

**TERRACE I AT HERITAGE COVE ASSOCIATION, INC.  
INITIAL RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

**1. BUILDING APPEARANCE AND MAINTENANCE:**

- (a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.
- (b) Personal property of unit owners shall not be stored outside their units.
- (c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- (d) No person shall allow anything whatsoever to fall from the windows, walkways, entry ways or doors of the premises, nor sweep or throw any dirt, waste or other substances out of the unit or on the common elements of the Condominium.
- (e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.
- (f) No unit owners shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be

operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

(g) No exterior radio or television antenna installation, or other wiring, shall be made without the prior written consent of the Board of Directors, except as otherwise provided by law.

(h) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association.

(i) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

(j) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the building.

2. **ALTERATION OF CONDOMINIUM:** Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium, and is also subject to prior approval of the ARC. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association and the ARC. All such additions, changes or alterations must be presented in writing to the board of Directors for approval, accompanied by written plans when requested or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to construction liens and/or claims arising from such work.

3. **EMERGENCIES IN OWNER'S ABSENCE:** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit are not to be changed or altered without providing the Association with a duplicate key.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

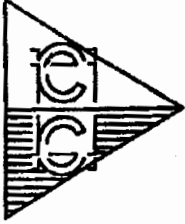
(a) By removing all furniture, plants and other objects from around the outside of the unit; and

(b) By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. **PETS:** The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements.

5. **PARKING OF VEHICLES:** Covered and uncovered parking spaces have been provided for the parking of private passenger automobiles of owners and their guests. Parking spaces are not intended for the storage of boats, motorcycles, recreational vehicles, motor homes, trailers, semitrailers, house trailers, campers, truck campers, trucks, non-operational or invalidly licensed automobiles. No repairs or maintenance of vehicles may be performed, except emergency repairs. Vehicles may be washed only in the driveways. Because there are limited parking spaces, each owner is specifically cautioned that the Board of Directors may prohibit owners from keeping more than two motor vehicles on the premises on a permanent basis. Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.

FAWPDATA\CJS\USHOME\HERITAGE.COV\TERRACE.I\RULE&REG.DOC



INK ENGINEERING, INC.

OR BK 83234 PG 1823

ENGINEERS

SURVEYORS

PLANNERS

3660 CENTRAL AVE, SUITE 8 • FORT MYERS, FLORIDA 33901 • TEL (941) 931-0455 • FAX (941) 931-0456

MARCH 10, 2000  
JOB NUMBER 9720  
FILE: 9720C1R.CER

**SURVEYOR'S CERTIFICATE**  
**TERRACE I, AT HERITAGE COVE, A CONDOMINIUM**

WE HEREBY CERTIFY PURSUANT TO SECTION 718.104(4)(e) F.S. AS AMENDED THAT THE CONSTRUCTION OF TERRACE I, AT HERITAGE COVE, A CONDOMINIUM, AND COMMON ELEMENT FACILITIES SERVING SAID CONDOMINIUM INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT ARE SUBSTANTIALLY COMPLETE; SO THAT SUCH MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TERRACE I, AT HERITAGE COVE, A CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH HOME CAN BE DETERMINED FROM THESE MATERIALS.

CERTIFIED TO:


TERRACE I, AT HERITAGE COVE,  
A CONDOMINIUM

HERITAGE COVE CONDOMINIUM  
ASSOCIATION, INC.

HERITAGE COVE COMMUNITY  
ASSOCIATION, INC.

