

1                                   **PROPOSED COMBINED AMENDED AND RESTATED**  
2                                   **DECLARATION OF CONDOMINIUM**  
3                                   **OF**  
4                                   **WIGGINS LAKES CONDOMINIUM**  
5                                   **WIGGINS PRESERVE CONDOMINIUM ONE**  
6                                   **WIGGINS PRESERVE CONDOMINIUM TWO**

7                                   **SUBSTANTIAL REWORDING OF DECLARATIONS OF CONDOMINIUM -**  
8                                   **SEE CURRENT DECLARATIONS OF CONDOMINIUM FOR PRESENT TEXT**

9                                   **RECITALS:**

10                                  These three (3) Condominiums were established by Declarations of Condominium dated and  
11                                  recorded in the Public Records of Collier County, Florida, as follows:

- 12                                  • Wiggins Lakes Condominium was created by the Declaration of Condominium recorded  
13                                  at O.R. Book 1551, Page 776 *et seq.*, of the Public Records of Collier County, Florida;
- 14                                  • Wiggins Preserve Condominium One was created by the Declaration of Condominium  
15                                  recorded at O.R. Book 1910, Page 1451 *et seq.*, of the Public Records of Collier County,  
16                                  Florida; and
- 17                                  • Wiggins Preserve Condominium Two was created by the Declaration of Condominium  
18                                  recorded at O.R. Book 1997, Page 2085 *et seq.*, of the Public Records of Collier County,  
19                                  Florida.

20                                  Said Declarations or the exhibits thereto were subsequently amended or supplemented as follows:

21                                  Declaration of Protective Covenants for Wiggins Lakes recorded at O.R. Book 1552, Page  
22                                  872 *et seq.*, of the Public Records of Collier County, Florida;

23                                  Amendment to Declaration of Condominium for Wiggins Lakes Condominium (attaching  
24                                  Surveyor's Certificate of Substantial Completion for Phase 2) recorded at O.R. Book 1559,  
25                                  Page 578 *et seq.*, of the Public Records of Collier County, Florida;

26                                  Amendment to Declaration of Condominium for Wiggins Lakes Condominium (attaching  
27                                  Surveyor's Certificate of Substantial Completion for Phase 15) recorded at O.R. Book  
28                                  1567, Page 2147 *et seq et seq.*, of the Public Records of Collier County, Florida;

29                                  Amendment to Declaration of Condominium for Wiggins Lakes Condominium  
30                                  (Substituting Phase 4 and Phase 16 to the terms of the Declaration) recorded at O.R. Book  
31                                  1632, Page 1916 *et seq.*, of the Public Records of Collier County, Florida;

  Proposed Combined Amended and Restated Declaration of Condominium  
  (Page 1 of 58)

01/03/2024

- 1 Amendment to Declaration of Condominium for Wiggins Lakes Condominium  
2 (Submitting Phase 3 to the terms of the Declaration) recorded at O.R. Book 1650, Page 90  
3 *et seq.*, of the Public Records of Collier County, Florida;
- 4 Amendment to Declaration of Condominium for Wiggins Lakes Condominium  
5 (Submitting Phase 4 to the terms of the Declaration) recorded at O.R. Book 1674, Page 278  
6 *et seq.*, of the Public Records of Collier County, Florida;
- 7 Amendment to Declaration of Condominium for Wiggins Lakes Condominium (amending  
8 Legal Description and attaching Floor Plans for Phase 16) recorded at O.R. Book 1681,  
9 Page 1832 *et seq.*, of the Public Records of Collier County, Florida;
- 10 Amendment to Declaration of Condominium for Wiggins Lakes Condominium (attaching  
11 Surveyor’s Certificate of Substantial Completion for Phase 16) recorded at O.R. Book  
12 1744, Page 432 *et seq.*, of the Public Records of Collier County, Florida;
- 13 Amendment to Declaration of Condominium for Wiggins Lakes Condominium  
14 (Submitting Phase 12 to the terms of the Declaration) recorded at O.R. Book 1786, Page  
15 1427 *et seq.*, of the Public Records of Collier County, Florida;
- 16 Amendment to Declaration of Condominium for Wiggins Lakes Condominium (attaching  
17 Surveyor’s Certificate of Substantial Completion for Phase 12) recorded at O.R. Book  
18 1801, Page 2275 *et seq.*, of the Public Records of Collier County, Florida;
- 19 Corrected Amendment to Declaration of Condominium for Wiggins Preserve  
20 Condominium One (attaching Surveyor’s Certificate of Substantial Completion for  
21 Building 747) recorded at O.R. Book 1912, Page 756 *et seq.*, of the Public Records of  
22 Collier County, Florida;
- 23 Amendment to Declaration of Condominium for Wiggins Preserve Condominium One  
24 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 654 and 660)  
25 recorded at O.R. Book 1922, Page 1943 *et seq.*, of the Public Records of Collier County,  
26 Florida;
- 27 Amendment to Declaration of Condominium of Wiggins Lakes Condominium and Bylaws  
28 recorded at O.R. Book 1945, Page 1826 *et seq.*, of the Public Records of Collier County,  
29 Florida;
- 30 Amendment to Declaration of Condominium for Wiggins Preserve Condominium One  
31 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 744 and 752)  
32 recorded at O.R. Book 1922, Page 1943 *et seq.*, of the Public Records of Collier County,  
33 Florida;

