

**SUTTON PLACE
OF TAMPA
HOMEOWNERS
ASSOCIATION, INC.**

Governing Documents

SUTTON PLACE OF TAMPA HOMEOWNERS ASSOCIATION, INC.

<u>TAB NO.</u>	<u>DOCUMENT</u>	<u>DATED</u>	<u>RECORDED</u>
1.	Articles of Incorporation	6/12/84	
2.	Declaration of Easements Covenants, Conditions & Restrictions [Superceded 4/12/86]	6/13/85	O.R. 4587 P.G. 089-128
3.	First Amended Declaration Of Easements, Covenants, Conditions & Restrictions	4/21/86	4/22/86 O.R. 4795 P.G. 1499-1538
4.	Certificate of Amendment to Article V of the First Amended Declaration of Easements, Covenants, Conditions & Restrictions	6/18/91	6/28/91 O.R. 6311 P.G. 914-916
5.	Future		
6.	By Laws	1984	1/18/90 O.R. 5882 P.G. 1294-1313
7.	Legal Opinions		
8.	Collection Policy	7/8/09	
9.	Appearance Standards and Policies For Sale/Rent Signs Garage Doors Fences Entrance Way Gate Standard	1/8/08 3/12/08 9/1/09 2/8/11	
10.	Rules and Regulations General Homeowner Insurance Club House Pool Sale or Lease Application	11/10/10 11/9/10 7/14/15 5/28/08	

7/14/15

ARTICLES OF INCORPORATION

OF

SUTTON PLACE HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Florida Statute 617,
the undersigned, all of whom are residents of the State of
Florida, and all of whom are of full age, have this day volun-
tarily associated themselves together for the purpose of
forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME

The name of the corporation is SUTTON PLACE HOMEOWNERS
ASSOCIATION, INC.; hereafter called the "Association".

ARTICLE II

ADDRESS

The principal office of the Association is located at 119
Oaks Circle, Port Richey, Florida 33568.

ARTICLE III

REGISTERED AGENT

David G. Byrnes, whose address is 118 Oaks Circle, Port
Richey, Florida 33568, is hereby appointed the initial regis-
tered agent of this Association.

Agency Accepted:

By:


David G. Byrnes

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or
profit to the members thereof, and the specific purposes for
which it is formed are to provide for maintenance, preservation
and architectural control of the residence Lots and Common Area
located on all or a portion of the following-described real
property:

A parcel of land located in Section 5, Township 28
South, Range 16 East, Pinellas County, Florida, being
more particularly described as follows:

ARTICLES OF INCORPORATION

BY TIMOTHY PETER, P.A., ATTORNEY AT LAW, CLEARWATER, FLORIDA

Commence at the East 1/4 corner of said Section 5, as a point of reference; thence N89°07'00"W, along the East-West centerline of said Section 5, 1249.27 feet to the Point of Beginning; thence leaving said Section line S01°14'28"E, 1380.38 feet; thence N89°55'11"W, 40.92 feet; thence S02°49'32"E, 386.35 feet; thence S89°40'50"W, 105.10 feet; thence S02°49'32"E, 105.10 feet; thence S89°40'50"W, 324.20 feet to the easterly most boundary of HIGHLAND LAKES UNIT THIRTEEN PHASE I, as recorded in Plat Book 82, pages 61 and 62, records of Pinellas County, Florida; thence N02°37'05"W, along said boundary, 9.14 feet; thence N47°31'10"W, 279.61 feet to the arc of a non-tangent curve of the easterly right-of-way of Highlands Boulevard-County Road No. 90 (an 80 foot right-of-way); thence along said right-of-way along the arc of a curve to the left, radius 640.00 feet, delta 34°24'43", arc 384.39 feet, chord N11°35'02"E, 378.63 feet to a Point of Tangency; thence N05°37'19"W, 500.02 feet to a point of curve; thence along the arc of a curve to the right, radius 1040.00 feet, delta 56°50'24", arc 1031.73 feet, chord N22°47'53"E, 989.94 feet to a Point of Tangency; thence N51°13'05"E, 216.45 feet; thence leaving said right-of-way, S78°46'23"E, 53.46 feet to the Point of Beginning. Containing 24.27 acres more or less.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pinellas County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell,

lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) contract with a third party for the management of the Property and to delegate to the Contractor all powers and duties of this corporation except such as are specifically required by the Declaration and/or the By-Laws to have the approval of the Board of Directors or the membership of the corporation;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of the Board of Directors agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be

separated from, ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lots, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant (as defined in the Declaration), and shall be entitled to nine (9) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on December 31, 2007; or
- (c) when Declarant waives in writing its right to Class B membership.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors initially composed of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment to the by-laws of this Association, but shall never be less than three (3) nor more than nine (9). The Directors shall be divided into three (3) classes: Class A, Class B and Class C. The term of office for all Directors shall be three (3) years, except that the term of office of the initial Class A Director shall expire at the first annual meeting of the members, the term of office of the

Initial Class B Director shall expire at the annual meeting one (1) year thereafter, and the term of office of the Initial Class C Director shall expire at the annual meeting two (2) years thereafter. The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

<u>Name</u>	<u>Address</u>
CLASS A DIRECTOR	
David G. Byrnes	118 Oaks Circle Port Richey, FL 33568
CLASS B DIRECTOR	
Karl Hoeft	118 Oaks Circle Port Richey, FL 33568
CLASS C DIRECTOR	
Robert Fertig	118 Oaks Circle Port Richey, FL 33568

ARTICLE VIII

OFFICERS

The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the members of the Board of Directors.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Name</u>	<u>Address</u>
David G. Byrnes President	118 Oaks Circle Port Richey, FL 33568
Karl Hoeft Vice President/Treasurer	118 Oaks Circle Port Richey, FL 33568
Larry Hudson Secretary	118 Oaks Circle Port Richey, FL 33568

ARTICLE IX

BY-LAWS

The first By-Laws of the Association shall be adopted by

the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE X

INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part or to which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE XI

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XII

DURATION

The corporation shall exist perpetually.

ARTICLE XIII

AMENDMENTS


Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XIV
SUBSCRIBERS


The names and addresses of the subscribers of these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
David G. Byrnes	118 Oaks Circle Port Riney, FL 33568
Karl Hoeft	118 Oaks Circle Port Riney, FL 33568
Larry Hudson	118 Oaks Circle Port Riney, FL 33568


IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers of this Association, have executed these Articles of Incorporation this 12th day of June, 1984.



David G. Byrnes



Karl Hoeft




Larry Hudson

STATE OF FLORIDA

COUNTY OF Essex

BEFORE ME, the undersigned authority, personally appeared DAVID G. BYRNES, KARL HOEFT and LARRY HUDSON, who, after being first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of June, 1984.



Notary Public
My Commission Expires:

Notary Public
My Commission Expires
JUN 30 1985

NOTICE AND CLAIM PURSUANT TO §§712.05 and 712.06, Florida Statutes

This Notice and Claim is served pursuant to §§712.05 and 712.06, Florida Statutes this 24th day of MARCH, 2015, by Sutton Place of Tampa Homeowners Association, Inc. a not-for-profit Florida corporation.

RECITALS

WHEREAS, Sutton Place of Tampa is a platted subdivision located in Hillsborough County, Florida, consisting of one phase appearing in Plat Book 60, at Pages 11-1 and 11-2 in the Official Records of Hillsborough County, Florida;

WHEREAS, Sutton Place of Tampa Homeowners Association, Inc. is a Florida not-for-profit corporation, and wishes to preserve the Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place of Tampa Homeowners Association, Inc., and the First Amended Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place. Said Declarations of Covenants being recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 4587, beginning at Page 089; and Official Records Book 4795, beginning at Page 1499, with respect to the lands and real property described hereinabove and hereinbelow pursuant to Fla.Stat. §§712.05 and 712.06;

NOW THEREFORE, Sutton Place of Tampa Homeowners Association, Inc., declares and provides notice that every portion of the lands and real property described herein shall remain subject to the Declarations of Covenants referenced in the above paragraph, all being recorded in the Official Records of Hillsborough County, Florida, as said Declarations are amended from time to time, pursuant to the provisions of Fla.Stat. §§712.05 and 712.06, as hereinafter set forth below by the recording of this instrument and the Statement of Marketable Title Action attached hereto as Exhibit "A".