U.S. HOME CORPORATION

INK ENGINEERING, INC. LB 856  
FOR THE FIRM, DATED: 3/14/00

BY:   
GORDON D. MEIERS  
PROFESSIONAL SURVEYOR MAPPER  
FLA. REGISTRATION NO. 2858

OR BK 63234 PG 1024

THIS INSTRUMENT WAS PREPARED BY  
**INK ENGINEERING, INC.**  
 INCORPORATED - SURVEYORS - PLANNERS  
 20, 2000 SW 11th Street, Suite 100, Ft. Lauderdale, Florida 33304  
 (954) 552-1100 • FAX (954) 552-1101 • CELL (954) 552-1102  
 JOB NUMBER: 8730      FLS NUMBER: 873003

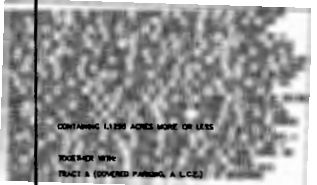
CONDOMINIUM BOUNDARY PLAN

EXHIBIT "B"  
 TO THE DECLARATION OF CONDOMINIUM OF  
**TERRACE I AT HERITAGE COVE**  
**A CONDOMINIUM**

PART OF TRACT "E" OF HERITAGE COVE, PHASE I, A SUBDIVISION PLAT BOOK 64, PAGE 90-100  
 SECTION 28, TOWNSHIP 14 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

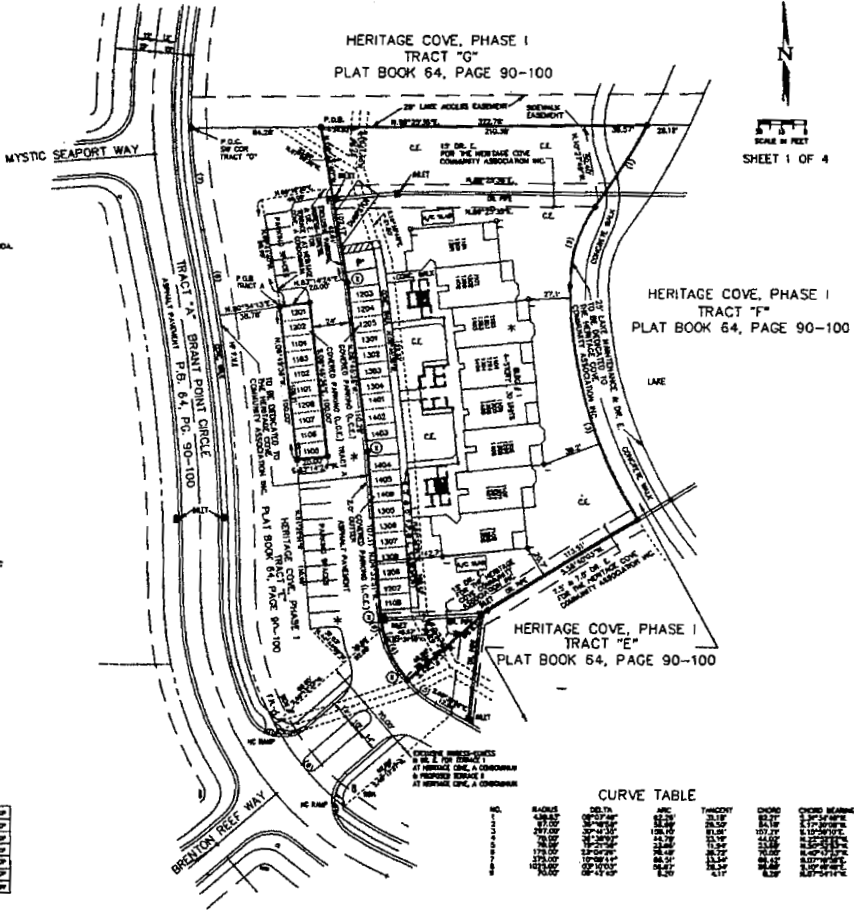
- LEGEND**
- CC CONDOMINIUM BOUNDARY
  - CL COMMON ELEMENT
  - FLA. P.L. FLORIDA POWER & LIGHT
  - L.C.E. LIMITED COMMON ELEMENT
  - P.L. PLAT BOOK
  - P.O. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.P. PLUNGER HOLE (SHOWER PAN)
  - P.V.C. PUBLIC VENTILATION CHIMNEY
  - R/W RIGHT OF WAY
  - R.C. REINFORCED CONCRETE
  - SET SET POINT, MARK & DIM (D.R. DIM)
  - MANHOLE MANHOLE
  - COINTEL COINTEL
  - SET SET P.P., MARK & DIM