Proposed Combined Amended and Restated Declaration of Condominium  
(Page 2 of 58)

01/03/2024

- 1 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
2 (attaching Surveyor’s Certificate of Substantial Completion for Building 736) recorded at  
3 O.R. Book 2010, Page 2000 *et seq.*, of the Public Records of Collier County, Florida;
- 4 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
5 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 741 and 737)  
6 recorded at O.R. Book 2010, Page 2006 *et seq.*, of the Public Records of Collier County,  
7 Florida;
- 8 Amendment to Declaration of Condominium for Wiggins Preserve Condominium One  
9 (attaching Surveyor’s Certificate of Substantial Completion for Building 651) recorded at  
10 O.R. Book 2010, Page 2017 *et seq.*, of the Public Records of Collier County, Florida;
- 11 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
12 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 733 and 688)  
13 recorded at O.R. Book 2018, Page 1800 *et seq.*, of the Public Records of Collier County,  
14 Florida;
- 15 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
16 (attaching Surveyor’s Certificate of Substantial Completion for Building 736) recorded at  
17 O.R. Book 2022, Page 1284 *et seq.*, of the Public Records of Collier County, Florida;
- 18 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
19 (attaching Surveyor’s Certificate of Substantial Completion for Building 440) recorded at  
20 O.R. Book 2047, Page 1596 *et seq.*, of the Public Records of Collier County, Florida;
- 21 Articles of Merger and Plan of Merger of Wiggins Preserve One Association, Inc. into  
22 Wiggins Preserve Two Association, Inc., which changed its name to Wiggins Preserve  
23 Condominium Association, Inc., recorded at O.R. Book 2058, Page 1168 *et seq.*, of the  
24 Public Records of Collier County, Florida;
- 25 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
26 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 768, 449, and  
27 443) recorded at O.R. Book 2074, Page 1667 *et seq.*, of the Public Records of Collier  
28 County, Florida;
- 29 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
30 (attaching Surveyor’s Certificate of Substantial Completion for Building 661) recorded at  
31 O.R. Book 2081, Page 1942 *et seq.*, of the Public Records of Collier County, Florida;
- 32 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
33 (attaching Surveyor’s Certificate of Substantial Completion for Building 665) recorded at  
34 O.R. Book 2081, Page 1956 *et seq.*, of the Public Records of Collier County, Florida;

Proposed Combined Amended and Restated Declaration of Condominium  
(Page 3 of 58)

