitted to condominium ownership, the Sponsor shall enlarge the Common Elements by submitting an undivided 47.959% interest in the Recreation Area to the terms of the Declaration;

(iii) If only Phases I, II and III have been submitted to condominium ownership, the Sponsor shall enlarge the Common Elements by submitting an undivided 67.600% interest in the Recreation Area to the terms of the Declaration;

(iv) If only Phases I, II, III and IV have been submitted to condominium ownership, the Sponsor shall enlarge the Common Elements by submitting an undivided 86.153% interest in the Recreation Area to the terms of the Declaration;

(v) If all five phases have been submitted to condominium ownership, the Sponsor shall enlarge the Common Elements by submitting an undivided 100% interest in the Recreation Area to the terms of the Declaration.

Such amendment may be made by the Sponsor without the consent or joinder of any Unit Owner, the Association, or any person holding a lien upon any Unit or the Condominium Property or any part thereof. The amendment shall divest the Sponsor of the interest in the Recreation Area specified in the amendment and will vest title in the Unit Owners as part of the Common Elements, without naming them and without further conveyance, in the same proportion as the undivided shares in the Common Elements that are appurtenant to the Units owned by them.

(b) If less than a 100% interest in the Recreation Area is submitted to the Declaration, the Sponsor shall reserve for the benefit of all persons owning or residing upon any portion of any phase not submitted to condominium ownership a non-exclusive easement for access, ingress, egress and utilities over, across, upon, under and through the Recreation Area together with the right to use and enjoy facilities constructed thereon.

(c) Notwithstanding anything contained herein, the rights and easements granted herein shall not apply to any portion of Parcel R-4 described on Exhibit "A-6" (which parcel presently lies within the right of way of LaSalle Street) and Sponsor shall have no obligation to submit to the terms of this Declaration any portion of such

land unless and until the City of Jacksonville enacts an ordinance to close the public street lying within such parcel and the Sponsor obtains the fee simple title to such parcel.

(d) The provisions of this paragraph 4.5 shall be covenants running with the title to the land and notwithstanding any of the other provisions of this Declaration, may not be amended or revoked and shall survive termination of the condominium and the exclusion of any lands from the condominium.

4.6 Unit Boundaries. Each Unit shall include that part of the building containing the Unit that lies within the boundaries of the Unit, as follows:

(a) Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

(1) Upper Boundary - the horizontal plane of the unfinished ceiling.

(2) Lower Boundary - the horizontal plane of the unfinished floor.

(b) Perimeter Boundaries. The perimeter boundaries of the Unit shall be the vertical planes of the unfinished interior of the walls bounding the Unit extended to the intersection with each other and with the upper and lower boundaries.

(c) Windows and Doors. Exterior windows and frames, exterior glass doors and frame and casings are deemed to be part of the Unit.

(d) Heat and Air Conditioning. Air conditioning and heating equipment and facilities appurtenant to and serving an individual Unit are deemed to be part of the Unit.

(e) Multiple Ownership of Units. Contiguous Units owned by the same person may be altered so as to integrate them into one Unit for living purposes provided that such alteration shall be at the expense of such person, shall not interfere with the enjoyment of the Common Elements by others and shall otherwise comply with the provisions of paragraph 5.3(c). In no event shall such multiple ownership change the respective undivided share in the Common Elements, percentage of sharing Common Expenses and owning Common Surplus as set forth on Exhibit "D".

4.7 Limited Common Elements. All balconies or patios and any such structure attached to the exterior main walls of the building that serve only the particular Unit adjacent to such structure shall be a Limited Common Element for the benefit of that particular Unit only.

4.8 Amendment of Plans.

(a) Alteration of Unit Plans. Sponsor reserves the right to change the interior design

and exterior style and arrangement of all Units, and to alter the boundaries between Units and to combine one or more Units into one Unit, so long as Sponsor owns the Units so altered. If more than one Unit is concerned, the Sponsor shall apportion between the Units the shares in the Common Elements which are appurtenant to the Units concerned. If Sponsor shall make any changes in Units so authorized, such changes shall be reflected by an amendment to this Declaration.

(b) Amendment of Declaration. An amendment of this Declaration reflecting such alteration of Unit plans by Sponsor need be signed and acknowledged only by the Sponsor and need not be approved by the Association, other Unit Owners, or lienors or mortgagees of other Units or of the Condominium Property, whether or not such signatures are elsewhere required for an amendment.

4.9 Additional Phases.

(a) Amendment. The Sponsor and its successors and assigns shall have the right (but without obligation to do so) in its sole discretion without consent or joinder of the Association or any Unit Owner or the holder of any lien on any Unit or the Condominium Property, at any time and from time to time within two (2) years from the date of recordation of this Declaration, to submit to the provisions of the Florida Condominium Act and to subject to, and include within the provisions of, the condominium documents by amendment in the form hereinafter mentioned, additional Units, Limited Common Elements and Common Elements described in this paragraph. Such amendment need only be signed and acknowledged by the Sponsor, notwithstanding any provision herein to the contrary regarding amendments.

(b) Description. The additional phases which may be submitted to condominium ownership are described as Phase II, Phase III, Phase IV and Phase V. The real property contained in each of the foregoing phases is described in Exhibits "A-2", "A-3", "A-4" and "A-5" respectively of this Declaration. A plot plan of the additional phases is contained on page one of Exhibit "B" of this Declaration.

(c) Phase II. Phase II will consist of thirty-six (36) Units. The types of Units contained in the phase and the number of each type of Unit in such phase is described below:

One bedroom/one bath - 16 Units
Two bedrooms/one bath - 4 Units
Two bedrooms/two baths - 12 Units
Three bedrooms/two baths - 4 Units

(d) Phase III. Phase III will consist of twenty (20) Units. The types of Units contained in the phase and the number of each type of Unit in such phase is described below:

One bedroom/one bath - 4 Units
Two bedrooms/one bath - 6 Units

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Two bedrooms/two baths - 4 Units
Three bedrooms/two baths - 6 Units

(e) Phase IV. Phase IV will consist of twenty-four (24) Units. The types of Units contained in the phase and the number of each type of Unit in such phase is described below:

One bedroom/one bath - 10 Units
Two bedrooms/one bath - 4 Units
Two bedrooms/two baths - 6 Units
Three bedrooms/two baths - 4 Units

(f) Phase V. Phase V will consist of not more than eighteen (18) Units. Each Unit will contain not less than one bedroom and one bath.

(g) Adjustment. Each Unit's undivided interest in the Common Elements and the share of Common Expenses and Common Surplus will be adjusted as each subsequent phase is added as shown on Exhibit "D" and as described in paragraph 4.3.

(h) Recreation Area. The recreation areas and facilities that will be used by Unit Owners in Phase I will also be used by the Unit Owners of each additional phase and the Sponsor does not intend to provide additional facilities nor delete any facilities as a result of adding or failing to add additional phases.

(i) Ownership. The membership vote and ownership in the Association of each Unit Owner is the same as the Unit Owner's undivided interest in the Common Elements. Each Unit Owner's voting rights will be modified upon the addition of each subsequent phase in accordance with Exhibit "D" of the Declaration.

(j) Time Share Estates. No time share estates will be created with respect to Units in any phase.

(k) Notice. The Sponsor shall notify owners of existing Units of the commencement of, or the decision not to add, one or more additional phases. Notice shall be by certified mail addressed to each Unit Owner at the address of his Unit or at his last known address.

(l) Failure to Submit. If one or more phases are not submitted to condominium ownership, Units which are submitted to condominium ownership will be entitled to one hundred (100%) percent ownership of all Common Elements within the phases actually developed and submitted to condominium ownership, in accordance with Exhibit "D" and the provisions of paragraph 4.3 and one hundred (100%) percent of the membership vote and ownership in the Association.

(m) Additional Land. Except as required in paragraph 4.5, the Sponsor may but shall not be required to convey any additional lands or facilities to the Unit Owners after the completion of the first phase or any subsequent phase.



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(n) Alteration. Notwithstanding anything contained in subparagraphs (c), (d), (e) and (f) hereof or in Exhibit "D", the Sponsor reserves the right to modify the interior design and exterior style and arrangement and to alter the boundaries between Units in Phases II through V inclusive, and to combine one or more of such Units into one Unit at any time prior to submitting such phase to condominium ownership. If more than one Unit is concerned, the Sponsor shall apportion between the Units the shares in the Common Elements which are appurtenant to the Units concerned and the manner of sharing Common Expenses and Common Surplus. No such change shall increase the number of Units in any phase or change the percentage share of the Common Expenses, or Surplus or voting rights of any owner of a Unit in any phase previously submitted to condominium ownership. Such alteration may be made without the consent or joinder of the Association or any Unit Owner or the holder of any lien on any Unit or the Condominium Property.

4.10 Option Area. The Option Area shall remain the sole and exclusive property of the Sponsor and nothing contained herein shall give any Unit Owner or other person any rights therein nor create or impose any encumbrance thereon. The Sponsor may use the Option Area for such purposes as it deems advisable, including but not limited to the construction, operation and maintenance of a marina extending into the St. Johns River and related parking facilities, which Sponsor may make available to the general public but Sponsor shall have no obligation to use the Option Area for any specific purpose or to construct any improvements thereon. The Sponsor reserves the right, but shall have no obligation, to amend the Declaration at any time prior to the expiration of two years from the date of recordation of the Declaration to enlarge the Common Elements by submitting the Option Area, any portion thereof, or any interest therein to the terms of the Declaration; such amendment may be made by the Sponsor without the consent or joinder of any Unit Owner, the Association or any person holding a lien upon any Unit or the Condominium Property or any part thereof.

5. Maintenance, Alteration and Improvement. Responsibility for the maintenance of the Condominium Property and restrictions upon the alteration and improvement thereof shall be as follows:

5.1 Common Elements.

(a) By the Association. The maintenance, repairs and operation of the Common Elements shall be the responsibility of the Association and the expenses associated therewith shall be designated a Common Expense, except as otherwise provided in paragraph 5.3(b) hereof.

(b) Alteration and Improvement. After the completion of the improvements including the Common Elements contemplated by this Declaration, there shall be no alteration or further improvement of the real property constituting the Common Elements without prior approval in writing by the owners of not less than seventy-five (75%) percent

of the Units. Any such alteration of improvements shall not interfere with the rights of any Unit Owners without their consent. The cost of such work shall not be assessed against an Institutional Mortgagee that acquires its title as a result of owning a mortgage upon the Unit owned, unless such owner shall approve the alteration or improvement, and this shall be so whether the title is acquired by deed from the mortgagor or through foreclosure proceedings. The share of any cost not so assessed shall be assessed to other Unit Owners in the shares that their shares in the Common Elements bear to each other. There shall be no change in the shares and rights of Unit Owners in the Common Elements altered or further improved, whether or not the Unit Owner contributes to the cost of such alteration or improvements.

5.2 Recreation Area. The maintenance, repairs and operation of the Recreation Area shall be the responsibility of the Sponsor unless and until all five phases are submitted to condominium ownership and the Declaration is amended by the Sponsor to submit a 100% interest in the Recreation Area to the Declaration, at which time the Association shall assume such responsibility. So long as the Sponsor has the responsibility for maintenance, repairs and operation, the Association will reimburse the Sponsor for a pro rata share of the expenses incurred by the Sponsor in fulfilling its duties hereunder, such pro rata share to be equal to the following percentage of such expenses:

(a) Until Phase II is submitted to condominium ownership	20.347%
(b) After Phase II is submitted to condominium ownership	47.959%
(c) After Phase III is submitted to condominium ownership	67.600%
(d) After Phase IV is submitted to condominium ownership and until Phase V is submitted to condominium ownership.	86.153%

The amounts reimbursed by the Association to the Sponsor shall be a Common Expense.

Notwithstanding the duty of the Sponsor to maintain and repair the Recreation Area, the Sponsor shall not be liable for injury or damage (except its pro rata share of the cost of maintenance and repair of the Recreation Area) caused by any latent condition of the property to be maintained and repaired by the Sponsor, or caused by the elements, the Association, or any Unit Owner, his lessees, or his or their family members, guests, servants, invitees, contractors or other persons. The Association and the Unit Owners shall indemnify and save harmless the Sponsor from and against any and all loss, liability, claims, demands and expenses (including but not limited to reasonable attorney's fees) resulting from any act or omission of the Association, any Unit Owner, his lessees, or his or their family members, guests, servants, invitees or contractors.

5.3 Units.

(a) By Association. The Association shall maintain, repair and replace as a Common Expense:

(1) All portions of a Unit, except interior surfaces, contributing to the support of the building, which portions shall include but not be limited to load-bearing columns and load-bearing walls.

(2) All conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services contained in the portions of a Unit maintained by the Association; and all such facilities contained within a Unit that service part or parts of the Condominium Property other than the Unit within which such facilities are contained.

(3) All incidental damages caused to a Unit by such work.

(b) By the Unit Owner. The responsibility of the Unit Owner shall include:

(1) To maintain, repair, and replace at his sole and personal expense everything within the boundaries of his Unit which is not required to be maintained by the Association pursuant to paragraph 5.3(a), and all of the following items: the paint, finish, cover, wall paper and decorations of all walls, floors and ceilings; all built-in shelves, cabinets, counters, storage areas and closets; all mechanical, ventilating, heating and air conditioning equipment serving the individual Unit (whether located within the boundaries of the Unit or not); any refrigerators, stoves, ovens, disposals, dishwashers and other kitchen equipment; all bathroom fixtures, equipment and apparatus; all electrical, plumbing, telephone and television fixtures, apparatus, equipment, outlets, switches, wires, pipes, and conduit located within and serving only the particular Unit; all interior and permitted exterior lights, bulbs and lighting fixtures serving the particular Unit; all electrical lines between the particular Unit and its individual service panel or meter, and all water and waste lines between the Unit and the point at which said lines connect with the main lines (whether located within the boundaries of the Unit or not); all interior doors, walls, partitions and room dividers; all furniture, furnishings and personal property contained within a Unit; all balconies, decks, patios, screened porches, screened or open courts, canopies and terraces; all exterior and interior windows and screening (whether located within the boundaries of the Unit or not); all such exterior windows and screening shall be maintained in such manner as to preserve a uniform appearance to the exterior of the building containing the Unit.

Amended 4/30/92 re: Balconies, decks,

(2) To promptly report to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

(c) Alteration and Improvement. Subject to the other provisions of paragraph 5.3, which in all cases shall supersede and have the priority over the provisions of this subsection when in conflict therewith, a Unit Owner may make such alteration or improvement to the Unit at his sole and personal cost as he may be advised, provided all work shall be done without disturbing the rights of other Unit Owners and further provided that a Unit Owner shall not enclose, paint, decorate or make any other changes or alterations that would change the appearance of any portion of the exterior of the building nor make any changes or alterations to any interior boundary wall, exterior wall, balcony or patio, screening, exterior door, windows, structural or load-bearing member, electrical service or plumbing service, without first obtaining approval in writing of owners of all other Units in such building and the approval of the Board. All alterations and improvements must be in compliance with all existing building codes. No alteration may cause an increase in any insurance premium to be paid by the Association.

(d) Right of Entry By Association; Failure of Unit Owner to Repair. An Agent of the Association may enter into any Unit upon reasonable notice and during reasonable hours to inspect such Unit and, if needed, for the maintenance, repair or replacement of (i) any Common Elements; or (ii) any portion of a Unit which the Association has the responsibility of maintaining; or (iii) for making emergency repairs to items which the Unit Owner is responsible for maintaining but which must be made immediately to prevent damage to the Common Elements or to another Unit or Units; or (iv) any items which are the responsibility of the Unit Owner and which the Unit Owner, after reasonable notice, has failed to make. All costs of any repairs or maintenance described in subparagraphs (iii) and (iv) shall be assessed against the concerned Unit Owner as a special assessment and may be collected in the same manner as any other assessment herein provided for. The Association shall not, in exercising its rights hereunder, be liable to a Unit Owner for trespass or otherwise for entry into a Unit in accordance with this subsection.