**LEGAL DESCRIPTION**  
 TRACT "G" OF HERITAGE COVE, A CONDOMINIUM  
 PART OF TRACT "E" OF HERITAGE COVE, PHASE I, A SUBDIVISION AS RECORDED  
 IN PLAT BOOK 64, PAGE 90-100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CONTAINING LESS ACRES MORE OR LESS  
 TOGETHER WITH  
 TRACT "G" (CONDOMINIUM PARKING, A L.C.E.)  
 COMMENCED AT THE SOUTHWEST CORNER OF TRACT "G", OF SAID HERITAGE  
 COVE, PHASE I, THENCE SOUTHWEST ALONG A CURVE HAVING A RADIUS  
 OF 375.00 FEET, A CENTRAL ANGLE OF 107.0000°, A CHORD BEARING OF  
 S17.0000°W AND A CHORD LENGTH OF 84.00 FEET, THENCE ALONG THE ARC  
 OF SAID CURVE, AN ARC LENGTH OF 24.00 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 0.24 ACRES, MORE OR LESS, BEING A PORTION OF TRACT "E",  
 A CENTRAL ANGLE OF 107.0000°, A CHORD BEARING OF S17.0000°W AND A  
 CHORD LENGTH OF 84.00 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN  
 ARC LENGTH OF 24.00 FEET TO THE END OF SAID CURVE, THENCE S17.0000°W,  
 A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING, BEING  
 A DISTANCE OF 108.00 FEET, BEING 1.00 ACRES, A DISTANCE OF 24.00  
 FEET THENCE S17.0000°W, A DISTANCE OF 108.00 FEET TO THE POINT OF  
 BEGINNING,  
 PARCEL CONTAINS 6.0439 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAY OF  
 RECORD.

DATE	BY	REVISION
12-22-88	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN
1-1-89	JW	ISSUE CONDOMINIUM PLAN



**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE
1+00.00	S17.0000°W	84.00	24.00	107.0000°
1+24.00	S17.0000°W	84.00	24.00	107.0000°
1+48.00	S17.0000°W	84.00	24.00	107.0000°
1+72.00	S17.0000°W	84.00	24.00	107.0000°
1+96.00	S17.0000°W	84.00	24.00	107.0000°
1+120.00	S17.0000°W	84.00	24.00	107.0000°
1+144.00	S17.0000°W	84.00	24.00	107.0000°
1+168.00	S17.0000°W	84.00	24.00	107.0000°
1+192.00	S17.0000°W	84.00	24.00	107.0000°
1+216.00	S17.0000°W	84.00	24.00	107.0000°
1+240.00	S17.0000°W	84.00	24.00	107.0000°
1+264.00	S17.0000°W	84.00	24.00	107.0000°
1+288.00	S17.0000°W	84.00	24.00	107.0000°
1+312.00	S17.0000°W	84.00	24.00	107.0000°
1+336.00	S17.0000°W	84.00	24.00	107.0000°
1+360.00	S17.0000°W	84.00	24.00	107.0000°