1. General Provisions: The foregoing recitals are true and correct and incorporated into and form a part of this Notice and Claim pursuant to Fla.Stat. §§712.05 and 712.06.
2. Name and address: The name of the homeowners association desiring to preserve the covenants and restrictions described hereinabove and hereinbelow is Sutton Place of Tampa Homeowners Association, Inc., a not-for-profit Florida corporation, and its address is c/o P.O. Box 273708, Tampa, FL 33688.
3. Affidavit: An Affidavit executed by an appropriate member of the Board of Directors of Sutton Place of Tampa Homeowners Association, Inc., affirming that the Board of Directors of Sutton Place of Tampa Homeowners Association, Inc., caused a Statement of Marketable Title Action substantial in the form attached hereto as Exhibit "A", as is required by Fla.Stat. §712.06(1)(b), was mailed or hand delivered to the members of Sutton Place of Tampa subdivision. The affidavit is attached to this instrument as Exhibit "B" and is incorporated herein by reference to satisfy the requirements of Fla.Stat. §712.06(1)(b).

4. Legal Description: A full and complete description of all of the lands and real property affected by this Notice and Claim are attached as Exhibit "A" to the Statement of Marketable Title Action which is attached hereto and incorporated herein by reference.

5. Affected Instruments of Record: The instruments of record and recorded covenants and restrictions affected by this Notice and Claim are fully set forth in the Statement of Marketable Title Action attached hereto as Exhibit "A".

IN WITNESS WHEREOF, Sutton Place of Tampa Homeowners Association, Inc., has executed this Notice and Claim pursuant to Fla.Stat. §§712.05 and 712.06 on this 24th day of MARCH, 2015.

Sutton Place of Tampa Homeowners Association,
Inc.

Christy Caraway
Christy Caraway, President

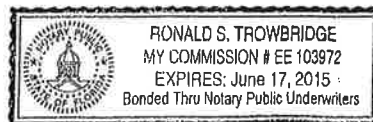
James A. Diaz
Signature of Witness
JAMES A. DIAZ
Printed Name of Witness
Doris Elliston
Signature of Witness
DORIS ELLISTON
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 24th day of MARCH, 2015, by Christy Caraway, President of Sutton Place of Tampa Homeowners Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License _____ as identification.

Ronald S. Trowbridge
Notary Public
RONALD S. TROWBRIDGE
Printed Name of Notary Public

My Commission Expires:



Barbara Celli
Barbara Celli, Secretary

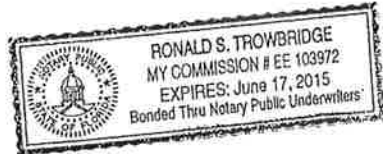
James A. Diaz
Signature of Witness
JAMES A. DIAZ
Printed Name of Witness
Doris Elliston
Signature of Witness
DORIS ELLISTON
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of March, 2015, by Barbara Celli, Secretary of Sutton Place of Tampa Homeowners Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License _____ as identification.