6. Assessments. The making and collection of assessments against Unit Owners for Common Expenses shall be pursuant to the Bylaws and subject to the following provisions:

6.1 Share of Common Expense. Each Unit Owner shall be liable for a proportionate share of the Common Expenses and shall share in the Common Surplus, as set forth in Exhibit "D" under the column designated "I", but the same shall not vest or create in any Unit Owner the right to withdraw or receive distribution of his share of the Common Surplus. In the event Phase II is submitted to condominium ownership, each Unit's proportionate share of the Common Expenses and Common Surplus

shall be as set forth in Exhibit "D" under the column designated "II", and likewise in the event Phases III, IV or V are submitted to condominium ownership, such proporationate shares shall be as set forth in Exhibit "D" under the columns designated "III", "IV" and "V" respectively.

6.2 Payments. Assessments and installments thereon must be paid on or before ten (10) days after the day when the same shall become due; all sums not so paid shall bear interest until paid at the rate of ten (10%) percent per annum. All payments on account shall be first applied to interest and then to the assessment payment first due. If any installment of an assessment remains unpaid thirty (30) days after the same shall become due, the Board may declare the entire annual assessment as to that delinquent Unit Owner due and payable in full as if the entire amount was originally assessed.

6.3 Lien for Assessments. The Association shall have a lien on each Unit for any unpaid assessments and interest, which lien shall also secure reasonable attorneys' fees incurred by the Association incident to the collection of such assessment or enforcement of such lien. Said lien shall be effective from and after the time of recording in the public records of Duval County, Florida, a claim of lien stating the description of the Unit, the name of the record owner thereof, the amount due and the date when due, and the lien shall continue in effect until all sums secured by the lien shall have been fully paid. Such claims of lien shall be signed and verified by an officer of the Association or by a managing agent of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of lien. Liens for assessment may be foreclosed by suit brought in the name of the Association in like manner as a foreclosure of a mortgage on real property. In any such foreclosure the owner of the Unit shall be required to pay a reasonable rental for the Unit and the Association shall be entitled as a matter of law to the appointment of a receiver to collect the same. The Association may also sue to recover a money judgment for unpaid assessments without waiving the lien securing the same. Where an Institutional Mortgagee or other purchaser of a Unit obtains title to the Unit as a result of the foreclosure of the mortgage or as a result of a conveyance in lieu of foreclosure of the Institutional Mortgage, such acquirer of title, its successors and assigns, shall not be liable for the share of the Common Expenses or assessments by the Association pertaining to such Unit or chargeable to the former owner of such Unit which become due prior to acquisition of title in the manner above provided, unless such share is secured by a claim of lien for assessments that is recorded prior to the recording of said mortgage. Such unpaid share of Common Expenses or assessments shall be deemed to be Common Expenses collectible from all of the Unit Owners including such acquirer, its successors and assigns.

6.4 Special Assessments. The Board may impose special or individual assessments on Unit Owners to meet expenses not anticipated to be incurred on a regular or annual basis or to cover the cost and expense of maintenance, repairs or replacements of a Unit for

which the Unit Owner is responsible as provided in paragraphs 5.3(d)(iii) and (iv).

6.5 Sponsor's Obligation to Pay Assessments. Except as provided for in Section 6.3 above and in this subsection, no Unit Owner may be excused from the payment of his proportionate share of the Common Expense unless all Unit Owners are likewise proportionately excused from such payment, except that the Sponsor or its successor in interest owning condominium units for sale shall be excused from the payment of its share of the Common Expenses for those Units held for sale and in all respects during the period of time that it shall have guaranteed that the assessment for Common Expenses of the Condominium Property imposed upon the Unit Owners other than the Sponsor shall not increase over a stated dollar amount per month per Unit, and shall have obligated itself to pay any amount of Common Expenses incurred during that period and not produced by the assessments at the guaranteed level receivable from other Unit Owners.

7. Association. The operation of the Condominium Property shall be by The Alexandria Condominium Association, Inc., a corporation not for profit under the laws of the State of Florida, which shall fulfill its functions pursuant to the following provisions:

7.1 Articles of Incorporation. A copy of the Articles of Incorporation of the Association is attached as Exhibit "E".

7.2 Bylaws. A copy of the Bylaws of the Association is attached as Exhibit "F".

7.3 Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be liable for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements or other owners or persons.

7.4 Membership and Voting Rights. The members of the Association shall consist of all of the record owners of Units. The owner of each Unit shall be entitled as a member of the Association to a number of votes equal to the undivided interest in the Common Elements appurtenant to the member's Unit as set forth in Exhibit "D" and paragraph 4.3. The manner of exercising such voting rights shall be determined by the Bylaws. If a Unit is owned by one person his right to vote shall be established by the record title to his Unit. If a Unit is owned by more than one person, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by all of the record owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary of the corporation. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Unit concerned. A certificate designating the person entitled to cast the vote of a Unit may be

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revoked by any owner thereof. A vote may be exercised in person or by proxy.

8. Insurance. The insurance which shall be carried shall be governed by the following provisions:

8.1 Policies. All insurance policies shall be purchased by the Association and shall provide for the issuance of certificates of insurance and mortgagee endorsements to Institutional Mortgagees. Such policies and endorsements shall be deposited with the Insurance Trustee who must first acknowledge that the policies and any proceeds thereof will be held in accordance with the terms hereof.

8.2 Coverage. The following coverage shall be obtained by the Association:

(a) The buildings and all other insurable improvements upon the Condominium Property and all personal property owned by the Association shall be insured in an amount equal to the maximum insurable replacement value thereof (exclusive of excavation and foundations) as determined annually by the insurance company affording such coverage. Such coverage shall afford protection against loss or damage by fire and other hazards covered by the standard extended coverage endorsements and within the discretion of the Board, such other risks as from time to time customarily shall be covered with respect to buildings similar in construction, location and use, including but not limited to vandalism, malicious mischief, windstorm, water damage and flood insurance where such coverage is available and economically feasible.

(b) Public liability and property damage in such amounts and such forms as shall be required by the Board, such as water damage, legal liability, hired automobile, non-owned automobile and off-premises employee coverage.

(c) Workmen's compensation insurance as required by law.

(d) All liability insurance shall contain cross liability endorsements to cover liabilities of the Association or Unit Owners as a group to an individual Unit Owner and of one Unit Owner against another.

8.3 Common Expense. Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged as Common Expenses.

8.4 Losses. All insurance policies purchased by the Association shall be for the benefit of the Association and the Unit Owners and their respective Institutional Mortgagees as their respective interests may appear, and shall provide that all proceeds payable as a result of casualty losses shall be paid to the Insurance Trustee which shall be designated from time to time by the Board. The Insurance Trustee shall not be liable for payment of premiums nor for the renewal of the policies, nor for failure to collect any insurance proceeds. The sole duty of the Insurance Trustee shall be to hold policies of insurance which are obtained by



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the Association in accordance herewith, receive the proceeds thereof and to hold the same in trust for the purposes elsewhere stated herein, for the benefit of the Association, the Unit Owners and their respective Institutional Mortgagees, in the following shares (which shares need not be set forth upon the records of the Insurance Trustee):

(a) Common Elements. Proceeds on account of damage to Common Elements in the same proportion as the undivided shares in the Common Elements which are appurtenant to each of the Units.

(b) Units. Proceeds on account of damage to Units shall be held in undivided shares in the following manner:

(1) Partial destruction when the building is restored: for the Unit Owners of the damaged Units in proportion of the costs of repairing the damage suffered by each damaged Unit. Upon the request of the Insurance Trustee, the Association shall certify to the Insurance Trustee the appropriate portions as aforesaid, and each Unit Owner shall be bound thereby and the Insurance Trustee may rely upon such certification.

(2) Total destruction when one of the buildings is destroyed or is partially destroyed and is not to be restored: for all Unit Owners in such building, the share of each being determined by multiplying such proceeds by a fraction, the numerator of which is the undivided share in the Common Elements appurtenant to the Unit and the denominator of which is the total undivided share of the Common Elements appurtenant to all Units in such building.

(c) Endorsements. In the event a mortgagee endorsement has been issued as to a Unit, the share of the Unit Owner shall be held in trust for the Institutional Mortgagee and the Unit Owner as their interests may appear.

8.5 Distribution. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the Unit Owners after first paying or making provision for payment of the expenses of the Insurance Trustee in the following manner:

(a) Repair. If the damage for which the proceeds were paid is to be repaired or reconstructed, the proceeds shall be paid to defray the costs thereof. Any proceeds remaining after defraying such costs shall be distributed to the Association.

(b) No Repair. If it is determined that the damage for which the proceeds are paid shall not be reconstructed or repaired, the proceeds shall be distributed first to any Institutional Mortgagee(s) having a lien on the Unit(s) affected to the extent of its interest. The proceeds shall then be applied to the clearing, grading and dressing up of the area where the unreconstructed

Unit(s) was located and any surplus paid to the Unit Owner(s). This is a covenant for the benefit of any Institutional Mortgagee and may be enforced by it.

(c) Certificate. In making distribution to Unit Owners and their Institutional Mortgagees, the Insurance Trustee may rely upon a certificate of the Association as to the names of the Unit Owners and their respective shares of the distribution. Upon request of the Insurance Trustee, the Association shall forthwith deliver such certificate.

8.6 Reconstruction. If any part of the Common Elements or any Unit or Units, or part thereof, shall be damaged by casualty, such damaged portion shall be promptly reconstructed or repaired unless such damage renders one-half or more of the Units untenantable and the owners of seventy-five (75%) percent or more of the Units vote against such reconstruction or repair at a meeting which shall be called within ninety (90) days after the occurrence of the casualty, or, if by such date, the insurance loss has not been finally adjusted, then within thirty (30) days after final adjustment. Any such reconstruction or repair shall be substantially in accordance with the plans and specifications to be prepared by an architect selected by the Board. Encroachments upon or in favor of Units which may be created as a result of such reconstruction or repair shall not constitute a claim or basis of a proceeding or action by the Unit Owner upon whose property such encroachment exists, provided that such reconstruction was either substantially in accordance with the plans and specifications or as the improvements on the Condominium Property were originally constructed. Such encroachments shall be allowed to continue in existence for so long as the building stands. The Insurance Trustee may rely upon a certificate of the Association certifying as to whether or not the damaged property is to be reconstructed or repaired. The Association, upon request of the Insurance Trustee, shall deliver such certificate as soon as practical.

8.7 Unit Owner. If the damage is only to those parts of a Unit for which the responsibility of maintenance and repair is that of the Unit Owner, then the Unit Owner shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

8.8 Association. Immediately after a casualty causing damage for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in condition as good as that before the casualty. Such costs may include professional fees and premiums for such bond as the Board may desire. If the proceeds of insurance policies are not sufficient to defray the estimated costs of reconstruction and repair by the Association (including the aforesaid fees and premiums, if any) assessment shall be made against all Unit Owners in sufficient amounts to provide funds for the payment of such costs.

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8.9 Disbursement. The funds for payment of costs of reconstruction and repair after casualty, which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessment against Unit Owners (which shall be deposited by the Association with the Insurance Trustee), shall be disbursed in payment of such costs in the following manner:

(a) Unit Owners. The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with the Unit Owner shall be disbursed to such contractors, suppliers and personnel performing such reconstruction or repair work, in such amounts and at such times as the Unit Owner, with the approval of the Board, may direct, or if there is a mortgagee endorsement, then to such payees as the Unit Owner and the Institutional Mortgagee direct. Nothing contained herein shall be construed to limit or modify the responsibility of the Unit Owner to make such reconstruction or repair.

(b) Association. The balance of the construction fund shall be applied by the Insurance Trustee to the payment of the costs of reconstruction and repair and shall be paid to or for the account of the Association from time to time as the work progresses. The Insurance Trustee shall make such payments upon the written request of the Association, accompanied by a certificate, dated not more than fifteen (15) days prior to such request, signed by a responsible officer of the Association, and by an architect in charge of the work, who shall be selected by the Association, setting forth (i) that the sum then requested either has been paid by the Association or is justly due to contractors, subcontractors, materialmen, architects, or other persons who have rendered services or furnished materials in connection with the work, and that the sum requested does not exceed the value of the services and materials described in the certificate, (ii) that except for the amount stated in such certificate to be due as aforesaid, there is no outstanding indebtedness known to the person signing such certificate after due inquiry, which might become the basis of a vendor's, mechanics', materialmen's or similar lien upon such work, the Common Elements or any Unit, and (iii) that the cost as estimated by the person signing such certificate of the work remaining to be done subsequent to the date of such certificate, does not exceed the amount of insurance proceeds (and assessments, if any) remaining in the hands of the Insurance Trustee after the payment of the sum so requested.

(c) Proceeds. It shall be presumed that the first monies disbursed in payment of such costs of reconstruction and repair shall be from insurance proceeds; and if there is a balance in the construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall be distributed to the Association.

8.10 Adjustment. Each Unit Owner shall deemed to have delegated to the Board his right to adjust with

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insurance companies all losses under policies purchased by the Association subject to the rights of Institutional Mortgagees.

8.11 Institutional Mortgagees. In the event a mortgagee endorsement has been issued as to a Unit, the share of the Unit Owner shall be held in trust for the Institutional Mortgagee and the Unit Owner as their interests may appear; provided, however, that no Institutional Mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no Institutional Mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions of such proceeds made to the Unit Owner and Institutional Mortgagee pursuant to the provisions of this Declaration.

8.12 Contents. Each Unit Owner shall be responsible for insuring the contents of his Unit which belong to him, any improvements made by him within his Unit and any portion of his Unit for which he has the responsibility of maintenance, repair and replacement as provided in this Declaration.

9. Use Restrictions. The use of the Condominium Property shall be in accordance with the following provisions as long as the condominium exists and the buildings in useful condition exist upon the land.

9.1 Signs. No Unit Owner or other resident of the Condominium Property shall post any signs, advertisements or posters of any kind in or on the Condominium Property except as authorized by the Board. This restriction shall not apply to signs utilized by the Sponsor, or its agents, in selling the Units.

9.2 Units. Each of the Units shall be occupied only by the individual owner, members of a family, their servants and non-paying social guests, as a residence and for no other purposes. This proivision shall not be construed to prevent the Sponsor from using any Unit for model, sales office or display purposes nor to prohibit the leasing of Units owned by the Sponsor, subject to the provisions of the condominium documents.

9.3 Common Elements. The Common Elements and the Recreation Area shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the Units.

9.4 Laundry; Trash. No clothing, laundry, rugs or wash shall be hung from or spread upon or from any window or exterior portion of a Unit or in or upon any Common Element. All refuse and trash shall be deposited in bins or chutes designated for such purposes, or otherwise in accordance with procedures adopted by the Board.

9.5 Pets. The maintenance, keeping, breeding, boarding and/or raising of animals, of any kind, regardless of number, shall be and is hereby prohibited within any Unit or upon any Common Elements, except that this shall not prohibit the keeping of orderly domestic pets such as dogs, cats and/or caged birds or others provided that they are not kept or maintained for commercial purposes or for breeding. Pets shall

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not be permitted upon the Common Elements or Recreation Area unless accompanied by an adult and unless they are carried or leashed. Any Unit Owner who keeps or maintains any pet within his/ her Unit shall be deemed to have indemnified and agreed to hold the Association, each of its members and the Sponsor and any managing agent free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet. All pets shall be innoculated as required by law. The Board shall have the right to order any person whose pet is a nuisance, to remove such pet from the premises and the Board, after affording the right to a hearing to the Unit Owner affected, shall have the exclusive authority to declare any pet a nuisance, and to limit the number of pets per Unit.

9.6 Nuisances. Unit Owners, residents and lessees shall use their reasonable efforts under the circumstances to avoid unreasonable disturbances or nuisances which would disturb other Unit Owners.

9.7 Antennas. No Unit Owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae or other equipment, which protrudes through the walls or the roof of the building except as authorized by the Board.

9.8 Unlawful Use. No Unit or Common Elements or the Recreation Area may be used for any unlawful, immoral or improper purpose.

9.9 Storage. A Unit Owner shall not place or cause to be placed in the public stairways, walkways, alleyways or other Common Elements or upon the Recreation Area any bicycles, furniture, packages or objects of any kind. The public stairways, walkways and alleyways shall be used for no purpose other than for normal transit through them.