- NOTES**
- REFERENCE IS MADE TO HERITAGE COVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 64, PAGES 90-100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
  - LAND IS IN FLOOD ZONE AND BASED UPON FEMA FLOOD INSURANCE RATE MAP NO. 12872-1-000 DATED 11-4-84, ELEVATION 6.0.
  - ONLY ABOVE GRADING NECESSARY ELEVATIONS OBTAINED FROM JOHNSON PROPERTY ARE SHOWN. ELEVATIONS INDICATE THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
  - THE RECORDED SHOW HEREON ARE BASED UPON THE SOUTH LINE OF TRACT "G" OF HERITAGE COVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 64, PAGES 90-100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING 46.67 FEET.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL MEAN SEA LEVEL, DATUM AND REFER TO USE OF CONVERSION 1.142857, 3.977.
  - SUBJECT TO A FLORIDA POWER & LIGHT CO. EASEMENT 15 FEET IN WIDTH ON BOTH SIDES OF UNITS AS LOCATED AS RECORDED IN C.E. 304, PAGES 124-125 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
  - LAND SHOW HEREON WERE NOT RESTRICTED FOR EASEMENTS, EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS OF WAY OF RECORD.
  - SAID SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, FEDERAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER OFFICE.
  - BOUNDARY LOCATIONS AND INTERIOR BUILDING DIMENSIONS AND IMPROVEMENTS SHOWN ON THE SURVEY, SITE PLAN AND FLOOR PLANS ARE PROPOSED. FINAL DIMENSIONS AND LOCATIONS OF IMPROVEMENTS ARE CERTIFIED "AS-BUILT" AFTER SUBSTANTIAL COMPLETION.
  - THE ELEVATIONS SHOWN ON THIS SURVEY FOR UNITS ARE OBTAINED FROM THE RECORDED PLANS AND COMMON ELEMENTS ARE ONLY THOSE SHOWN TO OR APPROVED BY THE UNDERWRITER OR DEVELOPER. REFER TO DECLARATION FOR ELEMENTS NOT SHOWN OR SHOWN.
  - THE APPROXIMATE SHOW HEREON ARE PROPOSED UNLESS OTHERWISE INDICATED. THE EXACT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THE RECORDED PLANS, ARCHITECTURAL PLANS AND COMMON ELEMENTS ARE BASED ON ARCHITECTURAL PLANS PREPARED BY BRUCE W. JONES, ARCHITECT, FT. WORTH, FLORIDA AND MAY NOT CORRESPOND TO THE ACTUAL CONSTRUCTED CONDITIONS.
  - SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CABLE, ROOF DRAINAGE, LANDSCAPING, IRRIGATION SYSTEMS, AND OTHER IMPROVEMENTS ARE NOT SHOWN.
  - CONCRETE UNIT AND CONCRETE FINISH INDICATIONS CONSIST OF BUILDING NUMBER, FLOOR NUMBER AND THE UNIT NUMBER.
  - UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON EXHIBIT "B", SUBJECT TO THE WORKING OF THE DECLARATION OF CONDOMINIUM.
  - COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
  - UNITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
  - COVERED PARKING SPACES, STAIRS, ELEVATORS AND BALCONIES, AIR CONDITIONING AND HEATING EQUIPMENT LOCATED OUTSIDE OF THE UNIT, LAUNDRY, PATIO, BALCONY AND CERTAIN ASSIGNED STORAGE LOCKERS ARE LIMITED COMMON ELEMENTS.
  - THIS CERTIFICATION IS ONLY FOR THE LOTS AS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF CONDOMINIUM, TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
  - THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

**SURVEYOR'S CERTIFICATE**  
 TERRACE I, AT HERITAGE COVE, A CONDOMINIUM

WE HEREBY CERTIFY PURSUANT TO SECTION 710.03(1)(a) F.S. AS AFORESAID THAT THE IDENTIFICATION OF TERRACE I, AT HERITAGE COVE, A CONDOMINIUM AND COMMON ELEMENTS FACILITIES SHOWN SAID CONDOMINIUM INCLUDING, BUT NOT LIMITED TO, COMMON ELEMENTS AND COMMON AREAS SHOWN HEREON ARE SUBSTANTIALLY CORRECT, SO THAT SUCH MATERIAL, ACCORDING WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF TERRACE I, AT HERITAGE COVE, A CONDOMINIUM DESCRIBES THE CONDOMINIUM PROPERTY IN AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH HOME CAN BE DETERMINED FROM THESE MATERIALS.

