

Recording Fee: \$1,676.00

Submitted by the
LAW OFFICE OF LISA A. SCHLITZKUS, P.A.
118 N. Marion Avenue
Lakeland, Florida 32055
Telephone: (386) 438-5544
Facsimile: (386) 438-5860
e-mail: admin@ourlegalvision.com
Counsel for the Organizing Committee for
Steinhatchee Ancient Oaks Deed Restrictions Reinstatement

**CERTIFICATE OF CHAPTER 720
REVITALIZATION OF
STEINHATCHEE ANCIENT OAKS PROPERTY
OWNERS ASSOCIATION**

This is to certify that attached hereto are the Revived Declaration of Restrictions and Protective Covenants along with Affidavits of Compliance and the following exhibits:

EXHIBIT "A": Articles of Incorporation

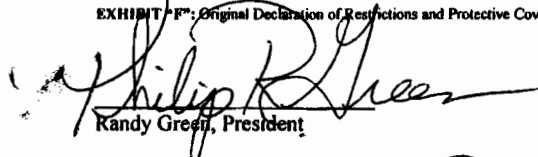
EXHIBIT "B": Existing By-Laws and Amendments

EXHIBIT "C": Graphic Depiction of the Property Governed by this Revived Declaration of Restrictions and Protective Covenants

EXHIBIT "D": List of Parcel Owners in whose name the parcel is assessed on the last completed tax assessment roll of the county at the time when the Revived Declaration was submitted for approval by the parcel owners (along with the legal description of each parcel).

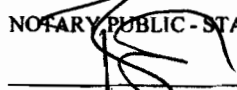
EXHIBIT "E": Approval Letter from the Florida Department of Economic Opportunity and Majority of Owners' Written Consents to Approve Revitalization and Revival of "Declaration of Protective Covenants, For Steinhatchee Ancient Oaks Subdivision"

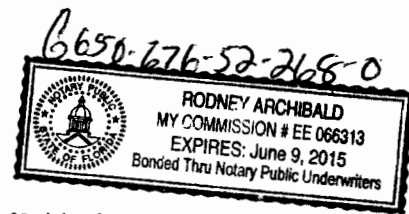
EXHIBIT "F": Original Declaration of Restrictions and Protective Covenants and Amendments thereto


Randy Green, President

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me the undersigned authority personally appeared Phillip R. Green President of Steinhatchee Ancient Oaks Property Association, Inc. who acknowledged before me that they executed the foregoing on behalf of the association on this 24 day of Aug, 2013.

NOTARY PUBLIC - STATE OF FLORIDA

Printed Name of Notary Rodney Archibald

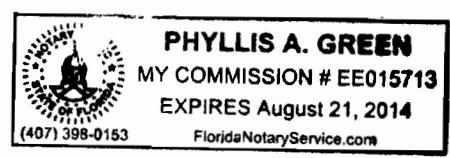



Allen Rice, Secretary

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me the undersigned authority personally appeared Allen Rice as Secretary of Steinhatchee Ancient Oaks Property Association, Inc. who acknowledged before me that they executed the foregoing on behalf of the association on this 25 day of Aug, 2013.

NOTARY PUBLIC - STATE OF FLORIDA
Phyllis A. Green Phyllis A. Green
Printed Name of Notary



Return this instrument to:
LISA A. SCHLITZKUS, ESQUIRE
118 N. Marion Avenue
Lake City, Florida 32055
Tel: (386) 438-5544
Fax: (386) 438-5860

REVIVED DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR STEINHATCHEE ANCIENT OAKS SUBDIVISION
WITNESSETH:

WHEREAS, the subdivision known as Steinhatchee Ancient Oaks Subdivision (the "Subdivision"), is platted as set forth in Plat Book 1, Pages 132, 133 and 135 of the Public Records of Taylor County, Florida, platted as Units 1, 2, and 3 and re-platted as set forth in Plat Book 1 page 133 of the North 30 feet of Steinhatchee Ancient Oaks Unit 2 as recorded in Plat Book 1 page 133 of the Public Records of Taylor County, Florida; and;