9.10 Insurance. No activity shall be done or maintained in any Unit or upon any Common Elements or the Recreation Area which will increase the rate of insurance on any Unit the Common Elements or the Recreation Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board.

9.11 Vehicles. Passenger automobiles shall be parked only in the area designated therefor. No trailer, truck, boat, camper, house trailer or similar types of vehicles shall be parked or stored except in such areas, if any, as may be designated by the Board by resolution or in the Regulations. No inoperable, unlicensed or abandoned motor vehicle of any type shall be parked or stored upon the Condominium Property, and no portion of the Condominium Property shall be used for the repair, overhaul, painting or work of a similar nature of any motor vehicle. Any such vehicle may be towed from the Condominium Property at the offending Unit Owner's risk and expense.

9.12 Leases. Units may be rented provided the occupancy is only by the lessee and the members of his family, servants and non-paying social guests, and further provided that the lease is for a term of six (6) months or longer. No rooms may be rented and no transients may be accommodated in a Unit. The restrictions

of this paragraph shall not apply to the Sponsor or any Institutional Mortgagee who comes into possession of a Unit pursuant to a foreclosure sale, judicial sale or conveyance in lieu of foreclosure.

9.13 Regulations. Reasonable regulations concerning the use of the Condominium Property may be made and amended from time to time by the Association as provided by its Articles of Incorporation and Bylaws. Copies of such regulations and amendments thereto shall be furnished by the Association to all Unit Owners and residents of the Condominium Property.

10. Proviso, Pending Completion. Until the Sponsor has completed all of the contemplated improvements on Phases I through V and the Recreation Area and closed the sales of all of the Units or until the expiration of three (3) years from the date of recording this Declaration, whichever occurs last, neither the Unit Owners nor the Association nor the use of the Condominium Property or Recreation Area shall interfere with the sale of the Units or the completion of any improvements in Phases I through V (regardless of whether or not Phases II through V or any one or more of such phases are submitted to condominium ownership) or the Recreation Area. Sponsor may make such use of the unsold Units and Common Elements as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the property, the display of signs and the leasing of Units.

11. Ownership of Common Elements and Association. The ownership of an undivided share in the Common Elements which is appurtenant to a Unit and any interest a Unit Owner may have in the Recreation Area cannot be separated from the Unit or conveyed or encumbered except with the Unit and a conveyance or encumbrance of a Unit shall pass the title to the Common Elements and any interest in the Recreation Area appurtenant to it whether or not separately described. The shares in the Common Elements and Recreation Area appurtenant to Units shall remain undivided, and no action for partition of the Common Elements or the Recreation Area shall lie. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as appurtenant to his Unit.

12. Compliance and Default. Each Unit Owner shall be governed by and shall comply with the terms of this Declaration, the Bylaws and the rules and regulations adopted pursuant thereto, and said documents as they may be amended from time to time. Failure of the Unit Owner to comply therewith shall entitle the Association or other Unit Owners to the following relief in addition to other remedies provided in this Declaration and the Condominium Act.

12.1 Enforcement. The Association is hereby empowered to enforce this Declaration and the Bylaws and rules and regulations of the Association by such means as are provided by the laws of the State of Florida.

12.2 Negligence. A Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or by that of any member of his family, his lessees, or his or their guests, invitees, employees, contractors or agents, but only to the extent that such expense is

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not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire and casualty insurance rates occasioned by use, misuse, occupancy or abandonment of a Unit, or of the Common Elements or of the Limited Common Elements.

12.3 Costs and Attorneys' Fees. In any proceeding arising because of an alleged failure of a Unit Owner to comply with the terms of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto, and said documents as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be awarded by the court, provided no attorneys' fees may be recovered against the Association in any action.

12.4 No Waiver of Rights. The failure of the Sponsor, or the Association, or any Unit Owner to enforce any covenant, restriction or other provision of the Condominium Act, this Declaration, the Bylaws, or the rules and regulations adopted pursuant thereto, shall not constitute a waiver of the right to do so thereafter.

13. Disclaimers.

13.1 Representations. No representation, warranty or commitment has been made by the Sponsor or any other party in its behalf to any Unit Owner, either prior to or subsequent to the purchase of his Unit with respect to the time of construction, location, nature and extent of any facilities or other amenities within the Condominium Property or any land owned by Sponsor lying adjacent thereto.

13.2 Warranty. The Sponsor specifically disclaims any intent to have made any warranty or representation in connection with the Units, the Condominium Property, the Recreation Area, or the condominium documents except as specifically set forth therein, and no person shall rely upon any warranty or representation not so specifically made therein. Any estimates of Common Expenses, taxes or other charges are hereby agreed to be reasonably accurate, but no warranty or guaranty is made or intended, nor may one be relied upon except where same is specifically warranted or guaranteed. The Sponsor has constructed or will construct the buildings and improvements substantially in accordance with Exhibit "B" and those plans and specifications on file with the architect responsible for the design of the improvements and it is hereby agreed that this is the full extent of the Sponsor's liability and responsibility except as otherwise specifically provided by the Condominium Act or the condominium documents. Guaranties obtained and warranties obtained from the manufacturers of all appliances and equipment as specified by said manufacturers and subcontractors, may be enforced by either the Association or the Unit Owner. The foregoing warranty is expressly in lieu of all other warranties, express or implied by law or otherwise, and no warranty of merchantibility or fitness of any fixtures, equipment, applicances, personal property, and real property and improvements thereon is made by Sponsor.

14. Amendment.

14.1 By Sponsor. An amendment to this Declaration

made by the Sponsor shall be evidenced by a certificate setting forth such amendment executed by the Sponsor with the formalities of a deed (including recording data identifying this Declaration) and shall become effective when such certificate is recorded according to law. In addition to other provisions contained in this Declaration relating to amendments by the Sponsor, as long as the Sponsor owns ten (10) or more Units the Sponsor may amend this Declaration for any purpose including, but not limited to, an amendment which will change a Unit or the Common Elements in a material fashion, materially alter or modify the appurtenances to a Unit or the Common Elements, or change the proportion or percentage by which one or more Unit Owners share the Common Expense and own the Common Surplus, and such amendment shall be effective without the joinder of any Unit Owners or the Association or the joinder of any record owner of any lien thereon; provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded mortgage to an Institutional Mortgagee or change the size or dimensions of any Unit not owned by the Sponsor.

14.2 By Unit Owners. An amendment to this Declaration made by Unit Owners shall be evidenced by: (a) a certificate setting forth such amendment executed by the appropriate officers of the Association, with the formalities of a deed (including the recording data identifying this Declaration); and (b) an affidavit (to be attached to the certificate) executed by the appropriate officers of the Association certifying that the owners of seventy-five percent (75%) or more of the Units voted in favor of the amendment. Such amendment shall become effective when it is recorded according to law. No amendment shall be adopted or become effective which adversely affects the lien or priority of any previously recorded mortgage to an Institutional Mortgagee. An amendment made by Unit Owners need not be executed by the Unit Owners. This Declaration shall not be amended without the approval of the Sponsor and without the joinder of the Sponsor in the certificate referred to in (a) above if any of the following conditions exist: (i) the Sponsor owns ten (10) or more Units; or (ii) such amendment purports to modify, restrict, limit or otherwise affect any right of the Sponsor hereunder, including without limitation, the rights of Sponsor to amend this Declaration unilaterally as set forth heretofore and any other rights of Sponsor hereunder.

14.3 By Association. Whenever it shall appear that there is an error or omission in the Declaration, and the Sponsor owns less than ten (10) Units thereby having no power to unilaterally amend this Declaration as provided in paragraph 14.1, then the Board may correct such error or omission by resolution adopted by a majority vote of the Board at any duly called meeting thereof. Such amendment shall become effective when it is recorded according to law.

15. Termination.

15.1 Unit Owner. This Declaration may be terminated in the manner provided for in Chapter 718, Florida Statutes (the "Condominium Act"). Notwithstanding any amendments to the Condominium Act, however, a vote of one hundred (100%) percent of the Unit Owners shall be

required to terminate this Declaration; provided, however, if an election is made not to reconstruct after damage in accordance with paragraph 8.6, then this Declaration may be terminated by a vote of persons who own seventy-five (75%) percent or more of the Units.

15.2 General. Upon termination of the condominium, the mortgagee and lienor of a Unit Owner who shall thereby become tenants in common, shall have a mortgage and lien solely and exclusively upon the undivided share of such tenancy in common in and to the lands and other properties and rights which he may receive by reason of such termination. The termination of the condominium shall be evidenced by a certificate of the Association executed by its President and Secretary certifying as to the facts affecting the termination, which certificate shall become effective upon being recorded in the public records of Duval County, Florida.

15.3 Amendment. This section concerning termination cannot be amended without consent of all Unit Owners and of all record owners of mortgages upon the Units.

16. Additional Rights of Institutional Mortgagees. In addition to any rights provided elsewhere in this Declaration, any Institutional Mortgagee who makes a request in writing to the Association for the items provided in this paragraph shall have the following rights:

16.1 Annual Financial Statements of Association. To be furnished with at least one copy of the annual financial statement and report of the Association, including a detailed statement of annual carrying charges, or income collected, and operating expenses; such financial statement and report to be furnished within sixty (60) days following the end of each calendar year.

16.2 Notice of Meetings. To be given notice by the Association of the call of a meeting of the Unit Owners to be held for the purpose of considering any proposed amendment to this Declaration or to the Articles of Incorporation or Bylaws of the Association, which notice shall state the nature of the amendment being proposed.

16.3 Notice of Defaults. To be given written notice of any default of any owner of a Unit encumbered by a mortgage held by such Institutional Mortgagee in the performance of such mortgagor's obligations under the Declaration, Articles, Bylaws or Regulations which is not cured within thirty (30) days. Such notice to be given in writing and to be sent to the principal office of such Institutional Mortgagee, or to the place which it or they may designate in writing to the Association from time to time.

16.4 Insurance Endorsements. To be given an endorsement of the policies covering the Common Elements and Limited Common Elements requiring that such Institutional Mortgagee be given any notice of cancellation provided for in such policy.

16.5 Examination of Books and Records. Upon reasonable notice, to examine the books and records of the Association during normal business hours.



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17. Severability. The invalidity in whole or in part of any covenant or restriction or any parargraph, subparagraph, sentence, clause, phrase or word or other provision of this Declaration, the Articles, the Bylaws, the Rules and Regulations of the Association, and any exhibits attached hereto, shall not affect the remaining portions thereof.

18. Intent. It is the intent of the Sponsor to create a condominium pursuant to Chapter 718, Florida Statutes, and pursuant to the common laws of the State of Florida as they may exist on the date this Declaration is filed. In the event that the condominium herein created by this Declaration shall fail in any respect to comply with Chapter 718, Florida Statutes, then the common law as the same exists on the filing date of said Declaration shall control. Therefore, the condominium hereby created shall be governed in accordance with the several laws of the State of Florida, this Declaration, the Bylaws attached hereto as Exhibit "F", and all other instruments and exhibits attached to or made a part of this Declaration.

19. Covenants Running with the Land. All provisions of this Declaration of Condominium and all attachments thereto shall be construed to be covenants running with the land and with any part thereof and interest therein, and every Unit Owner and claimant of the property or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound thereby.

IN WITNESS WHEREOF, the Sponsor has executed this Declaration of Condominium this 15th day of August, 1979.

Signed, sealed and delivered in the presence of:

DAVID CLARK & ASSOCIATES, INC.

John J Benson
Witness

By D M LaFave
Its Vice President

Linda J Campbell
Witness

XXXXXXX
XXXX

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 15th day of August, 1979, by D. M. LaFAVE, the VICE-PRESIDENT XXXX, XXXX of DAVID CLARK & ASSOCIATES, INC., a corporation, on behalf of the Corporation.

Luis M. Clopa
Notary Public, State of Florida at Large.

My Commission Expires: 3/25/83

(Notarial Seal)

NOTARY PUBLIC STATE OF FLORIDA

EXHIBIT "A-1"

THE ALEXANDRIA, A CONDOMINIUM

PHASE I

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF REFERENCE at the intersection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence North 89° 56' 06" West along the Southerly right of way line of said Cedar Street, 265.0 feet to the POINT OF BEGINNING; thence South 30° 03' 54" West, 35.69 feet; thence South 30° 00' East, 118.86 feet; thence South 60° 00' West, 46.03 feet; thence North 30° 00' West, 65.0 feet; thence South 60° 00' West, 134.0 feet; thence North 30° 00' West, 160.0 feet; thence North 60° 00' East, 58.38 feet to the Southerly right of way line of said Cedar Street; thence South 89° 56' 06" East along the Southerly right of way line of said Cedar Street, 176.3 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any and all right, title and interest of Sponsor in and to any land lying within that portion of the right of way of Cedar Street extending from the Westerly right of way of Le Baron Avenue to the waters of the St. Johns River, which Sponsor specifically reserves for the benefit of itself, its successors and assigns.

Subject to that certain easement to the Jacksonville Electric Authority recorded in Official Records Volume 4919, Page 862, current public records of Duval County, Florida.

EXHIBIT "A-2"

THE ALEXANDRIA, A CONDOMINIUM

PHASE II

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval Coutny, Florida, and being more particularly described as follows:

Commence for a POINT OF BEGINNING at the intersection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence South 0° 13' 24" West along said Westerly right of way line, 206.0 feet; thence North 89° 46' 36" West, 25.99 feet; thence South 60° 00' West, 84.13 feet; thence North 30° 00' West, 32.0 feet; thence South 60' 00° West, 50.0 feet; thence North 30° 00' West, 55.0 feet; thence North 60° 00' East, 135.97 feet; thence North 30° 00' West, 74 feet; thence South 60° 00' West, 135.97 feet; thence North 30° 00' West, 118.86 feet; thence North 30° 03' 54" East, 35.69 feet to the Southerly right of way line of said Cedar Street; thence South 89° 56' 06" East along said Southerly right of way line, 265.0 feet to the POINT OF BEGINNING.

EXHIBIT "A-3"

THE ALEXANDRIA, A CONDOMINIUM

PHASE III

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF REFERENCE at the intersection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence South 0° 13' 24" West along said Westerly right of way line, 206.0 feet; thence North 89° 46' 36" West, 25.99 feet; thence South 60° 00' West, 54.13 feet to the POINT OF BEGINNING; thence South 30° 00' East, 30.0 feet; thence South 60° 00' West, 80.0 feet; thence South 30° 00' East, 51.0 feet; thence South 60° 00' West, 128.0 feet; thence South 30° 00' East, 54.0 feet; thence South 60° 00' West, 52.0 feet; thence North 30° 00" West, 157.0 feet; thence North 60° 00' East, 134.0 feet; thence North 30° 00' West, 65.0 feet; thence North 60° 00' East, 46.03 feet; thence South 30° 00' East, 55.0 feet; thence North 60° 00' East, 50.0 feet; thence South 30° 00' East, 32.0 feet; thence North 60° 00' East, 30.0 feet to the POINT OF BEGINNING.

EXHIBIT "A-4"

THE ALEXANDRIA, A CONDOMINIUM

PHASE IV

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF REFERENCE at the intersection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence South 0° 13' 24" West along said Westerly right of way line, 206.0 feet to the POINT OF BEGINNING; thence continue South 0° 13' 24" West along said Westerly right of way line, 334.0 feet to the Northerly right of way line of LaSalle Street (as now established); thence North 89° 56' 06" West along said Northerly right of way line, 194.67 feet; thence North 30° 00' West, 69.16 feet; thence North 60° 00" East, 52.0 feet; thence North 30° 00' West, 54.0 feet; thence North 60° 00' East, 178.0 feet; thence North 30° 00' West, 51.0 feet; thence North 60° 00' East, 30.0 feet; thence North 30° 00' West, 30.0 feet; thence North 60° 00' East, 54.13 feet; thence South 89° 46' 36" East, 25.99 feet to the POINT OF BEGINNING.

