

DECLARATION OF COVENANTS AND RESTRICTIONSFOR

MIAMI LAKES WINDMILL GATE SECTION  
Plat Book 103 Page 41

THIS DECLARATION is made this 1st day of October, 1975, by SENGRA DEVELOPMENT CORP., a Florida corporation, hereinafter called "Developer," who declares that the real property described in Article II, which is now owned by Developer, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE IDefinitions

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to the Miami Lakes Windmill Gate Homeowners' Association, Inc., a Florida corporation not for profit, which is to be incorporated.

(b) "The Properties" shall mean and refer to all such existing properties, and additions thereto, as are subject to this Declaration or any Supplemental Declaration under the provisions of Article II hereof.

(c) "Access Area" shall mean and refer to the portion of each lot and the portion of Tracts P-55, P-56, P-57, and P-58 that are subject to the utility and access easements (which are generally 20 to 22 feet wide but which are wider at certain points) as shown on the plat of Miami Lakes Windmill Gate Section.

(d) "Lot" shall mean and refer to any lot described in Article II hereof and any lot shown upon any resubdivision thereof.

(e) "Owner" shall mean and refer to the record owner whether one or more persons or entities, of the fee simple title to any Lot situated upon The Properties.

(f) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article III, Section 1, hereof.

(g) "Lagoons" shall mean and refer to the two bodies of water designated on the plat of Miami Lakes Windmill Gate