Ronald S. Trowbridge
Notary Public
Ronald S. Trowbridge
Printed Name of Notary Public

My Commission Expires:



STATEMENT OF MARKETABLE TITLE ACTION

SUTTON PLACE OF TAMPA HOMEOWNERS ASSOCIATION, INC., (the Association), has taken action to ensure that the Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place recorded in the Official Records of Hillsborough County, Florida at Official Records Book 4587, beginning at Page 089 and the First Amended Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 4795, beginning at Page 1499, as both Declarations may be amended from time to time, currently burdening the property of each and every member of the Association, retains their status as the source of Marketable Title with regard to the transfer of a member's residence. To this end, the Association shall cause this notice required by Chapter 712, Fla.Stat., to be recorded in the Official Records of Hillsborough County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding the Official Records of the Association.

LEGAL DESCRIPTION

A full and complete description of all land affected by this notice is attached hereto as Exhibit "A" consisting of the plat of Sutton Place subdivision.

The affected Instruments of Record are the following:

Declaration of Easements, Covenants, Conditions and Restrictions of SUTTON PLACE AT TAMPA HOMEOWNERS ASSOCIATION, INC., recorded in the Official Records of Hillsborough County, Florida at Official Records Book 4587, beginning at Page 089;

First Amended Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 4795, beginning at Page 1499;

Certificate of Amendment to Article 5, of the First Amended Declaration of Easements, Covenants, Conditions and Restrictions of Sutton Place recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 6311, beginning at Page 914;

Certificate of Recordation of Bylaws of Sutton Place Homeowners Association, Inc. recorded in the Official Records of Hillsborough County, Florida, at Official Records Book 5882, beginning at Page 1294.

AFFIDAVIT

Attached as Exhibit "B" to the Notice and Claim is an Affidavit verifying that a Notice of the Meeting of the Board of Directors at which a vote was taken to preserve the Declarations of Easements, Covenants, Conditions and Restrictions for SUTTON PLACE OF TAMPA HOMEOWNERS ASSOCIATION, INC., was served upon all members of the Association as is required by Fla.Stat. §712.05. This Affidavit has been prepared and is being recorded pursuant to the requirements of Fla.Stat. §712.06(1)(b).

SUTTON PLACE OF TAMPA HOMEOWNERS ASSOCIATION, INC.,

Christy Carraway
Christy Carraway, President

James A. Diaz
Signature of Witness

JAMES A. DIAZ
Printed Name of Witness

Doris Elliston
Signature of Witness

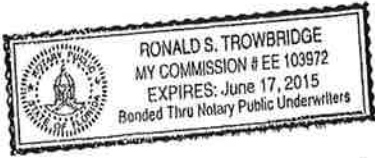
DORIS ELLISTON
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn and subscribed before me on this 24th day of MARCH, 2015, by Christy Carraway, President of Sutton Place of Tampa Homeowners Association, Inc. a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

Ronald S. Trowbridge
Notary Public
RONALD S. TROWBRIDGE
Printed Name of Notary Public

My Commission Expires:



Barbara Celli
Barbara Celli, Secretary

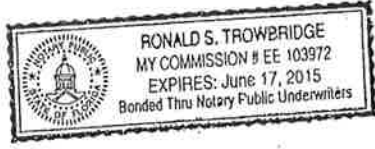
James A. Diaz
Signature of Witness
JAMES A. DIAZ
Printed Name of Witness
[Signature]
Signature of Witness
DORIS ELLISTON
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 7th day of MARCH, 2015, by Barbara Celli, Secretary of Sutton Place of Tampa Homeowners Association, Inc. a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]
Notary Public
RONALD S. TROWBRIDGE
Printed Name of Notary Public

My Commission Expires:



SECTION 23 TOWNSHIP 28 SOUTH RANGE 18 EAST CITY OF TAMPA HILLSBOROUGH COUNTY, FLORIDA
SUTTON PLACE SUBDIVISION
CERTIFIED COPY OF THE FILED COPY

DEDICATION:
THE UNDERSIGNED, AS OWNERS AND MORTGAGEES OF THE ABOVE DESCRIBED LAND, WHICH ARE BEING PLATTED INTO A SUBDIVISION SUTTON PLACE, HEREBY DEDICATE THIS PLAT FOR RECORD.