EXHIBIT "A-5"

THE ALEXANDRIA, A CONDOMINIUM

PHASE V

A parcel of land being a part of Lots 5 and 9 and all of Lots 6, 7 and 8, Block 1, PHILLIPS ADDITION TO PALM PARK, recorded in Plat Book 8, Page 3, of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF BEGINNING at the intersection of the Westerly right of way of LeBaron Avenue (as now established) with the Northerly right of way line of Cedar Street (as now established); thence North 89°56' 06" West along said Northerly right of way line, 63.74 feet; thence North 0°13'24" East, 60 feet to the Southerly line of said line of said Lot 8; thence North 89°56'06" West along said Southerly line, 130 feet to the face of a concrete bulkhead and the Mean High Water Line of the St. Johns River; thence North 0°13'24" West along the face of said bulkhead, 201.79 feet; thence South 89°56'06" East, 159.0 feet to the Westerly right of way line of said LeBaron Avenue; thence South 0°13' 24" West along said Westerly right of way line, 124.7 feet to the point of curve of a curve to the left, having a radius of 280 feet; thence along the arc of said curve and along said right of way line, an arc distance of 143.04 feet to the POINT OF BEGINNING.

EXHIBIT "A-6"

THE ALEXANDRIA, A CONDOMINIUM

PARCEL R-1

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF REFERENCE at the intersection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence South 0° 13' 24" West along the Westerly right of way line of said Palm Avenue, 206.0 feet; thence North 89° 46' 36" West, 25.99 feet; thence South 60° 00' West, 54.13 feet; thence South 30° 00' East, 30.0 feet; thence South 60° 00' West, 30.0 feet to the POINT OF BEGINNING; thence South 30° 00' East, 51.0 feet; thence South 60° 00' West, 50.0 feet; thence North 30° 00' West, 51.0 feet; thence North 60° 00' East, 50.0 feet to the POINT OF BEGINNING.

PARCEL R-2

A parcel of land being a part of Block 16, OKLAHOMA, lying west of Blocks "C" and "D" of CLARK'S REPLAT OF BLOCK 16, OKLAHOMA, as shown on plat recorded in Plat Book 7, page 32 of the current public records of Duval County, Florida, and being more particularly described as follows:

Commence for a POINT OF REFERENCE at the interesection of the Westerly right of way line of Palm Avenue (as now established) with the Southerly right of way line of Cedar Street (as now established); thence North 89° 56' 06" West along said Southerly right of way line, 441.30 feet to the POINT OF BEGINNING; thence South 60° 00' West, 58.38 feet; thence South 30° 00' East, 160.0 feet; thence North 60° 00' East, 134.0 feet; thence South 30° 00' East, 65.0 feet; thence North 60° 00' East, 182.0 feet; thence South 30° 00' East, 74.0 feet; thence South 60° 00' West, 182.0 feet; thence South 30° 00' East, 65.0 feet; thence South 60° 00' West, 134.0 feet; thence South 30° 00' East, 226.16 feet to the Northerly right of way line of LaSalle Street (as now established); thence North 89° 56' 06" West along said Northerly right of way line, 12.14 feet to the face of a concrete bulkhead and the Mean High Water Line of the St. Johns River;

thence North 30° 00' West along the face of said bulkhead, 623.96 feet to the Southerly right of way line of said Cedar Street; thence South 89° 56' 06" East along said Southerly right of way line, 79.60 feet to the POINT OF BEGINNING.

Less and except any and all right, title and interest of Sponsor in and to any land lying within that portion of the right of way of Cedar Street extending from the Westerly right of way of LeBaron Avenue to the waters of the St. Johns River, which Sponsor specifically reserves for the benefit of itself, its successors and assigns.

PARCEL R-4

A parcel of land being the Northerly one half of LaSalle Street (a 60-foot R/W as now established) lying between Palm Avenue, as now established, and the waters of the St. Johns River, and being more particularly described as follows:

Commence for a POINT OF BEGINNING at the intersection of the Westerly right of way line of said Palm Avenue with the Northerly right of way line of said LaSalle Street; thence South 0°13'24" West along the extension of said Westerly right of way line 30.0 feet to the centerline of said LaSalle Street; thence North 89°56' 06" West along said centerline, 189.37 feet to the face of a concrete bulkhead and the Mean High Water Line of the St. Johns River; thence North 30°00' West along the face of said bulkhead, 34.66 feet to the Northerly right of way line of said LaSalle Street; thence South 89°56'06" East along said Northerly right of way line, 206.82 feet to the POINT OF BEGINNING.

EXHIBIT "A-7"

THE ALEXANDRIA, A CONDOMINIUM

PARCEL R-3

A parcel of land being a part of Lot 9, Block 1, PHILLIPS ADDITION TO PALM PARK, recorded in Plat Book 8, Page 3, of the current public records of Duval County, Florida, and a part of Cedar Street (as now established) all being more particularly described as follows:

Commence for a POINT OF BEGINNING at the intersection of the Northerly right of way of said Cedar Street with the Westerly right of way line of Lebaron Avenue (as now established), said point lying on a curve concave Easterly and having a radius of 280 feet; thence South 32°18'15" East, 71.04 feet to a point on the Southerly right of way line of said Cedar Street; thence North 89°56'06" West along said Southerly right of way line, 165 feet to the face of a concrete bulkhead and the Mean High Water Line of the St. Johns River; thence North 30°00' West along the face of said bulkhead, 132.99 feet to an angle point in said bulkhead; thence North 0°13'24" East along the face of said bulkhead, 4.91 feet to the Northerly line of said Lot 9; thence South 89°56'06" East along the Northerly line of said Lot 9, a distance of 130 feet; thence South 0°13'24" West, 60 feet to the Northerly right of way line of said Cedar Street; thence South 89°56' 06" East along the Northerly right of way line of said Cedar Street, 63.74 feet to the POINT OF BEGINNING.

Together with any and all right, title and interest of sponsor (as the owner of the land described on Exhibit "A-1" and the land described as Parcel R-2 on Exhibit "A-6") in and to any land lying within that portion of the right of way of Cedar Street extending from the Westerly right of way line of LeBaron Avenue to the waters of the St. Johns River.

EXHIBIT "D"

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OFFICIAL RECORDS

PHASE IX

BUILDING	FLOOR	ELEVATION
A	1ST	4.37
	2ND	13.46
	GARAGE	21.95
B	1ST	5.77
	2ND	14.86
	GARAGE	23.83
C	1ST	6.89
	2ND	16.0
	GARAGE	24.93
D	1ST	6.81
	2ND	16.0
	GARAGE	24.9
E	1ST	5.84
	2ND	16.0
	GARAGE	24.9

HARBOR ENGINEERING COMPANY
ENGINEERS · PLANNERS · SURVEYORS
JACKSONVILLE, FLORIDA

AREA MAP
SEVEN
LEXINGTON
A CONDOMINIUM
DUVAL COUNTY, FLORIDA

4

EXHIBIT "B"

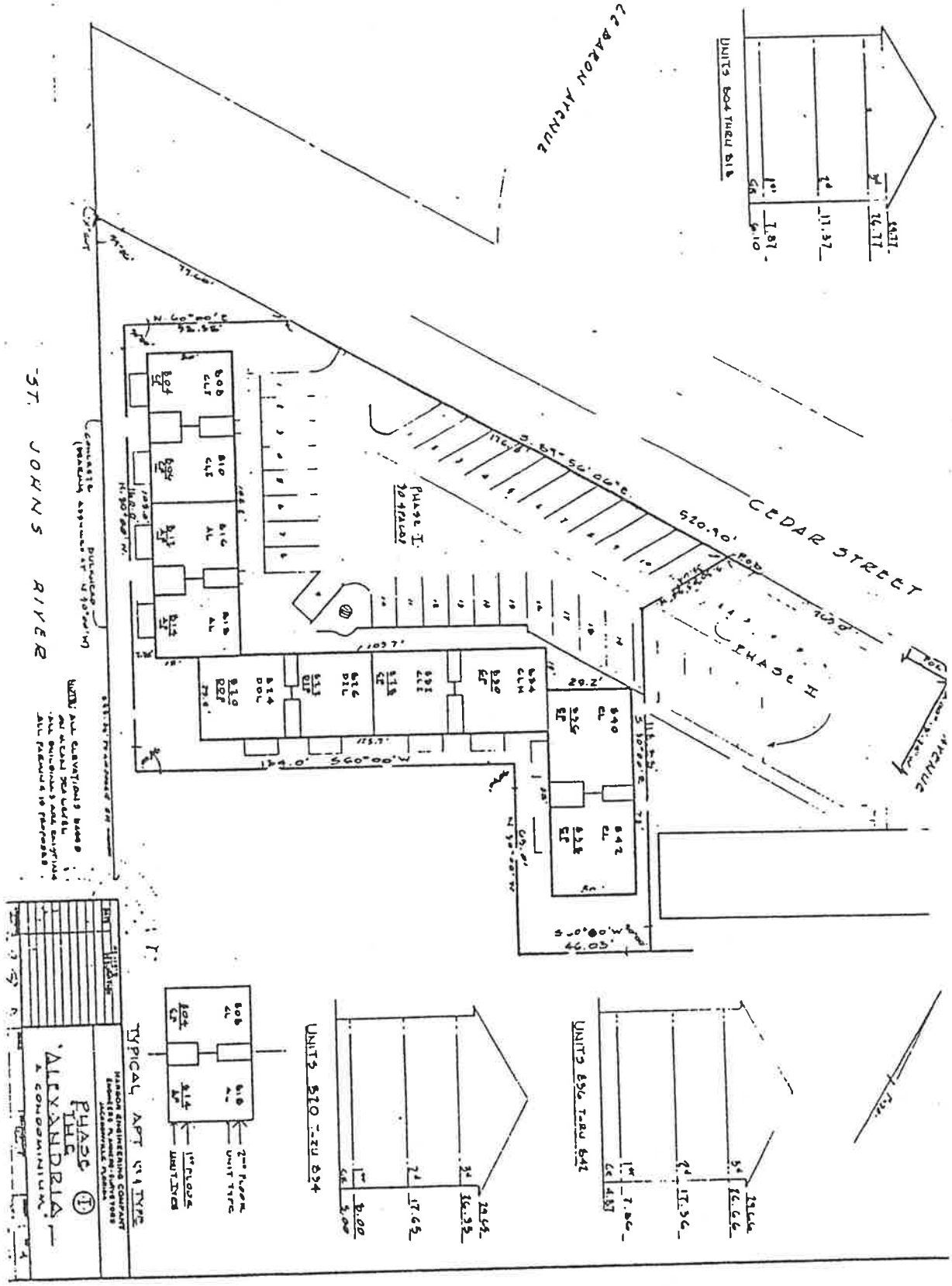
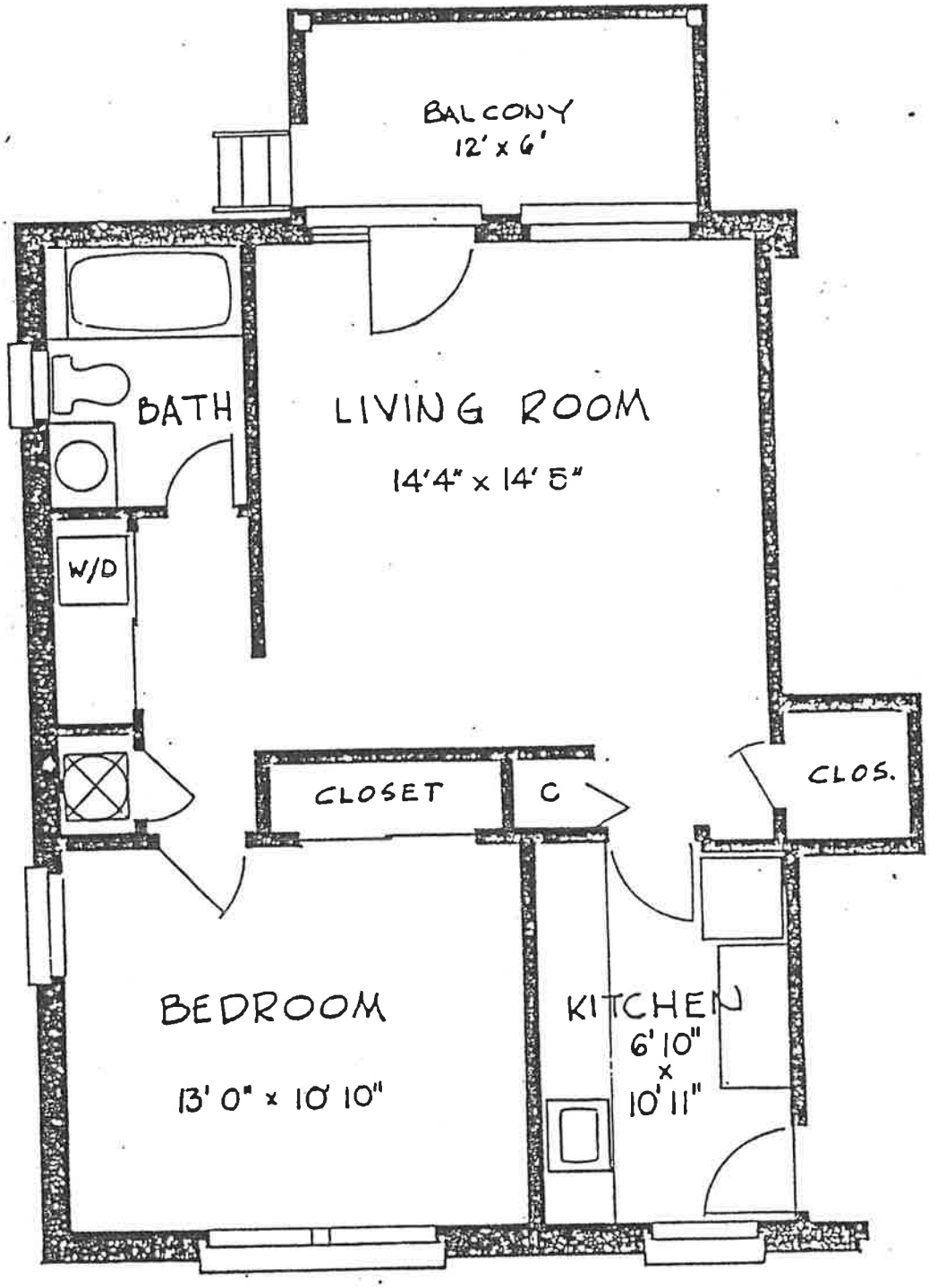
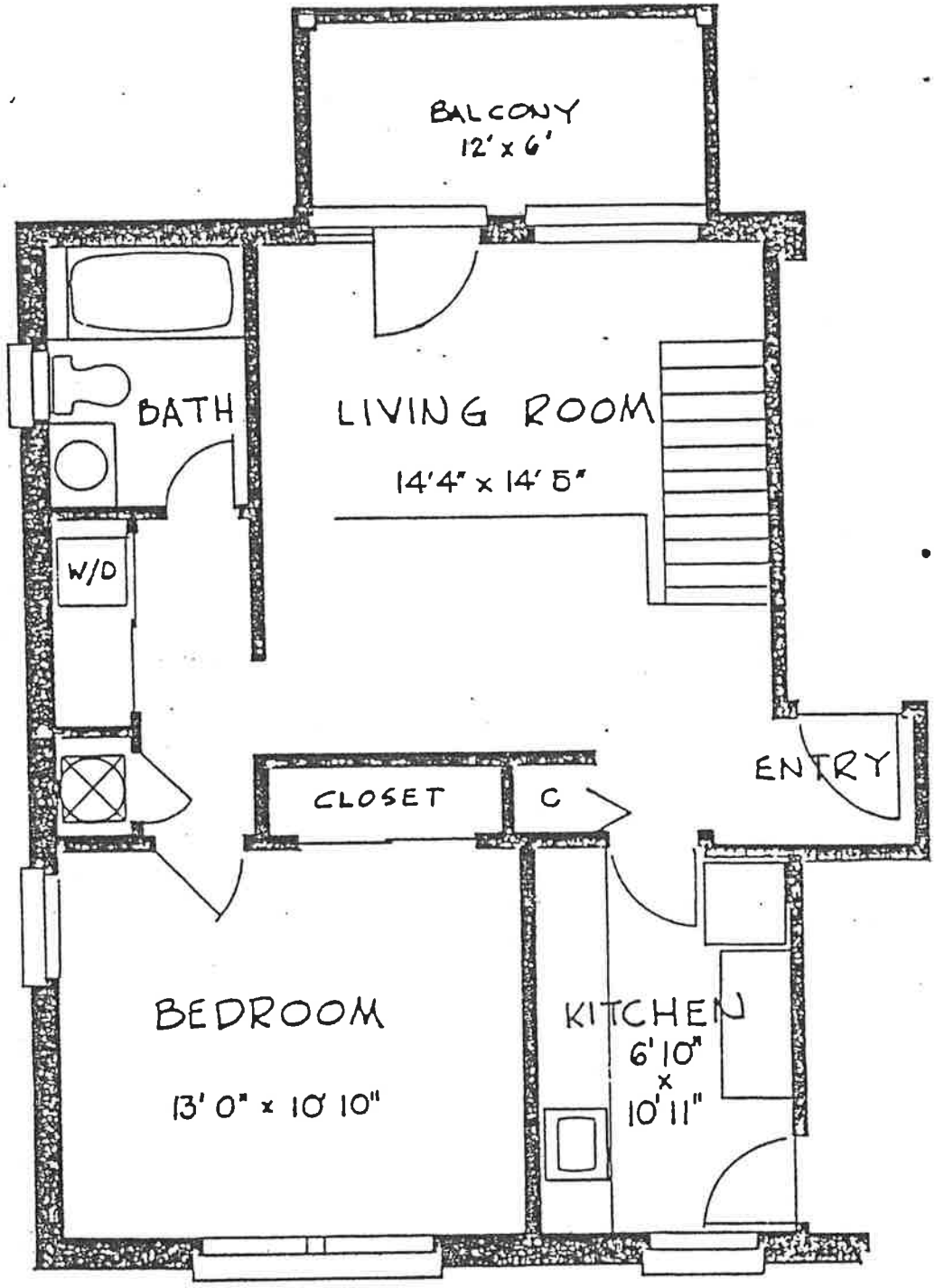