01/03/2024

- 1 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
2 (attaching Surveyor's Certificate of Substantial Completion for Building 437) recorded at  
3 O.R. Book 2088, Page 703 *et seq.*, of the Public Records of Collier County, Florida;
- 4 Amendment to Declaration of Condominium for Wiggins Preserve Condominium One  
5 (attaching Surveyor's Certificate of Substantial Completion for Building 657) recorded at  
6 O.R. Book 2112, Page 2214 *et seq.*, of the Public Records of Collier County, Florida;
- 7 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
8 (attaching Surveyor's Certificate of Substantial Completion for Building 431) recorded at  
9 O.R. Book 2112, Page 2228 *et seq.*, of the Public Records of Collier County, Florida;
- 10 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
11 (attaching Surveyor's Certificate of Substantial Completion for Buildings 675 and 684)  
12 recorded at O.R. Book 2135, Page 1 *et seq.*, of the Public Records of Collier County,  
13 Florida;
- 14 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
15 (attaching Surveyor's Certificate of Substantial Completion for Buildings 691 and 434)  
16 recorded at O.R. Book 2135, Page 28 *et seq.*, of the Public Records of Collier County  
17 Florida;
- 18 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
19 (attaching Surveyor's Certificate of Substantial Completion for Building 680) recorded at  
20 O.R. Book 2142, Page 324 *et seq.*, of the Public Records of Collier County, Florida;
- 21 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
22 (attaching Surveyor's Certificate of Substantial Completion for Building 679) recorded at  
23 O.R. Book 2142, Page 337 *et seq.*, of the Public Records of Collier County, Florida;
- 24 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
25 (attaching Surveyor's Certificate of Substantial Completion for Building 671) recorded at  
26 O.R. Book 2142, Page 350 *et seq.*, of the Public Records of Collier County, Florida;
- 27 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
28 (attaching Surveyor's Certificate of Substantial Completion for Building 687) recorded at  
29 O.R. Book 2142, Page 364 *et seq.*, of the Public Records of Collier County, Florida;
- 30 Amendment to Declaration of Condominium of Wiggins Lakes Condominium and Bylaws  
31 recorded at O.R. Book 2172, Page 672 *et seq.*, of the Public Records of Collier County,  
32 Florida;
- 33 Amendment to Declaration of Condominium of Wiggins Lakes Condominium recorded at  
34 O.R. Book 2185, Page 1608 *et seq.*, of the Public Records of Collier County, Florida;

Proposed Combined Amended and Restated Declaration of Condominium  
(Page 4 of 58)

01/03/2024

- 1 Amendment to Declaration of Condominium for Wiggins Preserve Condominium Two  
2 (attaching Surveyor’s Certificate of Substantial Completion for Buildings 668 and 683)  
3 recorded at O.R. Book 2221, Page 477 *et seq.*, of the Public Records of Collier County,  
4 Florida;
- 5 Amendment to Declaration of Condominium of Wiggins Preserve Condominium Two  
6 recorded at O.R. Book 2282, Page 1845 *et seq.*, of the Public Records of Collier County,  
7 Florida;
- 8 Amendment to Declaration of Condominium of Wiggins Preserve Condominium One  
9 recorded at O.R. Book 2282, Page 1847 *et seq.*, of the Public Records of Collier County,  
10 Florida;
- 11 Amendment to Declaration of Condominium of Wiggins Preserve Condominium One  
12 recorded at O.R. Book 2297, Page 874 *et seq.*, of the Public Records of Collier County,  
13 Florida;
- 14 Amendment to Declaration of Condominium of Wiggins Preserve Condominium Two and  
15 Bylaws recorded at O.R. Book 2297, Page 876 *et seq.*, of the Public Records of Collier  
16 County, Florida;
- 17 Articles of Merger and Plan of Merger of Wiggins Lakes Condominium Association, Inc.  
18 and Wiggins Preserve Condominium Association, Inc. into Wiggins Lakes Master  
19 Association, Inc., which changed its name to Wiggins Lakes & Preserve Association, Inc.,  
20 Amended and Restated Articles of Incorporation, and Amended and Restated Bylaws,  
21 recorded at O.R. Book 2345, Page 2806 *et seq.*, of the Public Records of Collier County,  
22 Florida;
- 23 Amendment to Declaration of Condominium of Wiggins Preserve Condominium One and  
24 the Articles of Merger recorded at O.R. Book 2345, Page 2836 *et seq.*, of the Public  
25 Records of Collier County, Florida;
- 26 Amendment to Declaration of Condominium of Wiggins Preserve Condominium Two and  
27 the Articles of Merger recorded at O.R. Book 2345, Page 2853 *et seq.*, of the Public  
28 Records of Collier County, Florida;
- 29 Amendment to Declaration of Condominium of Wiggins Lakes Condominium and the  
30 Articles of Merger recorded at O.R. Book 2345, Page 2870 *et seq.*, of the Public Records  
31 of Collier County, Florida;
- 32 Amended and Restated Declaration of Protective Covenants for Wiggins Lakes recorded  
33 at O.R. Book 4337, Page 3526 *et seq.*, of the Public Records of Collier County, Florida;  
34 and

Proposed Combined Amended and Restated Declaration of Condominium  
(Page 5 of 58)

01/03/2024

1 Notice of Preservation of Covenants and Restrictions under Marketable Record Title Act  
2 recoded at O.R. 5500, Page 1467 *et seq.*, of the Public Records of Collier County, Florida.