WHEREAS, the Declaration of Restrictions and Protective Covenants encumbering the Subdivision, dated December 9, 1980, are recorded at Official Records (herein "O.R.") Book 160, pages 817 through 823 of the Public Records of Taylor County, Florida (herein "Declaration"); and;

WHEREAS, certain Amendments to the Declaration were later recorded including the following: Clarification of Declaration of Restrictions and Protective Covenants for Steinhatchee Ancient Oaks Subdivision recorded at O.R. Book 384 page 83 of the Public Records of Taylor County, Florida (herein "First Amendment to Declaration) and Amendment of Declaration of Restrictions and Protective Covenants, recorded at O.R. Book 522 page 174, of the Public Records of Taylor County, Florida (herein "Second Amendment to Declaration") and Amendment of Declaration of Restrictions and Protective Covenants recorded at O.R. Book 579 page 243-244 of the Public Records of Taylor County, Florida (herein "Third Amendment to Declaration").

WHEREAS, PETER ELLISON BRIGHT. (the "Subdivider") was the original owner and developer of all lots in the Subdivision and caused the Declaration to encumber the Subdivision and to be recorded as aforesaid; and

WHEREAS, on or about December 9, 1980, PETER ELLISON BRIGHT, JAMES L GOETZ and NORMAN A. HARTMAN, JR. caused to be recorded with the State of Florida Division of Corporations the Articles of Incorporation of Steinhatchee Ancient Oaks Property Owner's Association, Inc. (herein the "Association").

WHEREAS, on March 28, 1985, the Articles of Incorporation of Steinhatchee Ancient Oaks Property Owner's Association, Inc., the By-Laws of Steinhatchee Ancient Oaks Property Owner's Association, Inc., and a Resolution Amending By-Laws of Steinhatchee Ancient Oaks Property Owner's Association, Inc. (herein "Resolution"), were recorded at O.R. Book 204 page 158 through 169 of the public records of Taylor County, Florida.

WHEREAS, on March 28, 1985, the common areas, were transferred to the Association according to the Warranty Deed recorded in O.R. Book 204 pages 156-158 in the public records of Taylor County, Florida.

WHEREAS, in accordance with the By-Laws of the Association and the Resolution, the rights, powers, obligations, and privileges under the Declaration were assigned to the Association.

WHEREAS, as a result of the Marketable Record Title Act, Chapter 712, Florida Statutes, the Declaration has ceased to govern one or more parcels in the Subdivision; and

WHEREAS, in order to preserve the residential community and the associated infrastructure and common areas for the purposes described in Chapter 720 Florida Statutes, the parcel owners in STEINHATCHEE ANCIENT OAK SUBDIVISION that were previously subject to the Declaration of Restrictions and Protective Covenants for Steinhatchee Ancient Oaks Subdivision, seek to revive the Declaration and the homeowners' association, for the community, upon approval by a majority of the parcel owners to be governed thereby as provided in Chapter 720 Florida Statutes, and seek approval, of the Revived Declaration of Restrictions and Protective Covenants for Steinhatchee Ancient Oaks Subdivision (the "Revived Declaration") and the other governing documents for the association, by the Department of Economic Opportunity in a manner consistent with Chapter 720 Florida Statutes; and