CEDAR STREET
ST. JOHNS RIVER
PHASE I
PHASE II
TYPICAL APT. VIA TYPE
PHASE I
ALEXANDRIA
A CONDOMINIUM

EXHIBIT B



FLOOR PLAN "AF"

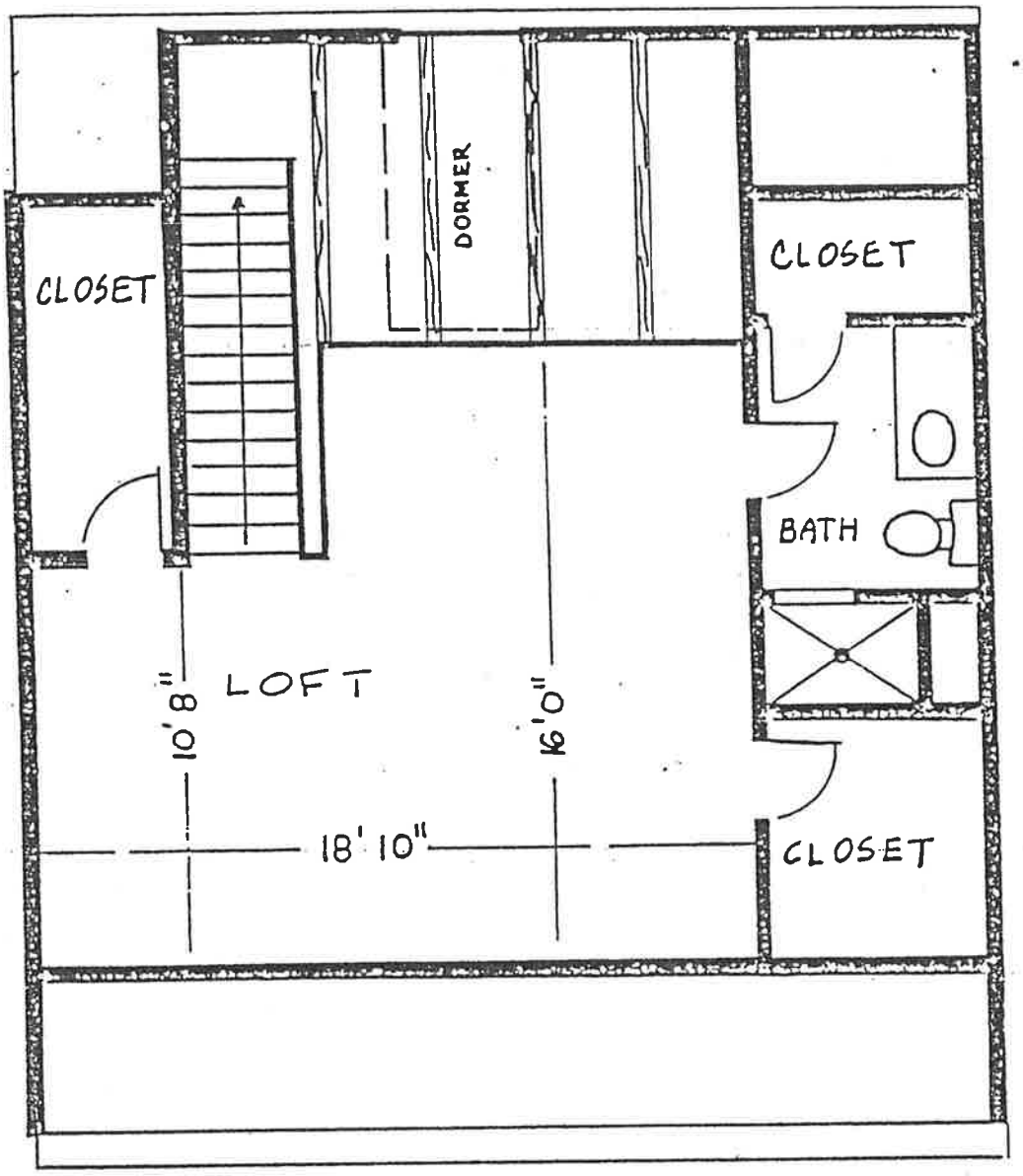
EXHIBIT B



FLOOR PLAN "AL"

4

EXHIBIT B

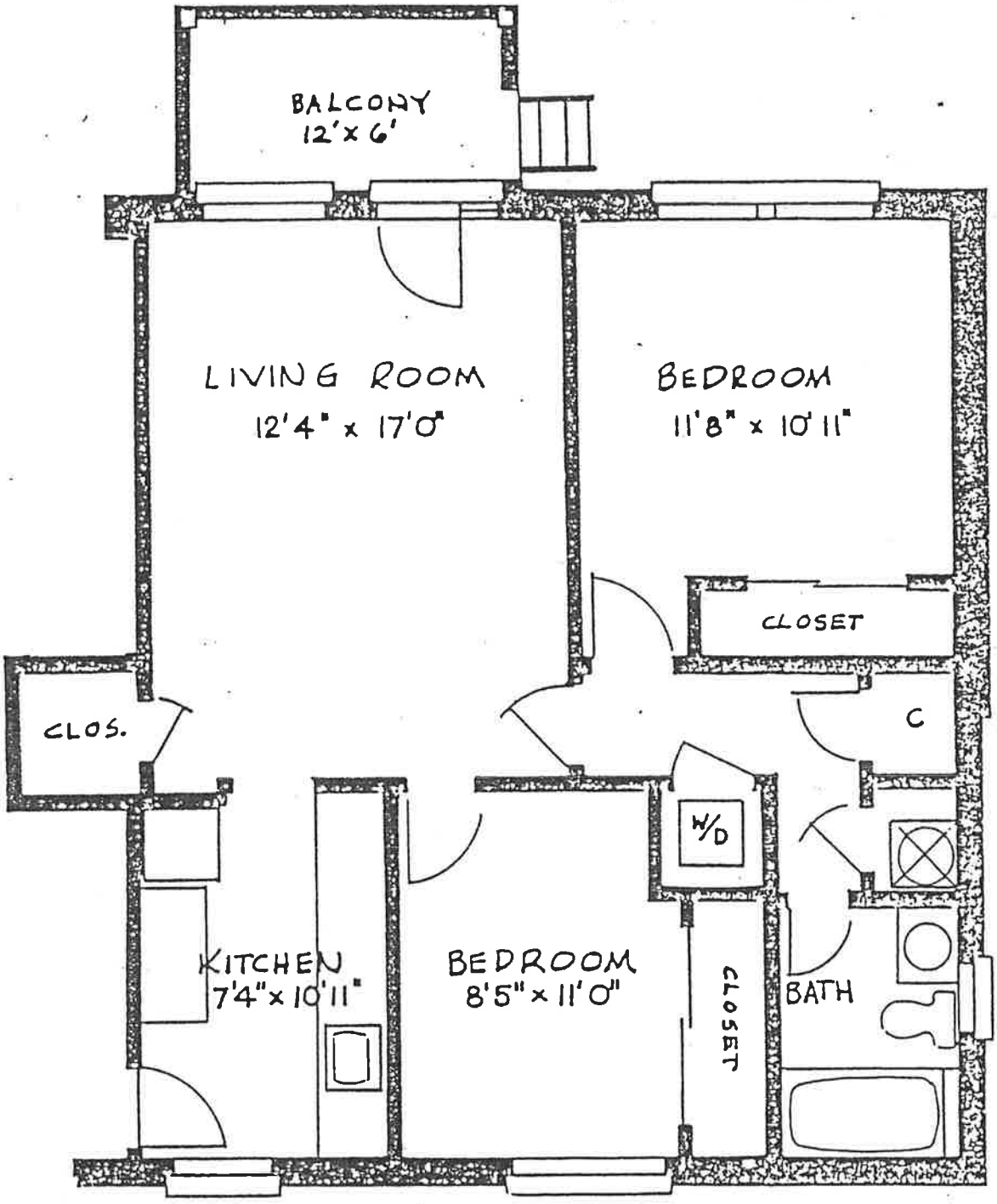


FLOOR PLAN "AL"

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EXHIBIT B

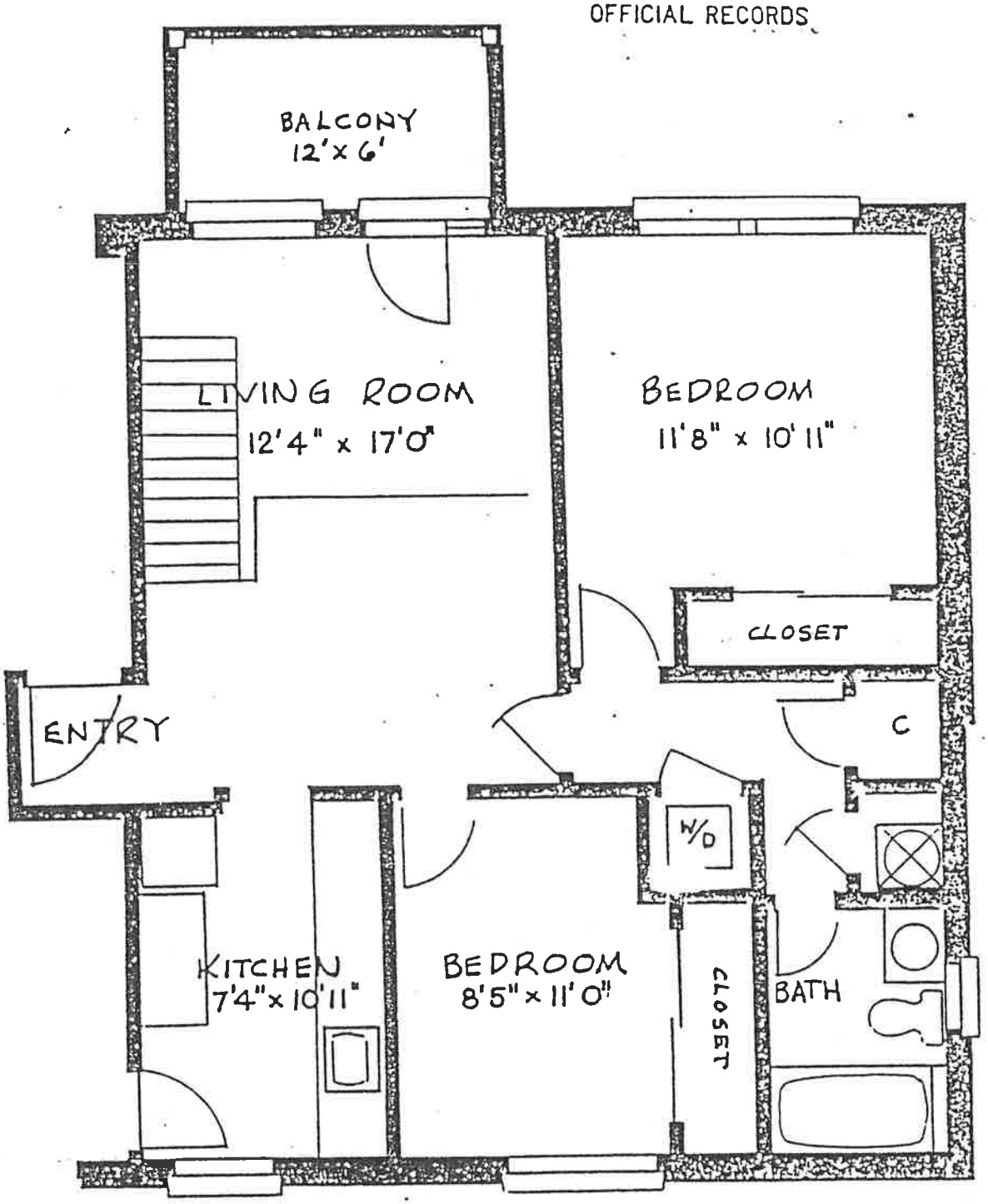
VOL 4947 PG 850
OFFICIAL RECORDS



FLOOR PLAN "CF"

EXHIBIT B

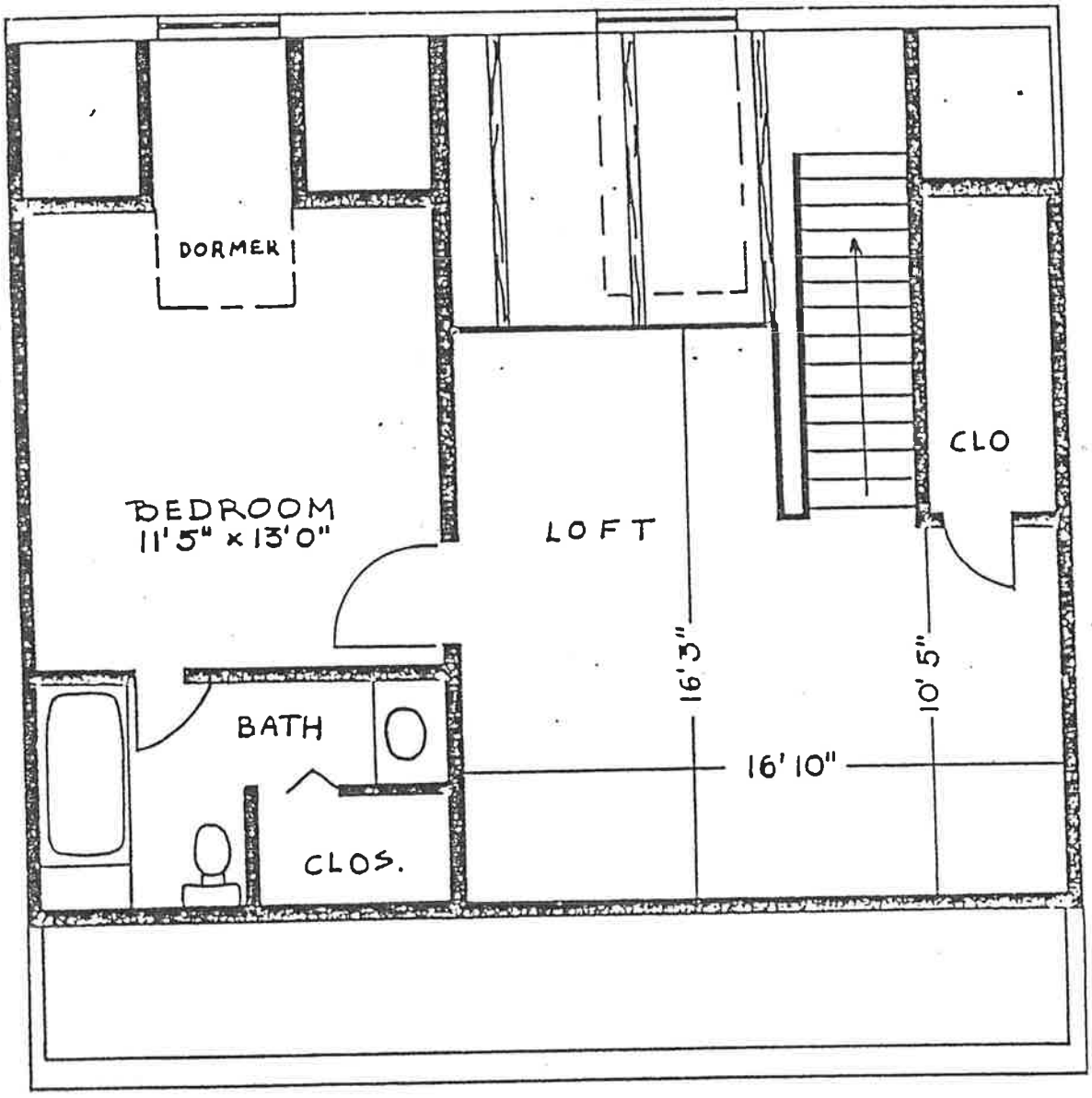
VOL 4947 PG 851
OFFICIAL RECORDS



FLOOR PLAN "CLI"