3 The submission of the lands to the condominium form of ownership by the original Declarations  
4 and their amendments or supplements remain effective. This Combined Declaration does not  
5 merge the Condominiums. No recorded easements to or from third parties or other binding  
6 agreements of record or in existence are intended to be impaired or altered by the recording of this  
7 Combined Amended and Restated Declaration of Condominium (“Declaration”). The original  
8 Declarations, as amended heretofore, hereby, and hereafter to remain in effect for the purpose of  
9 legally describing the individual Condominium Parcels within the Condominiums operated by this  
10 Association, and for any other purpose necessary or appropriate by law.

11 By adoption of this Declaration, the Association Members hereby adopt certain amendments to  
12 the Declarations of Condominium and amendments thereof and restate the Declarations in their  
13 entirety. By adoption of this Declaration, the Members of the Association ratify governance of the  
14 Wiggins Lakes Property under the condominium form of ownership and the provisions of the Act,  
15 as defined in Article 1.1 of this Declaration.

16 The names of the Condominiums are: Wiggins Lakes Condominium, Wiggins Preserve  
17 Condominium One, and Wiggins Preserve Condominium Two.

18 **1. DEFINITIONS.** As used in this Declaration or elsewhere in the Condominium  
19 Documents, unless otherwise provided, and regardless of whether capitalized or not, the terms  
20 used are as defined in the Act and as set forth below:

21 **1.1 “Act” or “Condominium Act”** means, except where specifically stated to the  
22 contrary, the Florida Condominium Act (Chapter 718, Florida Statutes), as it now exists or as it  
23 may be amended from time to time, including the definitions therein contained.

24 **1.2 “Articles”** means the Articles of Incorporation attached as Exhibit “B,” as may be  
25 amended from time to time.

26 **1.3 “Assessment”** means a share of the funds required for the payment of Common  
27 Expenses, which from time to time is assessed against the Units. Assessments may also be made  
28 for Limited Common Expenses and Charges.

29 **1.4 “Association”** means WIGGINS LAKES & PRESERVE ASSOCIATION, INC.,  
30 a Florida Corporation Not for Profit, the entity responsible for the operation of Wiggins Lakes  
31 Condominium, Wiggins Preserve Condominium One, and Wiggins Preserve Condominium Two  
32 and the Association Property and common facilities subject to the Master Declaration.

33 **1.5 “Association Property”** means all property owned by the Association for the use  
34 and benefit of the Unit Owners. Certain Association Property, which has been deeded to the  
35 Association, is described in Exhibit “A-1.”

1           **1.6 “Board of Directors” or “Board” or “Directors”** means the representative body  
2 which is responsible for the administration of the Association’s affairs, and which is the same body  
3 that is sometimes referred to in the Act as the “Board of Administration.”

4           **1.7 “Building”** means the structures in which the Units and portions of the Common  
5 Elements are located.

6           **1.8 “Bylaws”** mean the Bylaws of the Association attached as Exhibit “C,” as may be  
7 amended from time to time.

8           **1.9 “Casualty”** for the purposes of this Declaration, and not for the purpose of  
9 construing coverage between any insurer and insured, means an event which causes damage to the  
10 Condominium Property due to some sudden, fortuitous cause, whether natural or man-made,  
11 including (but not limited to) fire, flood, tidal surges and waves, hail, wind, rain, vandalism, acts  
12 of terrorism or civil unrest, explosion, or bursting pipes, but does not include progressive decay or  
13 corrosion, or slow or continuous leaks.

14           **1.10 “Charge”** means any legal or equitable indebtedness or monetary obligation of a  
15 Unit Owner to the Association, or other sums owed to or due to the Association from a Unit Owner,  
16 or any cost or expense incurred by the Association on behalf of or because of a Unit Owner, other  
17 than Assessments for Common Expenses, which the Unit Owner is obligated to pay to the  
18 Association. Said obligations may arise by oral or written contract, by law or in equity, or may be  
19 created by these Condominium Documents.

20           **1.11 “Committee”** means a group of Board members, Unit Owners, or Board members  
21 and/or Unit Owners and/or other Persons appointed by the Board to make reports or  
22 recommendations to the Board, to take action on behalf of the Board, or to take such actions as the  
23 Resolution creating the Committee, or the Directors of the Board, may dictate.