CERTIFIED TO:  
 TERRACE I, AT HERITAGE COVE,  
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 HERITAGE COVE CONDOMINIUM  
 ASSOCIATION, INC.  
 HERITAGE COVE COMMUNITY  
 ASSOCIATION, INC.  
 U.S. HOME CORPORATION

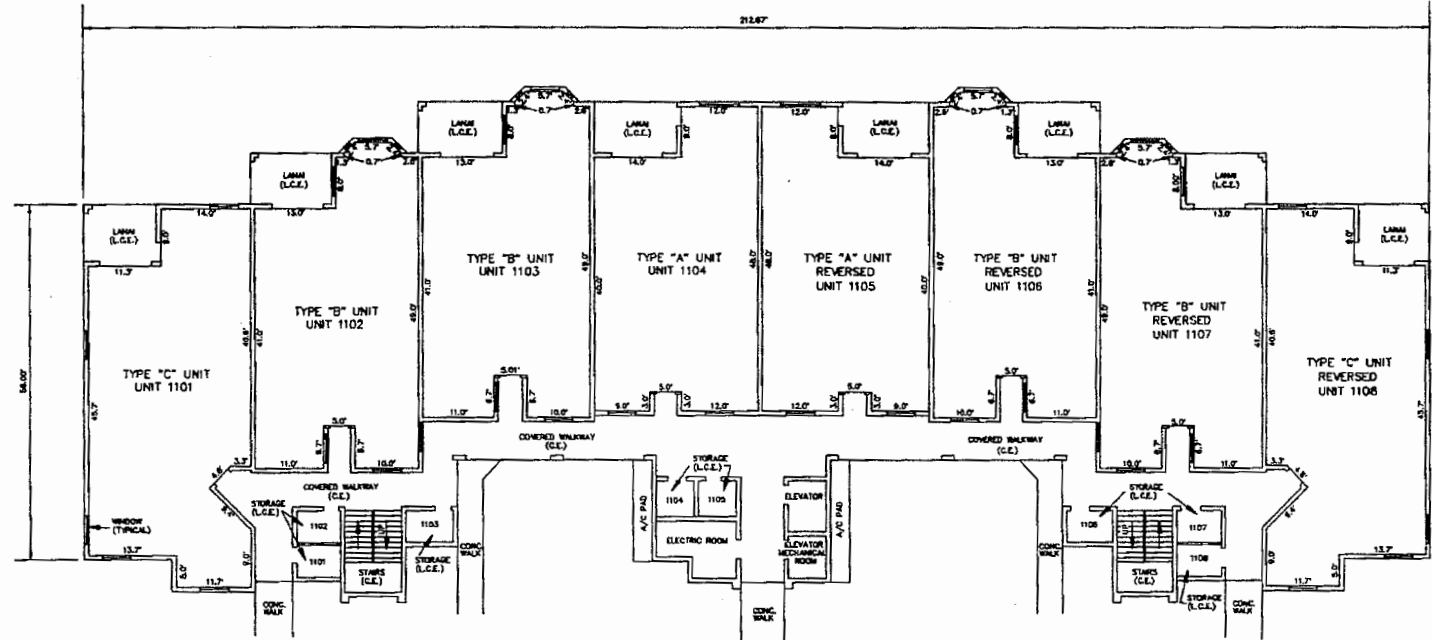
3/23/04  
 [Signature]  
 PROFESSIONAL SURVEYOR MAPPER  
 P.A. REGISTRATION NO. 5886

OR BK 63234 PG 1023

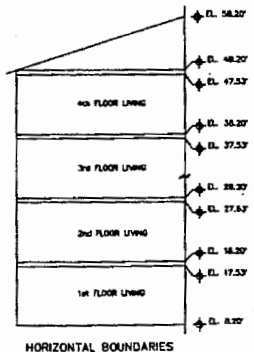
THIS INSTRUMENT WAS PREPARED BY  
**INK ENGINEERING, INC.**  
 SURVEYORS - PLANNERS  
 10, 201 5th St. - Suite 400 - Coral Gables, FL 33134, PHONE 305-444-1111  
 JOB NUMBER: 8720 FILE NUMBER: 8720000