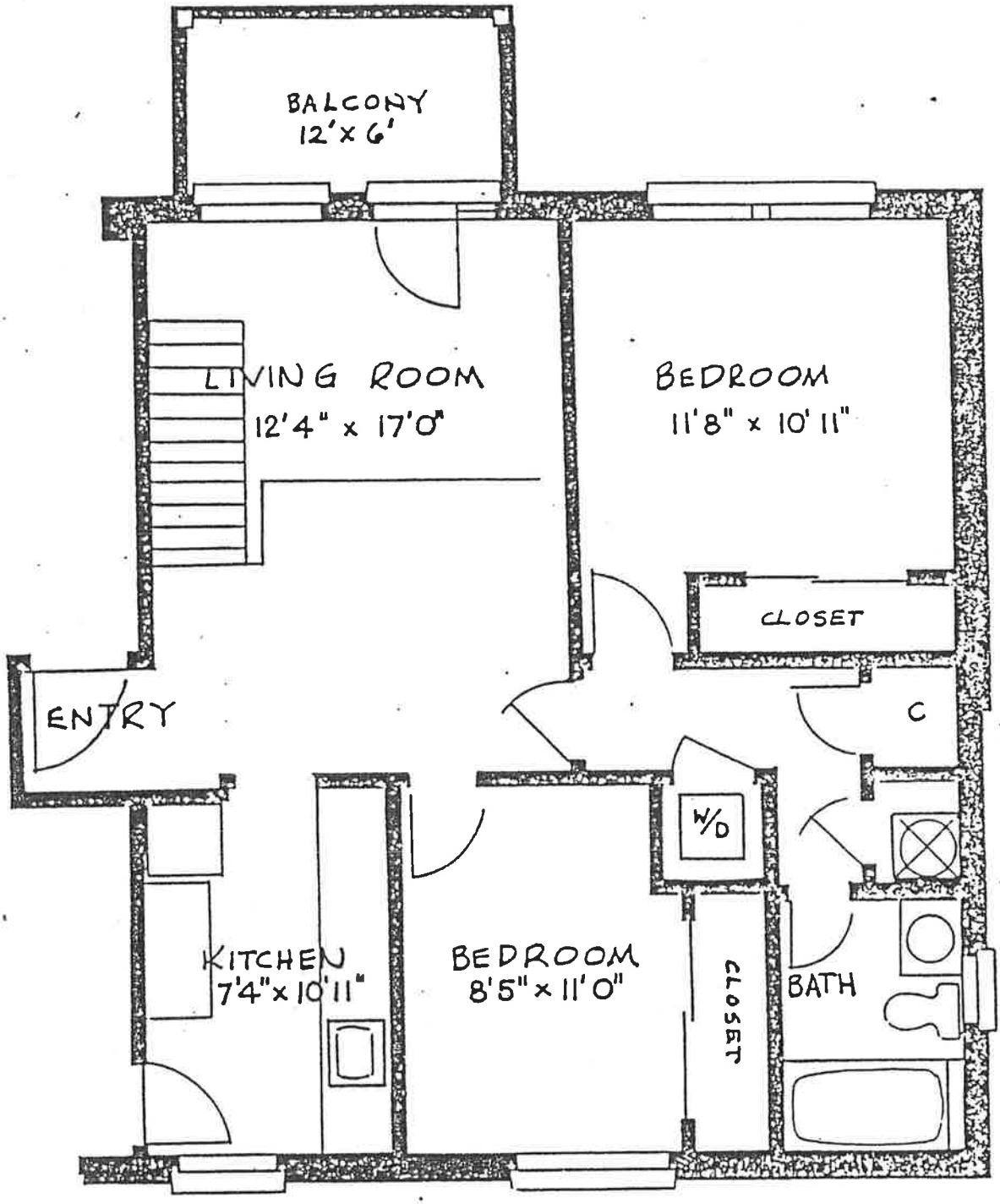
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EXHIBIT B



FLOOR PLAN "CLI"

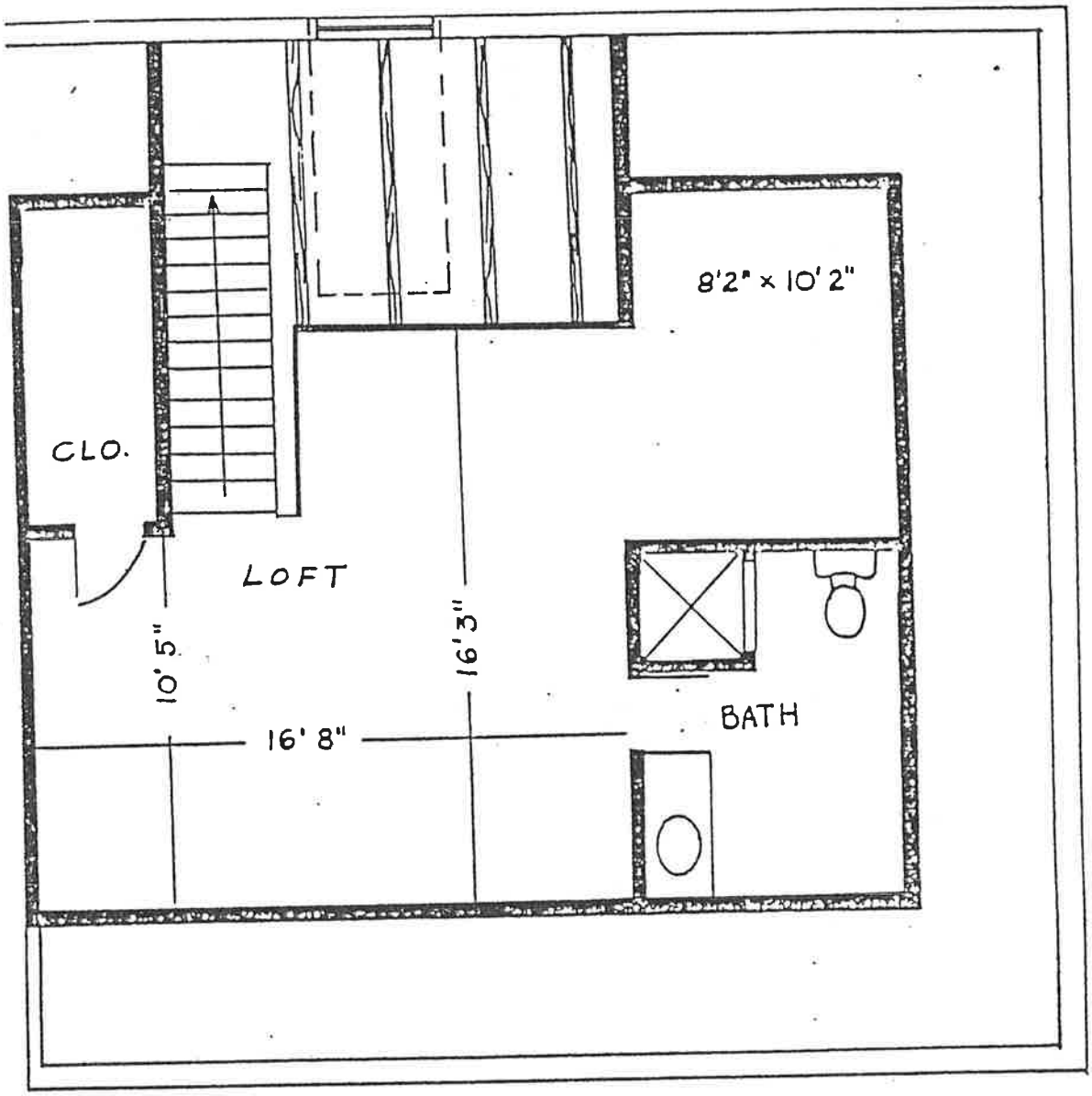
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FLOOR PLAN "CLH"

4

EXHIBIT B

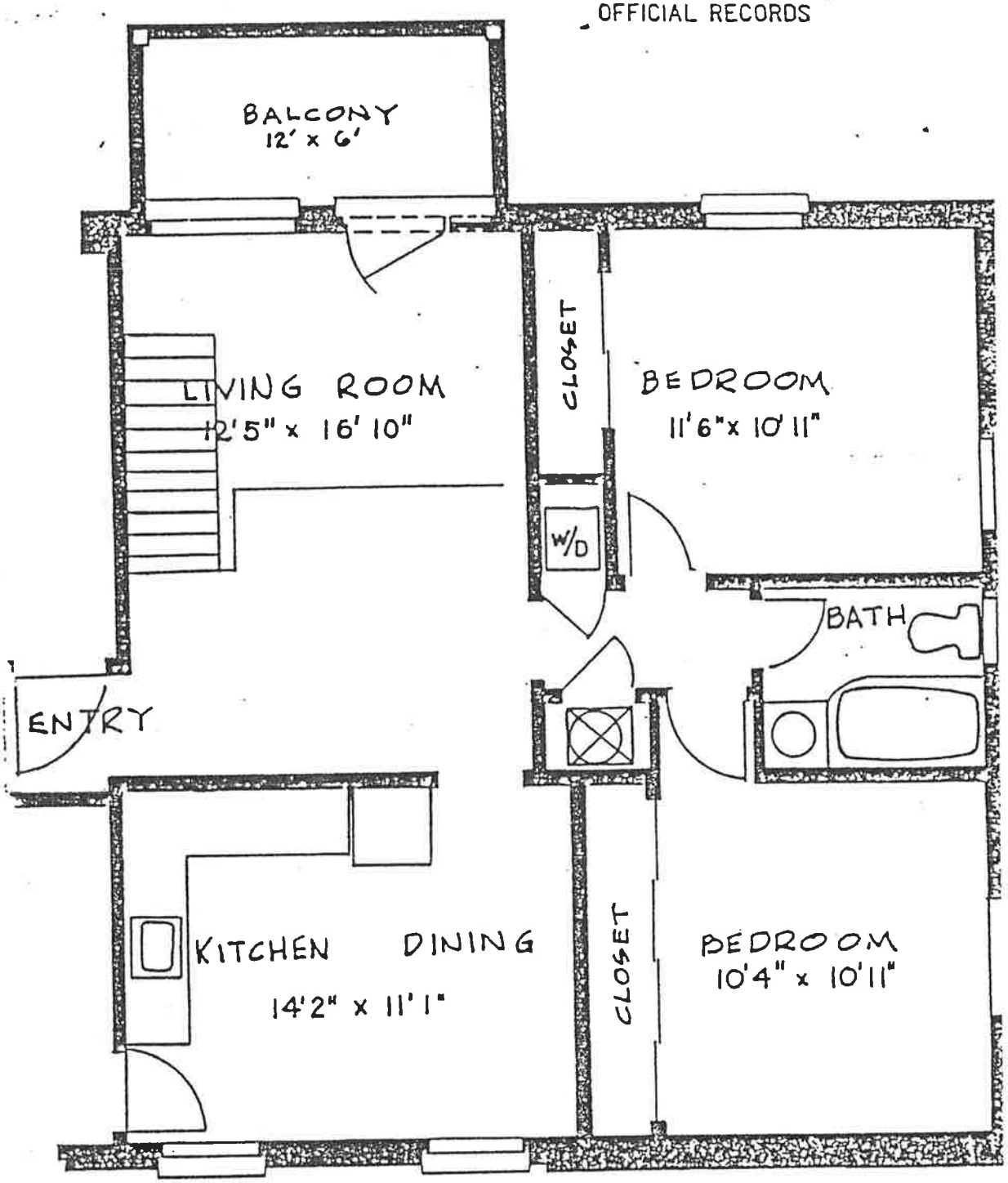


FLOOR PLAN "CLH"

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EXHIBIT B

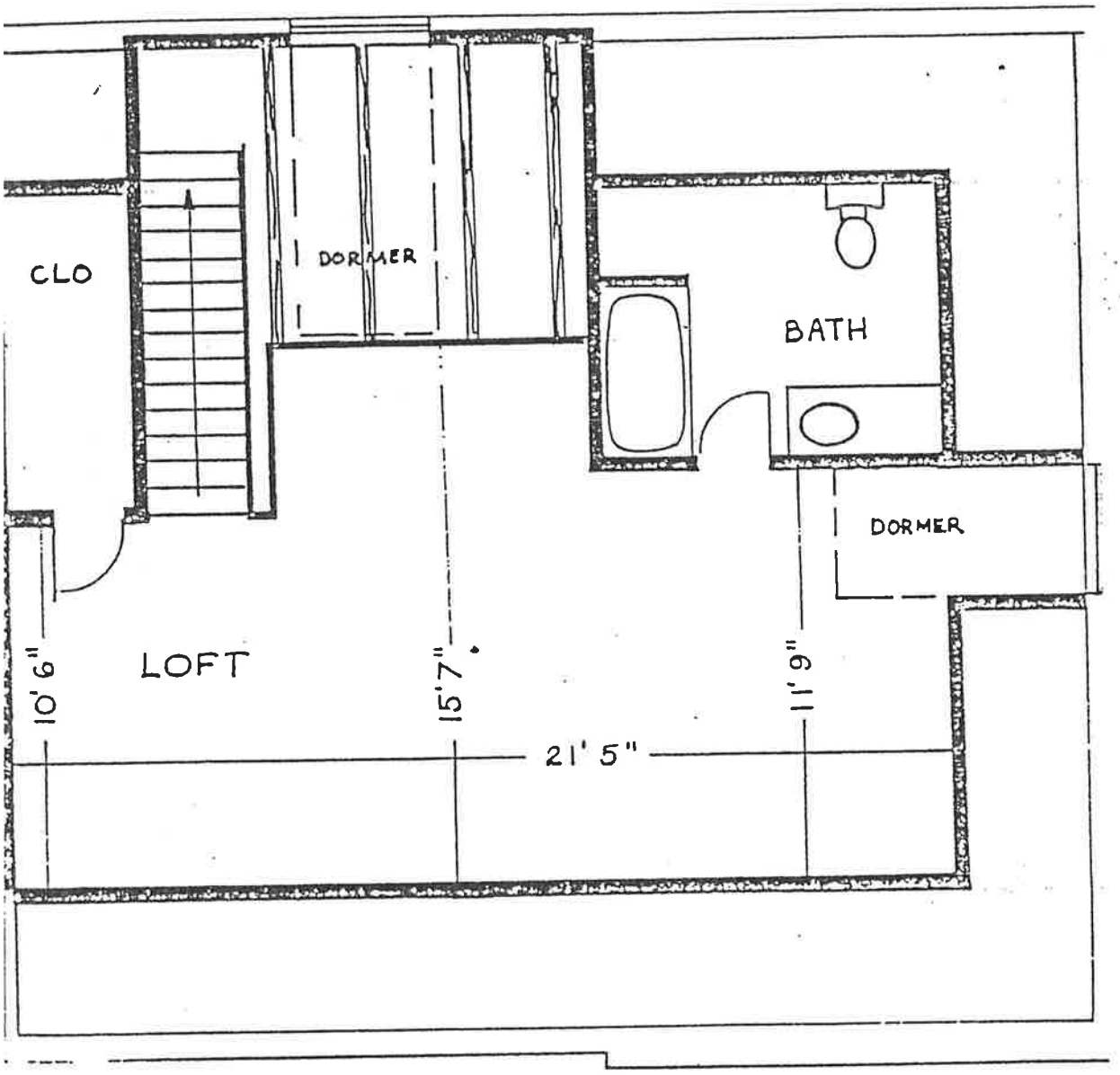
VOL 4947 PG 855
OFFICIAL RECORDS



FLOOR PLAN "DDL"