24           **1.12 “Common Elements”** means and includes:

25           **1.12.1** The portions of the Condominium Property not included within the Units.

26           **1.12.2** Easements through Units for conduits, ducts, plumbing, wiring and other  
27 facilities for the furnishing of Utility and other services to Units and the Common Elements.

28           **1.12.3** An easement of support in every portion of a Unit that contributes to the  
29 support of the Buildings, including, but not limited to, all load bearing interior walls within the  
30 Units.

31           **1.12.4** The property and installations required for the furnishing of Utility Services  
32 and other services to more than one (1) Unit or to the Common Elements.

33           **1.12.5** Any other parts of the Condominium Property designated as Common  
34 Elements in this Declaration.

1           **1.13 “Common Expenses of the Association”** means those expenses for which all Unit  
2 Owners are liable to the Association, including, but not limited to, expenses of administration,  
3 maintenance and operation of the Association and such other expenses as may be declared  
4 Common Expenses of the Association either by this Declaration, the Articles of Incorporation, the  
5 Bylaws or by the Board of Directors. Maintenance and repair of all Association Property is a  
6 Common Expense of the Association. Bulk interior pest control for Units, if provided by the  
7 Association, is a Common Expense of the Association. Common Expenses of the Association  
8 include, but are not limited to, such items as cost of premiums for public liability insurance, pool  
9 service, accounting and legal fees, and wages and fees for managerial and other services. Legal  
10 fees regarding the rights, liabilities, interests, or affairs of the Association as an entity shall be a  
11 Common Expense of the Association. The expenses of Communications Services are specifically  
12 considered a Common Expense of the Association, if so designated by the Board with the costs of  
13 said services equally assessed to all Units, as permitted by the Act. Common Expenses of the  
14 Association also include reasonable insurance for Directors and Officers, commonly used road  
15 maintenance and operation expenses, security services and other expenses which are reasonably  
16 related to the general benefit of the Unit Owners of the several Condominiums even if such  
17 expenses do not attach to the property or the Condominiums of the Association. Common  
18 Expenses of the Association also include the expenses of any items or services required by any  
19 federal, state, or local governmental entity to be installed, or supplied to the Wiggins Lakes  
20 Property by the Association, including, but not limited to, fire safety equipment or water and sewer  
21 service where a master meter services the Condominium, and where said services are not  
22 separately metered to the Units. Common Expenses of the Association also include maintenance  
23 of property outside of the Wiggins Lakes Property, and participating in governmental proceedings  
24 or otherwise contesting the development or use of property outside the Wiggins Lakes Property,  
25 where the Board finds a nexus to the value of Units in the Condominiums.

26           Common Expenses of the Association shall be shared 84/212 by Wiggins Lakes  
27 Condominium owners, 32/212 by Wiggins Preserve Condominium One owners, and 96/212 by  
28 Wiggins Preserve Condominium Two owners. Determining the allocation of the Common  
29 Expenses of the Association as opposed to Common Expenses of the Condominium shall be in the  
30 sole discretion of the Board.

31           **1.14 “Common Expenses of the Condominium”** means those expenses for which Unit  
32 Owners in the individual Condominiums are liable to the Association. Expenses pertaining to the  
33 maintenance, repair, and replacement of the Common Elements of the individual Condominiums  
34 is Common Expense of the Condominium. By way of example, but not limitation, utility bills and  
35 governmental services (including, but not limited to, water, sewer, electricity and trash collection)  
36 that are not separately metered or billed to individual Units, building painting, roof repair, exterior  
37 ground maintenance, and property insurance are Common Expenses of the Condominium. Legal  
38 fees involving the interests of the physical property within a particular Condominium, including,  
39 but not limited to, assessment collection matters, shall be a Common Expense of the  
40 Condominium. Determining the allocation of the Common Expenses of the Condominium as  
41 opposed to Common Expenses of the Association shall be in the sole discretion of the Board. When



1 the Association receives a single billing for an item that is declared a Common Expense of the  
2 Condominium (e.g., lawn maintenance, property insurance, etc.) the Board may allocate segments  
3 of said invoices to the individual Condominiums as the Board in its sole discretion deems fair and  
4 equitable. Common Expenses of the Condominium shall be shared by Wiggins Lakes  
5 Condominium Unit Owners on a 1/84, Wiggins Preserve Condominium One Unit Owners on a  
6 1/32, and Wiggins Preserve Condominium Two Unit Owners on a 1/96. Reserves required by the  
7 Act and the Condominium Documents are a Common Expense of the Condominium.