WHEREAS, pursuant to Part III of Chapter 720 of the Florida Statutes, an Organizing Committee caused each affected parcel owner in the Subdivision to receive a copy of this Revived Declaration of Restrictions and Protective Covenants for Steinhatchee Ancient Oaks Subdivision (the "Revived Declaration") in addition to the Association's Existing Articles of Incorporation¹, recorded at O.R. Book 204 pages 158-169 of the public records of Taylor County, Florida, a copy of which is attached hereto as Exhibit "A"; and the associations existing By-Laws recorded at Official Records Taylor County, Florida Instrument # 22459, # 040002006, #120004910 and #120004911, A copy of the Bylaws and each Amendment is attached hereto as composite Exhibit "B" (NB. the specific language and amendment located in document # 12004911, appearing on O.R. Book 690 page 459,² at the second paragraph is deleted and intentionally left out of this Revived Declaration); a graphic depiction of the property governed by this Revived Declaration, a copy of which is attached hereto as Exhibit "C"; and the legal description of all the parcels that are subject to this Revived Declaration, and Exhibits "A" and "B" above, together with, for each parcel, the name of the parcel owner or person in whose name the parcel is assessed on the last completed tax assessment roll of the county at the time when the Revived Declaration was submitted for approval by the parcel owners, which is attached hereto as Exhibit "D"; and

WHEREAS, after receipt of the above documents, a majority of the affected parcel owners have agreed and consented in writing to the approval of the Revived Declaration, as well as to the Association's existing Articles of Incorporation and Amended and Restated Bylaws (the "other governing documents"); and

¹ O.R. Book 204 pages 158-169 of the public records of Taylor County, Florida contains a "Certificate of Amendment to By-laws of Steinhatchee Ancient Oaks Property Association, Inc.", instrument #000022459, which certifies that attached thereto and made a part thereof are the following: Exhibit "A": the associations Articles of Incorporation, Exhibit "B" the Association's Bylaws, Exhibit "C" Resolution Amending the Bylaws.

² That deleted amendment more particularly states " Article IX; add subsection 4. The use of all common areas including the runway, parking areas, lake, and boat ramp shall be for members in good standing only. This section does not prohibit any member, in good standing or otherwise, from using the roads and gate to access their property."

WHEREAS, the Revived Declaration and the other governing documents have been submitted to and approved by the Florida Department of Economic Opportunity in accordance with section 720.406 of the Florida Statutes (2007) (the "Approval"), a copy of the Approval letter, along with consents of the property Owners, being attached hereto as composite Exhibit "E"; and

WHEREAS, the President and Secretary of the Association have executed below this Revived Declaration containing the other governing documents as approved by the Florida Department of Economic Opportunity, in the name of the Association, pursuant to section 720.407 of the Florida Statutes; and

WHEREAS, this Revived Declaration for the Subdivision otherwise complies with the requirements of law; and

NOW THEREFORE, Steinhatchee Ancient Oaks Property Owner's Association, Inc., a corporation not-for-profit, organized and existing under the laws of the State of Florida, does hereby for itself and its successors and assigns restrict the use, as hereinafter provided, of all of the lots in the Subdivision shown and described on Exhibits "C" and "D" attached hereto; and the Association does hereby place upon said land this Revived Declaration and hereby declares to and agrees with each and every person who shall be or who shall become an owner of any of said lots that said lots, in addition to the ordinances of Taylor County, Florida, shall be and are hereby bound by the covenants set forth in these presents and that the property described in these restrictions shall be held and enjoyed subject to and with the benefit and advantage of the following restrictions, limitations, conditions and agreements, to-wit:

- 1. PREVIOUS DECLARATION:** All those restrictions, limitation conditions and covenants set out in the original Declaration of Restrictions and Special Covenants Dated December 9, 1980 and recorded at O.R. Book 160 page 817 through 823 along with the following amendments:

First Amendment, entitled, "Amendment-Clarification of Declaration of Covenants" and recorded on October 14, 1996 at O.R. Book 384 page 83

Second Amendment, entitled "Amendment of Declaration of Covenants" and recorded on March 10, 2004 at O.R. Book 522 page 174

Third Amendment entitled, "Amendment to Declaration of Covenants" and recorded on July 14, 2006 at O.R. Book 579 page 243

attached hereto as Composite Exhibit "F".