EXHIBIT "B"  
 TO THE DECLARATION OF CONDOMINIUM OF  
**TERRACE I AT HERITAGE COVE  
 A CONDOMINIUM**

SCALE IN FEET  
 SHEET 2 OF 4  
 APRIL 1999



1ST FLOOR PLAN



HORIZONTAL BOUNDARIES

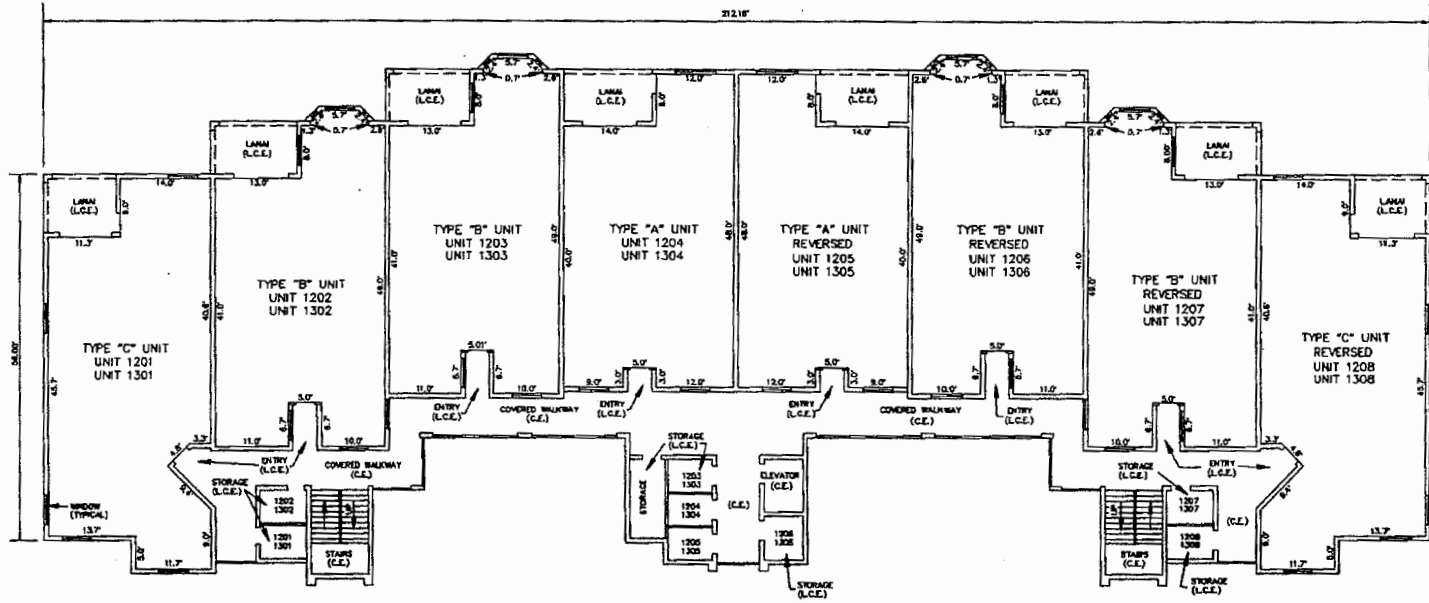
OR BK 63234 PG 1026

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**INK ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEERS - PLANNERS  
16, 20th ST. - SUITE 400 - MIAMI BEACH, FLORIDA 33139  
PH 305 531-1100  
2025 REVISED 07/24 FILE NUMBER 273803