4

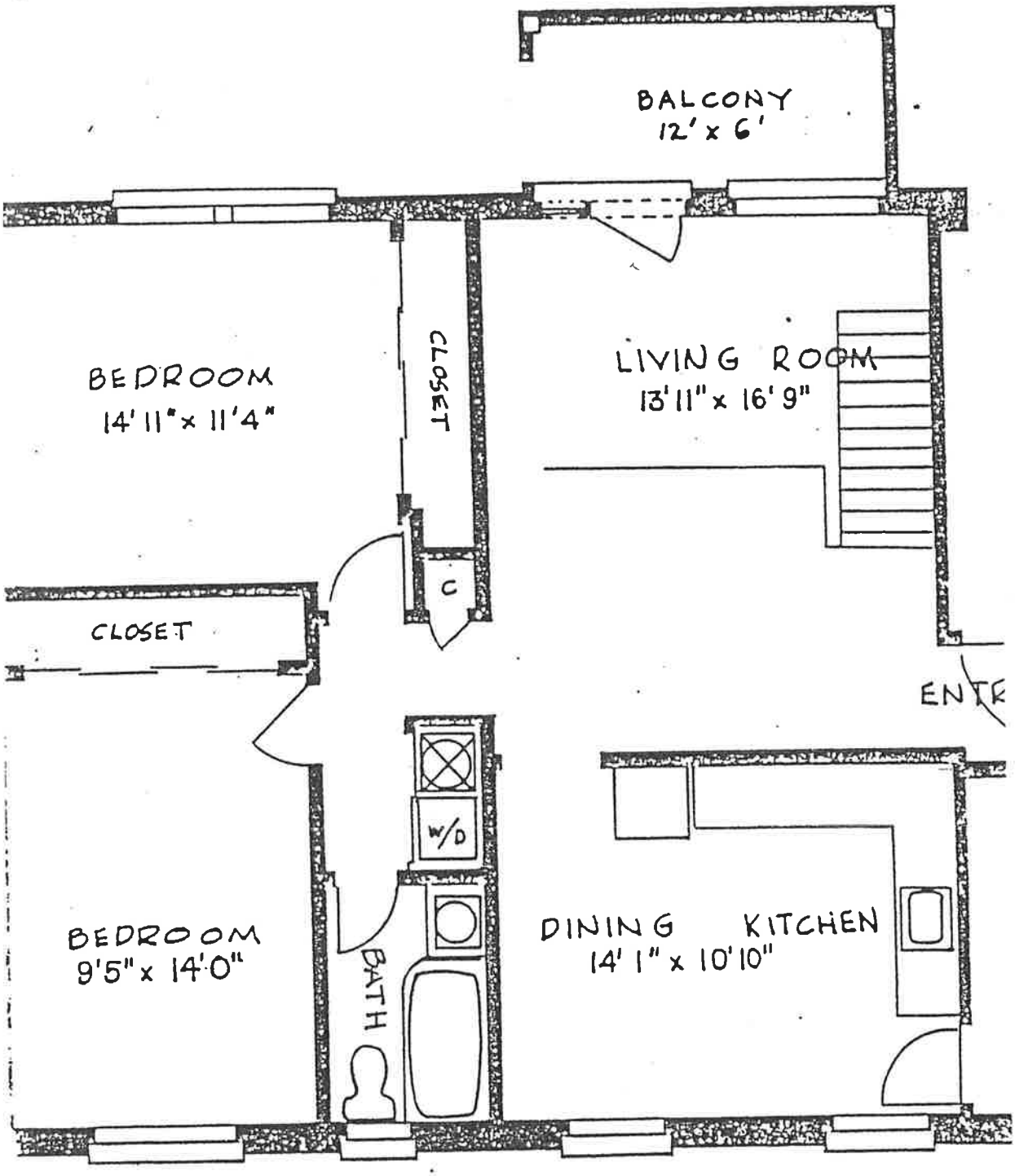
EXHIBIT B



FLOOR PLAN "DDL"

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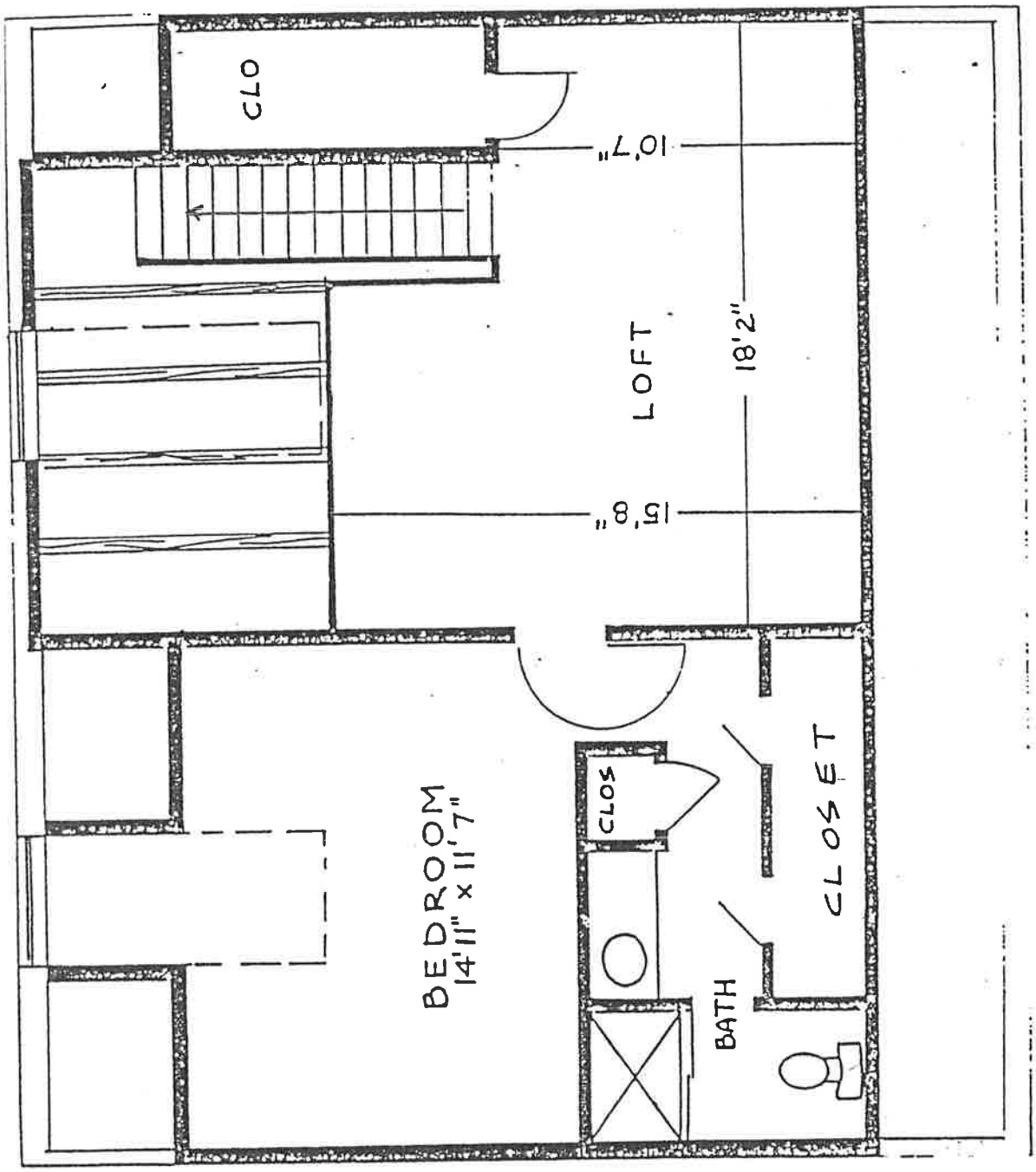
EXHIBIT B



FLOOR PLAN "DIL"

4

EXHIBIT B

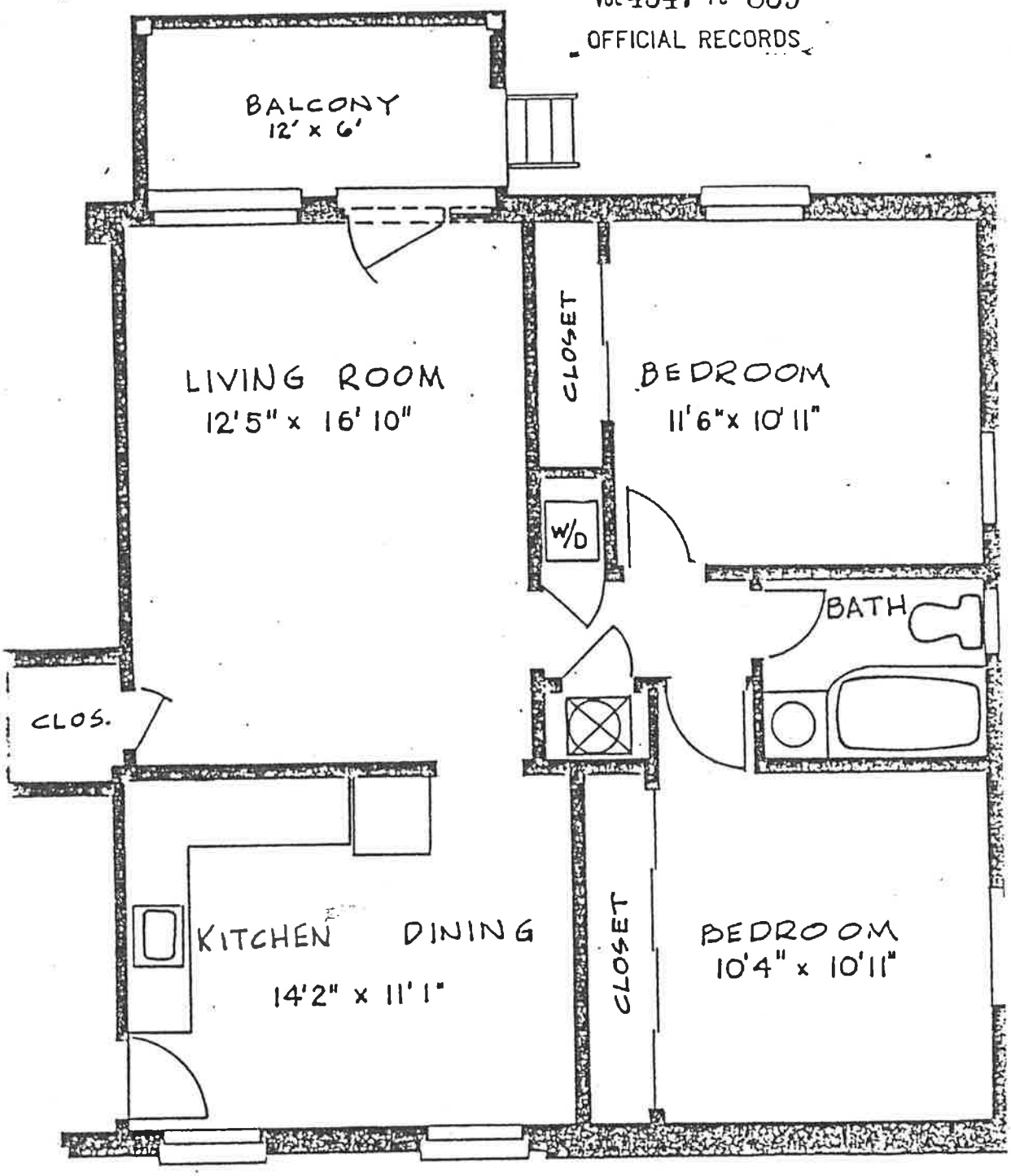


FLOOR PLAN "DIL"

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EXHIBIT B

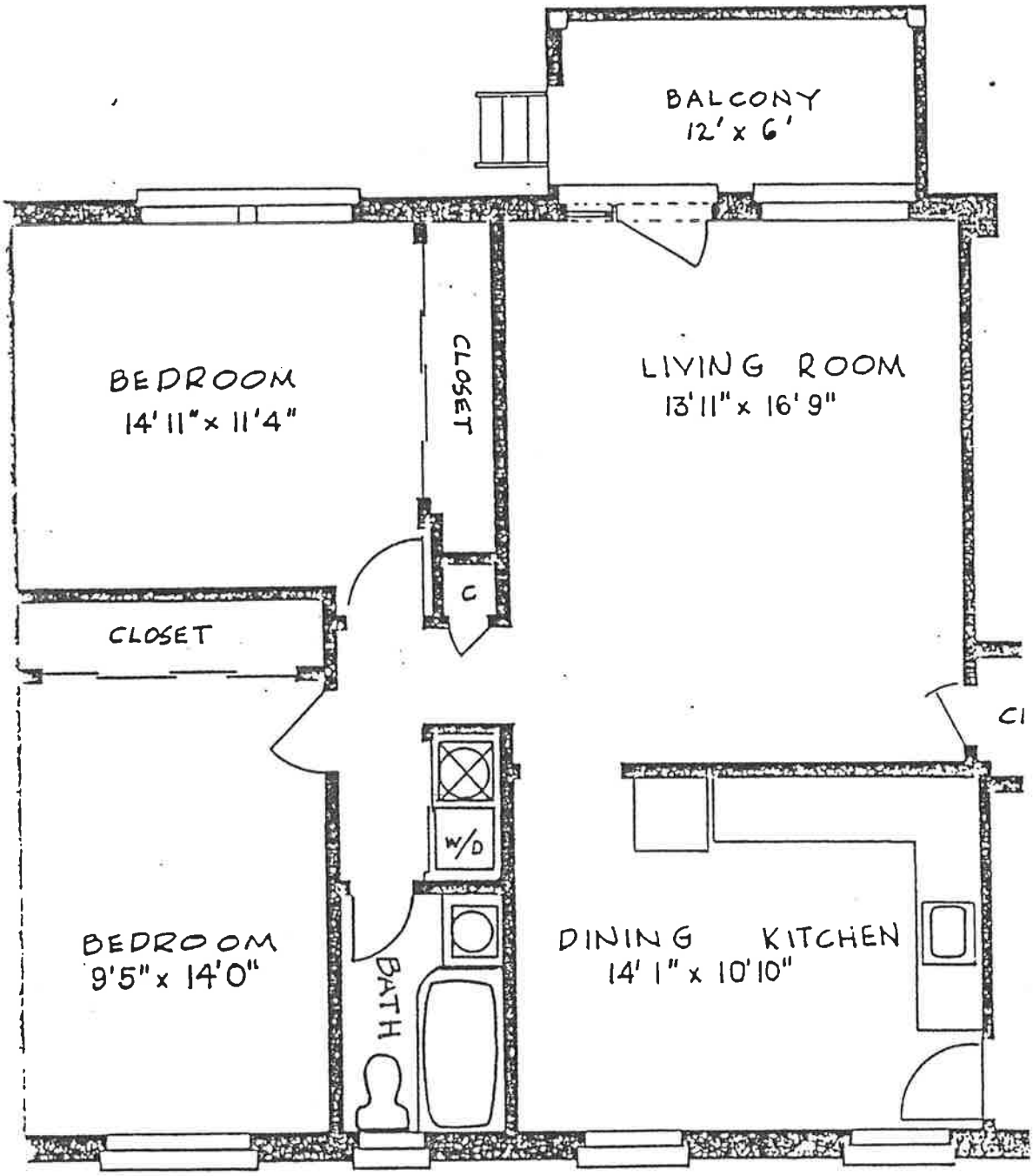
VOL 4947 PG 859
OFFICIAL RECORDS



FLOOR PLAN "DDF"