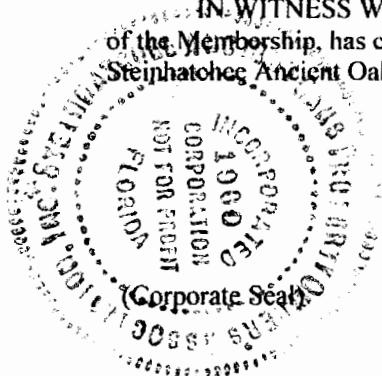
2. **VOTING INTEREST:** The voting interest of each parcel owner shall be the same as the voting interest of the parcel owner under the previous governing documents attached hereto.
3. **ASSESSMENT OBLIGATIONS:** The proportional-assessment obligations of each parcel owner shall be the same as the proportional-assessment obligations of the parcel owner under the previous governing documents, attached hereto.
4. **AMENDMENTS:** Except as otherwise stated herein, these restrictions, limitations, conditions and agreements may be amended at any time with the approval of no less than two-thirds of the affected parcel owners, unless otherwise provided for in the previous governing documents.
5. **DURATION OF RESTRICTIONS:** The foregoing agreements, covenants, restrictions and conditions shall constitute an easement and servitude upon and in the lands conveyed in STEINHATCHEE ACIENT OAKS SUBDIVISION, running with the land, and shall remain in full force and effect for seventy-five (75) years from the recordation date of these revived restrictions, limitations, conditions and agreements herein, at which time they shall automatically extend for successive periods of ten (10) years each unless by a vote of the majority of the then owners of the residential lots of this subdivision, it is agreed to change them in whole or in part.

Dated this 15th day of Apr. 1, 2013.

[the remainder of this page intentionally left blank]

STATE OF FLORIDA
COUNTY OF Taylor

IN WITNESS WHEREOF, the President and Secretary of the Association, respectively, on behalf of the Membership, has caused their hands and seals to be attached to this Revived Declaration for Steinhatchee Ancient Oaks Subdivision, on this 15th day of April, 2013.



Steinhatchee Ancient Oaks Property Owner's Association, Inc.

By: Philip Green, its
PRESIDENT

Attest: Alycia, its
SECRETARY

STATE OF FLORIDA
COUNTY OF Taylor

BEFORE ME, personally appeared Philip Green, who is personally known to me or produced FL DL G650-1676-52-268-0 as identification, and who, after being duly sworn, acknowledged and affirmed that s/he is the President of Steinhatchee Ancient Oaks Property Owner's Association, Inc. and that s/he executed the foregoing instrument as her/his free act and deed as such officer for the use and purpose therein mentioned, and that said instrument is the free act and deed of said Association.

WITNESS my signature and official seal in Taylor County and the State of Florida on this 15th day of April, 2013.

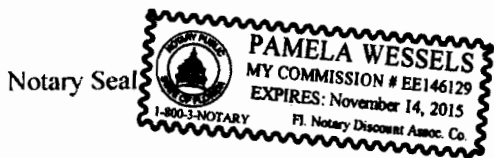
Pamela Wessek
Name of Notary Public
My Commission Expires 11/14/15

STATE OF FLORIDA
COUNTY OF Taylor

BEFORE ME, personally appeared Allen Rice who is personally known to me or produced FL DL R200-010-48-455-0 as identification, and who, after being duly sworn, acknowledged and affirmed that s/he is the Secretary of Steinhatchee Ancient Oaks Property Association, Inc., that s/he attested the foregoing instrument as her/his free act and deed as such officer for the use and purpose therein mentioned, and that said instrument is the free act and deed of said Association.

WITNESS my signature and official seal in Taylor County and the State of Florida on this 15th day of April, 2013.