CONDOMINIUM BOOK

EXHIBIT "B"  
TO THE DECLARATION OF CONDOMINIUM OF  
**TERRACE I AT HERITAGE COVE**  
A CONDOMINIUM

SCALE 1/4" = 1'-0"  
SHEET 3 OF 4



2nd AND 3rd FLOOR PLAN

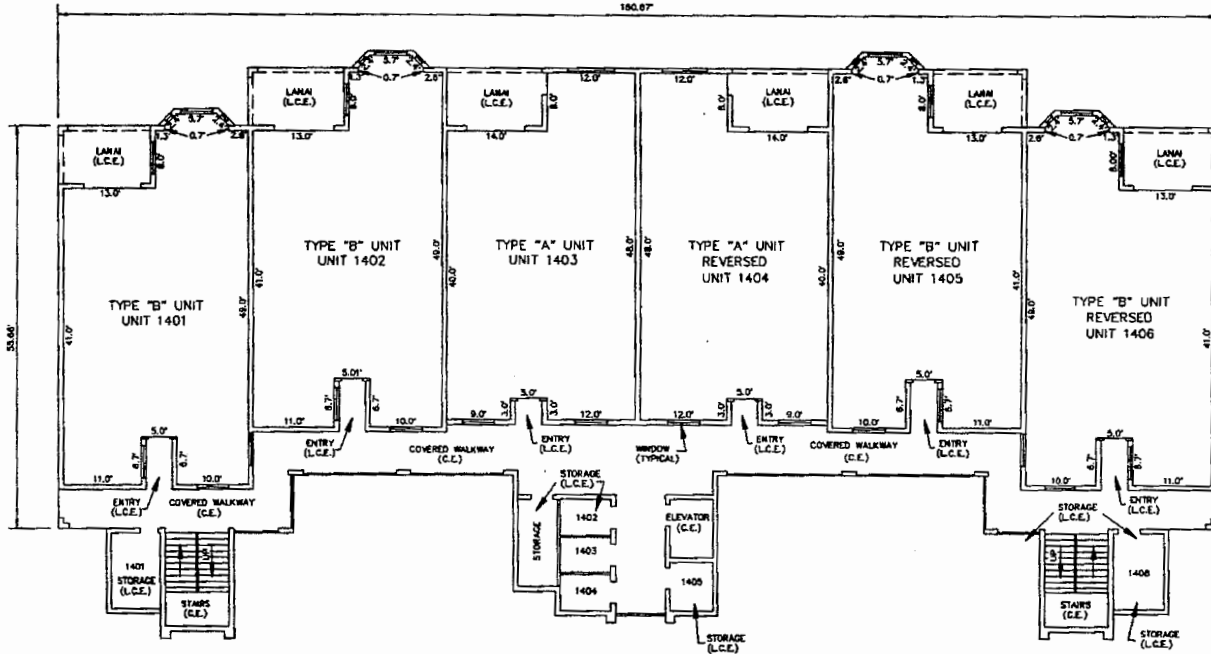
UNIT 1401  
— INDICATES UNIT NUMBER  
— INDICATES FLOOR NUMBER  
— INDICATES BUILDING NUMBER

OR BK 63234 PG 1627

THIS INSTRUMENT WAS PREPARED BY  
**INK ENGINEERING, INC.**  
 ENGINEERS - ARCHITECTS - PLANNERS  
 26, 28, 30, 32 - 388 - 390 CORAL GATE DRIVE # - FT. LAUDERDALE, FLORIDA 33309  
 TEL. (305) 461-1111 FAX (305) 461-1112

EXHIBIT "B"  
 TO THE DECLARATION OF CONDOMINIUM OF  
**TERRACE I AT HERITAGE COVE  
 A CONDOMINIUM**

SCALE IN FEET  
 SHEET 4 OF 4



4th FLOOR PLAN

UNIT 1401  
 // INDICATES UNIT NUMBER  
 // INDICATES FLOOR NUMBER  
 // INDICATES BUILDING NUMBER