4

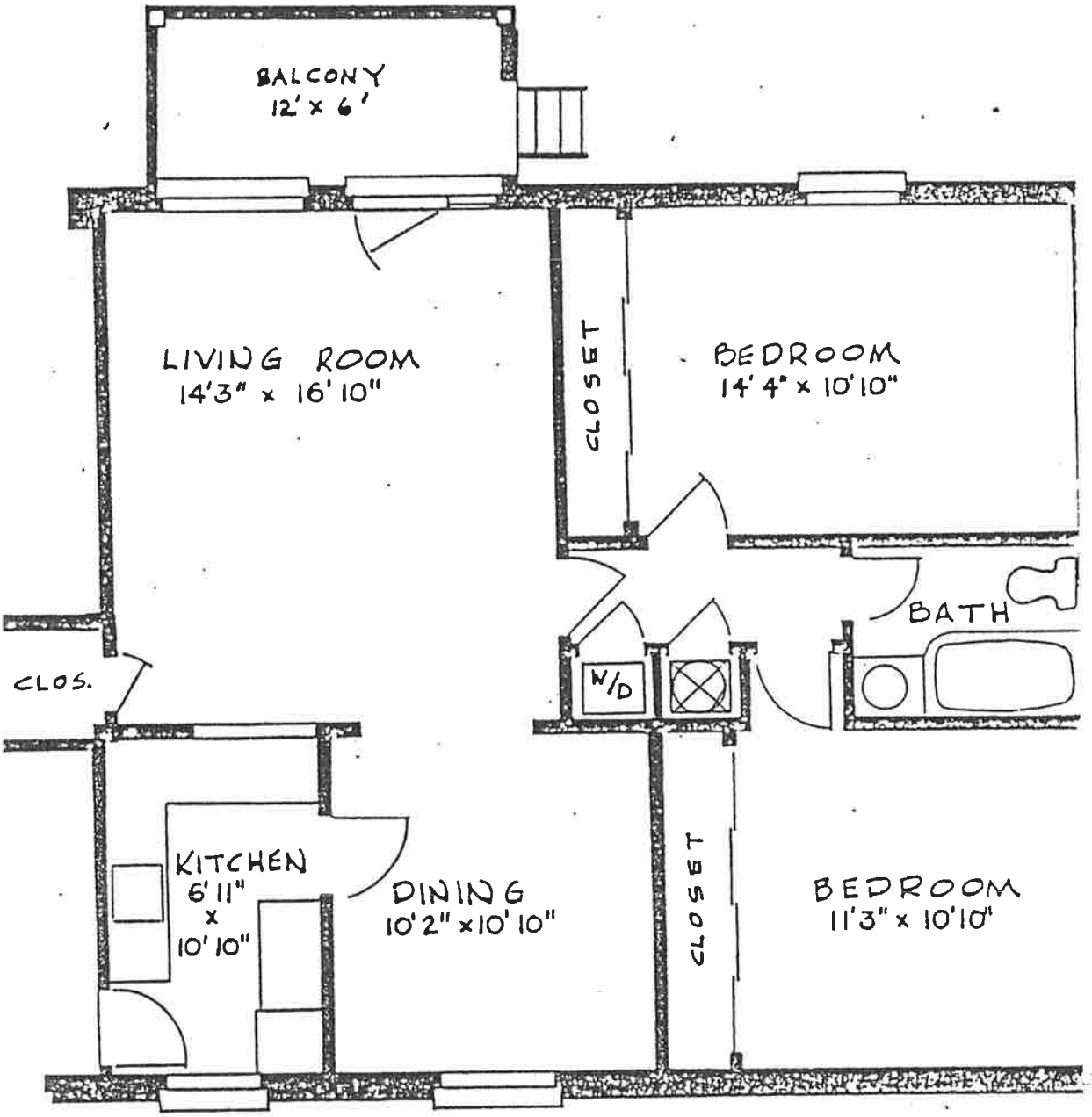
EXHIBIT B



FLOOR PLAN "DIF"

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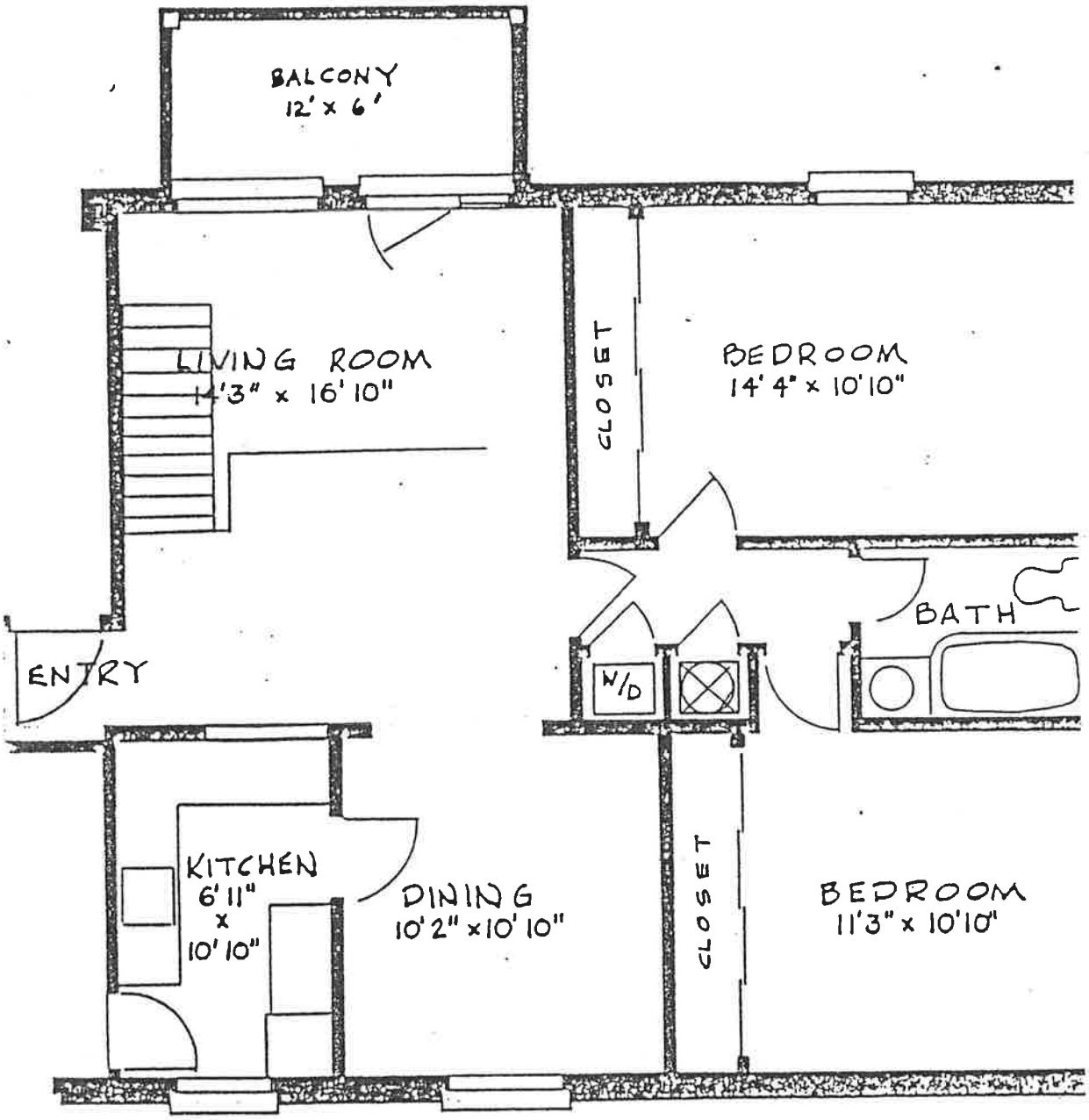
EXHIBIT B



FLOOR PLAN "EF"

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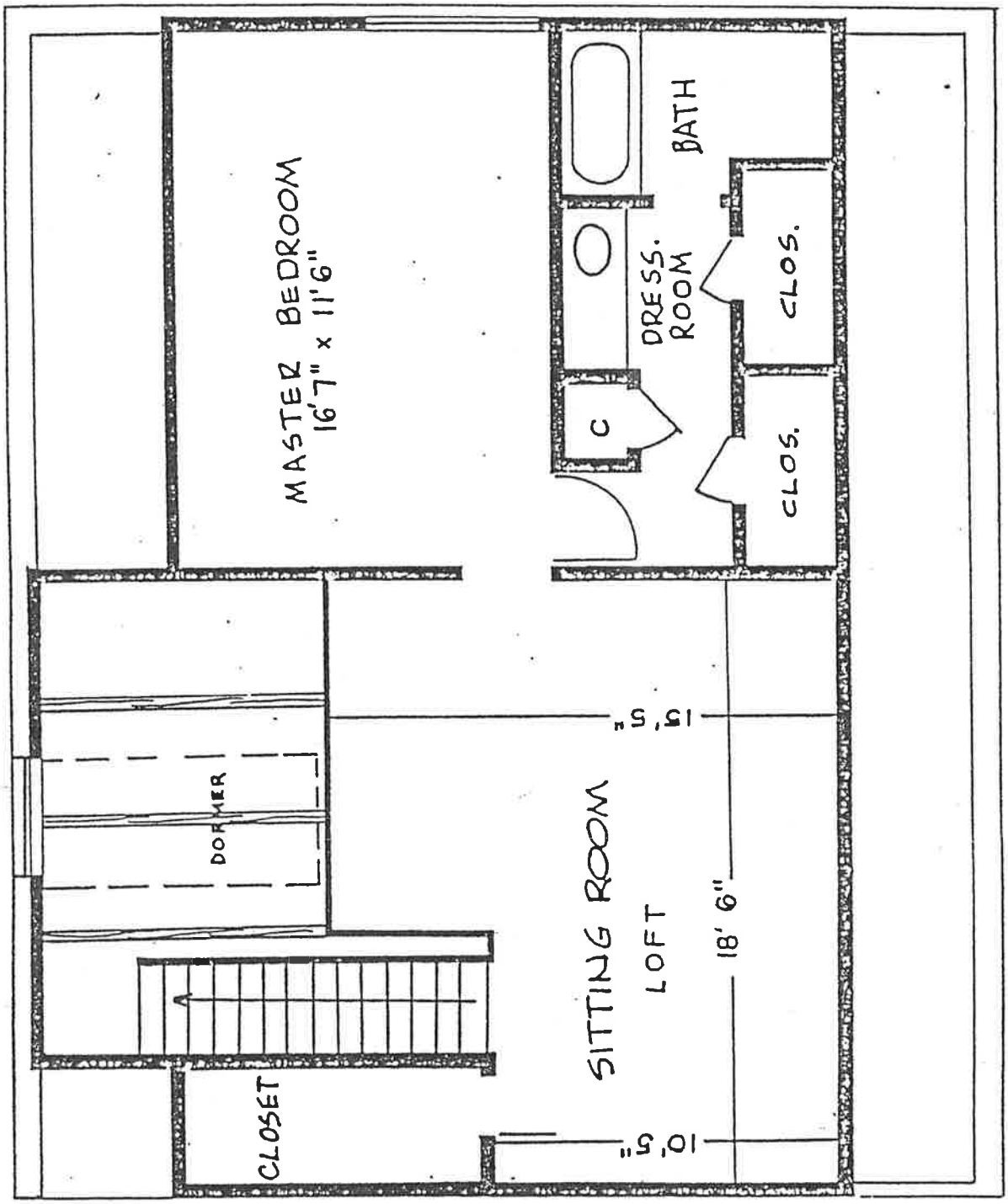
EXHIBIT B



FLOOR PLAN "EL"

[redacted] 4

EXHIBIT B



FLOOR PLAN "EL"

4

EXHIBIT C

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OFFICIAL RECORDS

SURVEYOR'S CERTIFICATE

The undersigned, Lane E. Kay, Jr., a registered land surveyor authorized to practice in the State of Florida, hereby certifies with respect to The Alexandria, a condominium, that the construction of the improvements is substantially complete so that the material attached to the Declaration, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials.

Professional Land Surveyor
No: 1193

Dated: June 20, 1979

State of Florida
Harbor Engineering Company
1615 Huffingham Lane
Jacksonville, Florida 32216

OFFICIAL RECORDS

EXHIBIT "D"
TO
DECLARATION OF CONDOMINIUM OF
THE ALEXANDRIA, A CONDOMINIUM

Undivided Share Of Common Elements Appurtenant To Each Unit And Manner Of Sharing Common Expenses And Owning Common Surplus For Each Unit
(Stated As A Percentage)

Identification Each Unit	Unit Type	I (% Interest of Phase I)	II (% Interest of Phases I and II)	III (% Interest of Phases I - III)	IV (% Interest of Phases I - IV)	V (% Interest of Phases I - V)
Phase I						
804 Cedar St.	CF	4.328	1.836	1.303	1.022	.881
806 Cedar St.	CF	4.328	1.836	1.303	1.022	.881
808 Cedar St.	CLI	5.867	2.489	1.766	1.386	1.194
810 Cedar St.	CLI	5.867	2.489	1.766	1.386	1.194
812 Cedar St.	AF	3.655	1.551	1.100	.863	.744
814 Cedar St.	AF	3.655	1.551	1.100	.863	.744
816 Cedar St.	AL	4.809	2.040	1.448	1.136	.978
818 Cedar St.	AL	4.809	2.040	1.448	1.136	.978
820 Cedar St.	DDF	4.616	1.959	1.390	1.090	.939
822 Cedar St.	DIF	4.616	1.959	1.390	1.090	.939
824 Cedar St.	DDL	6.299	2.673	1.896	1.488	1.282
826 Cedar St.	DIL	6.299	2.673	1.896	1.488	1.282
828 Cedar St.	CF	3.462	1.469	1.042	.818	.704
830 Cedar St.	CF	3.462	1.469	1.042	.818	.704
832 Cedar St.	CLI	5.529	2.347	1.665	1.306	1.125
834 Cedar St.	CLH	5.068	2.151	1.526	1.197	1.031
836 Cedar St.	EF	4.424	1.877	1.332	1.045	.900
838 Cedar St.	EF	4.616	1.959	1.390	1.090	.939
840 Cedar St.	EL	6.982	2.963	2.102	1.649	1.421
842 Cedar St.	EL	7.309	3.102	2.200	1.726	1.487
Phase II						
844 Cedar St.	AF		1.347	.955	.750	.646
846 Cedar St.	AF		1.265	.897	.704	.607
848 Cedar St.	AL		1.816	1.288	1.011	.871
850 Cedar St.	AL		1.910	1.355	1.063	.916
852 Cedar St.	AF		1.265	.897	.704	.607
854 Cedar St.	AF		1.265	.897	.704	.607
856 Cedar St.	AL		1.910	1.355	1.063	.916
858 Cedar St.	AL		1.910	1.355	1.063	.916
860 Cedar St.	BF		1.428	1.013	.795	.685
862 Cedar St.	BF		1.428	1.013	.795	.685
864 Cedar St.	BL		2.273	1.613	1.265	1.090
866 Cedar St.	BL		2.273	1.613	1.265	1.090
1504 Palm Ave.	AF		1.265	.897	.704	.607
1506 Palm Ave.	AF		1.265	.897	.704	.607
1508 Palm Ave.	AF		1.347	.955	.750	.646
1510 Palm Ave.	AF		1.347	.955	.750	.646
1512 Palm Ave.	ALT		1.734	1.230	.965	.832
1514 Palm Ave.	ALT		1.734	1.230	.965	.832
1516 Palm Ave.	AF		1.265	.897	.704	.607
1518 Palm Ave.	AF		1.265	.897	.704	.607
1520 Palm Ave.	AF		1.347	.955	.750	.646