Pamela Wessek
Name of Notary Public
My Commission expires: 11/14/15




This Instrument Prepared by:
The Law Office of Lisa A. Schlitzkus, P.A.
By: Lisa A. Schlitzkus, Esq.
118 N. Marion Avenue
Lake City, Florida 32055
Telephone: (386) 438-5544

CERTIFICATE

On behalf of Steinhatchee Ancient Oaks Improvement Association, Inc., the undersigned, Lisa A. Schlitzkus, P.A., as attorney for the Steinhatchee Ancient Oaks Property Owner's Association, Inc. (the "Association"), hereby certifies that attached hereto is the Existing Articles of Incorporation of the Association filed with the Florida Department of State on December 22, 1980.


Dated this 15 day of April 2013..



Lisa A. Schlitzkus, Esq.

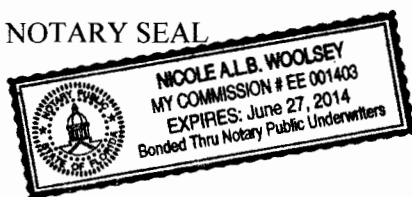
STATE OF FLORIDA
COUNTY OF Columbia

The foregoing Certificate was acknowledged and subscribed before me on this 15th day of April, 2013 by Lisa A. Schlitzkus, who is personally known to me or who produced _____ as identification.



Nicole A.L.B. Woolsey
NOTARY PUBLIC

NOTARY SEAL



My Commission expires: June 27, 2014

**AFFIDAVIT VERIFYING EXISTING ARTICLES OF INCORPORATION AND
EXISTING BYLAWS**

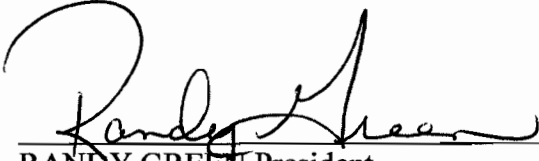
STATE OF FLORIDA
COUNTY OF Hillsborough

COMES NOW, RANDY GREEN, being duly sworn, deposes and says:

1. I am the President of Steinhatchee Ancient Oaks Property Owner's Association, Inc. (the "Association"), and, as such, I am authorized to make this Affidavit.
2. Attached hereto is a true copy of the Association's existing Restated Articles of Incorporation, and Existing Bylaws recorded together at Official Records Instrument #22459, on March 28, 1985, in the Public Records of Taylor County, Florida. This document was filed with the Secretary of State, State of Florida, on December 22, 1980.


Under penalties of perjury, I declare that I have read the foregoing Affidavit, and that the facts stated in it are true.

Dated this 20th day of May, 2013.



 RANDY GREEN President,
 Steinhatchee Ancient Oaks
 Property Owner's Association, Inc.

Sworn to and subscribed before me this 20 day of May, 2013,
 By RANDY GREEN, President of the Steinhatchee Ancient Oaks Property Owner's
 Association, Inc. on behalf of the corporation, who is personally known to me or who produced
FID: 6158167657-2680 as identification.



 Notary Public

Notary Seal

My commission expires: June 13, 2016



Attachment: existing recorded Article of Incorporation


AFFIDAVIT OF CONSENTS

STATE OF FLORIDA
COUNTY OF Hillsborough

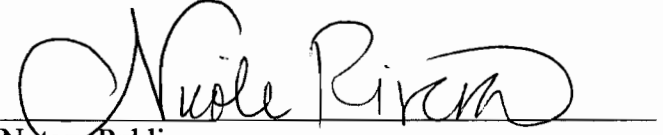
COMES NOW, RANDY GREEN, being duly sworn, deposes and says:

- 1. I am the President of Steinhatchee Ancient Oaks Property Owner's Association, Inc., and, as such, I am authorized to make this Affidavit.
- 2. Attached hereto are true and correct copies of the written consents of *at least* 73.5 out of a total of a total of 196 affected parcel owners in the Steinhatchee Ancient Oaks Subdivision, approving the proposed Revived Declaration of Restrictions, and Special Covenants and other governing documents.
- 3. The total written consents equal *at least* 58% percent of the affected parcel owners in the Steinhatchee Ancient Oaks Subdivision, which percent constitutes a majority of the affected parcel owners in the Steinhatchee Ancient Oaks Subdivision.

