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RECORDED 11/28/2001 08:43 AM
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**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF PARSONS POINTE**

THIS DECLARATION, made on this 28 day of Nov. 2001, by Parsons Pointe Partners, a Florida general partnership, whose address is 1502 West Fletcher Avenue #113, Tampa, Florida 33612, hereinafter referred to as the "Declarant",

WITNESSETH:

WHEREAS, the Declarant is the owner of certain properties in Hillsborough County, Florida (the Property), more particularly described as follows:

SEE EXHIBIT "A"

WHEREAS, the Declarant intends to develop the Property into a community of single family residences; and

WHEREAS, the Declarant desires to impose a limited common plan of development and enjoyment upon the Property to protect its value and desirability;

NOW, THEREFORE, the Declarant hereby declares that the Property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, said real property and be binding on all parties having any right, title or interest therein or any part thereof, their respective heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I DEFINITIONS

Unless the context expressly requires otherwise, the following terms mean as follows wherever used in this Declaration, the Association's Articles of Incorporation ("Articles"), or the Association's By-Laws ("By-Laws").

Section 1. "Articles" means the Articles of Incorporation of the Association, as may be amended from time to time.

Section 2. "Assessment" means the amount of money assessed against an Owner for the payment of the Owner's share of common fees, expenses and any other funds which an Owner may be required to pay to the Association as set out by this Declaration, the Articles or the By-Laws.

Section 3. "Association" means the Parsons Pointe Homeowners Association, Inc., a corporation not for profit organized or to be organized pursuant to Chapter 617, Florida Statutes, its successors and assigns.

Section 4. "Board" means the Association's Board of Directors.

Section 5. "Common Area" means all property whether unimproved, or any interest therein, which from time to time is owned by the Association for the common use and enjoyment of all Owners. The Common Area shall initially consist of the main entry area, HOA tracts, and drainage structures and ponds, as shown on the plat.

Section 6. "Declarant" means Parsons Pointe Partners, a Florida General Partnership, whose address is 1502 West Fletcher Avenue #113, Tampa, Florida 33612, and its successors and assigns, if such successors and assigns are designated in writing as the successors and assigns of a Declarant's rights hereunder. Unless specifically assumed, an assignee Declarant shall not be liable for acts or omissions made by or on behalf of an assignor Declarant prior to the date of assignment.

Section 7. "Documentation" means the legal documentation for Parsons Pointe consisting of this Declaration and the Articles of Incorporation and By-Laws of the Parsons Pointe Homeowners Association, attached hereto as Exhibits "B" and "C," and any amendments to any of the foregoing now or hereafter made.

Section 8. "Dwelling" shall mean a residential dwelling constructed upon a Lot.

Section 9. "Law" includes any statute, ordinance, rule, regulation, or order validly created, promulgated, or adopted by the United States, or any of its agencies, officers or