DWNERS:
Harvey Ester Clarence B. Jones
CARROLLWOOD BANK INC. (OWNER) WITNESS
HARVEY ESTER, PRESIDENT ACKNOWLEDGEMENT, STATE OF FLORIDA, COUNTY OF HILLSBOROUGH.

Personally appeared before me, the undersigned authority, Harvey Ester, to me well known and known by me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed for the purposes herein expressed.
WITNESS my hand and official seal on this 29th day of January, 1986
Reggie D. Nembhard
Notary Public, State of Florida at Large

CLERK OF THE COUNTY COURT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH,
I CERTIFY THAT THIS PLAT COMPLETES IN FULL WITH ALL OF THE REQUIREMENTS OF CHAPTER 177.091 OF THE FLORIDA STATUTES, FILED FOR RECORD ON THIS 29th DAY OF May, 1986, AND IS PLAT BOOK 60 PAGE 11 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
May 14, 1986 Richard L. Ake 1448 ST. Clerk of Circuit Court 102797
May 14, 1986 Yancy S. Bartram 11357th DE.

CITY OF TAMPA
THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA.

RES. NO. 022-1
DATE May 7, 1986
CHAIRMAN
CITY CLERK
CITY ENGINEER

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE WITHIN PLAT WAS DRAWN FROM A SURVEY MADE UNDER MY SUPERVISION ON 2-2-86 AND THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND 21-HA-6 FAC, AND THAT PERMANENT REFERENCE MONUMENTS (BRAL'S) HAVE BEEN SET.

FREDERICK R. GUNTZ
FLORIDA REGISTERED
SURVEYOR NO. 4100

FLORIDA NATIONAL BANK (MORTGAGEE)
Paul J. Miller
WITNESS
ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF Hillsborough
Personally appeared before me, the undersigned authority, to me well known and known by me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed as such officers for the use and purposes herein expressed and that they affixed hereto the seal of said corporation.
WITNESS my hand and official seal on this 23rd day of January, 1986
Richard L. Ake
Notary Public State of Florida at Large

DECLARATION REGARDING PRIVATE DRAINAGE AND UTILITIES EASEMENTS
THE UNDERSIGNED OF ALL GRANTEE, SANITARY SEWAGE, AND WATER LINES, AND ROLUTES LINES IN PARCEL A, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
DECLARATION REGARDING PRIVATE ROAD EASEMENTS
THE MAINTENANCE OF EAST F. ROCK RD. TILE SIDE RD. TERRY ROBE DR. AND BROWNSTONE DR. LINES IN PARCEL A, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

Exhibit "A" to Statement of Marketable Title Action

**AFFIDAVIT OF DISTRIBUTION OF
STATEMENT OF MARKETABLE TITLE ACTION**

The undersigned, being duly sworn, deposes and states as follows:

1. My name is Barbara Celli, and I am the Secretary of Sutton Place of Tampa Homeowners Association, Inc. As the Secretary, I have personal knowledge of the facts contained in this Affidavit.

2. The Board of Directors of Sutton Place of Tampa Homeowners Association, Inc. did cause a Statement of Marketable Title Action to be mailed or hand delivered to all members of the homeowners' association at the address or location described in the tax rolls of Hillsborough County, Florida, as the address or location at which each homeowner within the subdivision is supposed to receive copies of notices served by the homeowner's association.

3. This affidavit is being prepared pursuant to the requirements of Fla.Stat. §712:06(1)(b).

FURTHER AFFIANT SAYETH NAUGHT

Barbara Celli

Barbara Celli, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of MARCH, 2015, by Barbara Celli, as Secretary of Sutton Place of Tampa Homeowners Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License _____ as identification.

Ronald S. Trowbridge
Printed Name of Notary Public

My Commission Expires:

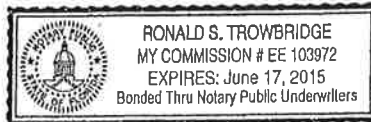


Exhibit "B" to
Notice and Claim