Under penalties of perjury, I declare that I have read the foregoing Affidavit, and that the facts stated in it are true.

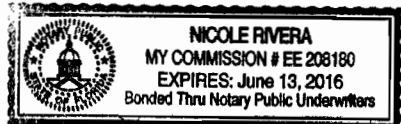

 Randy Green, President
 Steinhatchee Ancient Oaks
 Improvement Association, Inc.

Sworn to and subscribed before me this 20 day of May, 2013, by Randy Green President of the Steinhatchee Ancient Oaks Property Owner's Association, Inc. on behalf of the corporation, who is personally known to me or who produced FDL as identification.


 Notary Public

Notary Seal

My commission expires: June 13, 2014



Attach consents

**AFFIDAVIT VERIFYING PREVIOUS
DECLARATION OF COVENANTS AND RESTRICTIONS**

STATE OF FLORIDA
COUNTY OF Hillsborough

COMES NOW, Randy Green, being duly sworn, deposes and says:

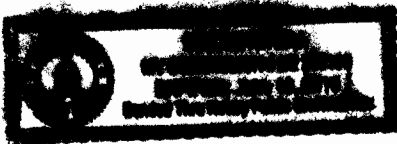
1. I am the President of Steinhatchee Ancient Oaks Property Owner's Association, Inc., and, as such, I am authorized to make this Affidavit.
2. Attached hereto is a true copy of the Steinhatchee Ancient Oaks Subdivision's previous Declaration of Restrictions and Protective Covenants dated December 9, 1980, recorded at Official Records Book 160, pages 817 through 823 of the Public Records of Sarasota County, Florida along with Amendments thereto recorded at O.R. Book 384 page 83 and O.R. Book 822 page 174 and OR Book 579 page 243 through 244.

Under penalties of perjury, I declare that I have read the foregoing Affidavit, and that the facts stated in it are true.

Randy Green
President, Steinhatchee Ancient Oaks Property
Owner's Association, Inc.

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to and subscribed before me this 20 day of May 2013,
by Randy Green President of Steinhatchee Ancient Oaks Property Owner's
Association, Inc., on behalf of the corporation, who is personally known to me.



Nicole Rivera
Notary Public

My commission expires: June 13, 2016

Attachment: Original Declaration of Covenants and Amendments thereto

AFFIDAVIT OF COMPLIANCE
WITH SECTION 720.404, FLA. STAT. (2007)

STATE OF FLORIDA
COUNTY OF Hillsborough

COMES NOW, RANDY GREEN, being duly sworn, deposes and says:

1. I am the President of Steinhatchee Ancient Oaks Property Owner's Association, Inc. (the "Association"), and, as such, I am authorized to make this Affidavit.

2. The requirements for the revived declaration as set forth in section 720.404, Fla. Stat. have been satisfied.

Under penalties of perjury, I declare that I have read the foregoing Affidavit, and that the facts stated in it are true.

Dated this 20th day of May, 2013.

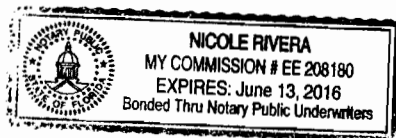
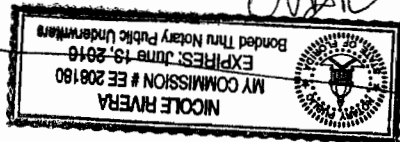
Randy Green
RANDY GREEN President,
Steinhatchee Ancient Oaks
Property Owner's Association, Inc.

Sworn to and subscribed before me this 20 day of May, 2013,
by RANDY GREEN, President of the Steinhatchee Ancient Oaks Property Owner's Association, Inc. on behalf of the corporation, who is personally known to me or who produced FPL 67650107652-248-D as identification.

Nicole Rivera
Notary Public

Notary Seal

My commission expires: June 13, 2016



Attachment