8 **1.15 “Common Surplus”** means the excess of all receipts of the Association, including,  
9 but not limited to, Assessments, rents, profits, and revenues on account of the Common Elements,  
10 above the amount of the Common Expenses. Common Surplus shall be owned in the same  
11 undivided percentages as Common Elements are owned.

12 **1.16 “Communications Services”** means those services described in Section 202.11,  
13 Florida Statutes (2023), and for the purpose of this Declaration, also includes Information Service  
14 and Internet Access Service, as defined in this Declaration and Section 202.11, Florida Statutes.

15 **1.17 “Condominium Documents”** means this Declaration; the Master Declaration; the  
16 Plats, which are described above and incorporated as part of this Declaration by reference, attached  
17 as Exhibit “A;” Articles of Incorporation of Wiggins Lakes & Preserve Association, Inc. attached  
18 as Exhibit “B;” Bylaws attached as Exhibit “C;” and Rules and Regulations. The Rules and  
19 Regulations need not (but may) be recorded in the Public Records of Collier County, Florida, in  
20 order to be valid.

21 **1.18 “Condominium Parcel”** means a Unit together with the undivided share in the  
22 Common Elements which is appurtenant to said Unit and when the context permits, the term  
23 includes all of the appurtenances to the Unit.

24 **1.19 “Condominium Property”** means the land and property interests subjected to  
25 condominium ownership under this Declaration, all improvements on the land as depicted in the  
26 Surveyor’s Plat, or replacement thereof of like kind and quality, and alterations or additions made  
27 to the Common Elements or Association Property by the Association and all easements and rights  
28 appurtenant thereto intended for use in connection with the Condominiums. Additions or  
29 alterations made to the Units or Common Elements by Unit Owners (or their predecessors in title)  
30 are not part of the Condominium Property. References in the Condominium Documents to  
31 Condominium Property includes Association Property, unless specifically indicated otherwise.

32 **1.20 “County”** means the County of Collier, State of Florida.

33 **1.21 “Declaration” or “Declaration of Condominium”** means this instrument, and as  
34 it may be amended from time to time.

35 **1.22 “Domestic Partners”** means two (2) adults who have chosen to share their lives in  
36 a committed relationship that includes a mutual and exclusive commitment to each other’s

1 wellbeing, wherein each partner shares the same permanent address, have no blood relationship  
2 that would preclude marriage in the State of Florida, are of the age of legal majority, are jointly  
3 responsible for each other’s common welfare, share financial interdependence and mutual  
4 obligation akin to those of marriage. Domestic Partners shall be considered married individuals or  
5 spouses for the purpose of the Condominium Documents.

6 **1.23 “Family” or “Single Family”** means any one (1) of the following:

7 **1.23.1** One (1) natural person, his or her spouse, if any, and his, her, or their parent,  
8 grandparent, adult children, custodial minor children (including foster children), grandchild, or  
9 sibling (such persons being related by blood, marriage, adoption, or legal custody), who do and  
10 plan to indefinitely and continuously reside together as a single financially and socially  
11 interdependent housekeeping unit, with the intention of living within the bonds of family.

12 **1.23.2** Not more than two (2) natural persons not meeting the requirement of  
13 Article 1.23.1 above, who do and plan to indefinitely and continuously reside together as a single  
14 financially and socially interdependent housekeeping unit, with the intention of living within the  
15 bonds of family.

16 **1.23.3** The reference to “natural” is intended to distinguish between an individual  
17 and a corporation or other artificial entity. A “Family member” is a Person who resides in a Unit  
18 as part of the Owner’s Family, but is not a title holder.

19 **1.24 “Fractional Ownership” or “Unit Sharing”** means any arrangement (whether  
20 written or verbal) whereby multiple individuals, families, artificial entities, or other combinations  
21 acquire title to a Unit (or any other possessory or use right in a Unit) with the intention of allocating  
22 use rights among legal or beneficial owners, or others, whether pursuant to verbal or written  
23 agreements, regarding the sharing of use and possession rights for a Unit.

24 **1.25 “Guest”** means any Person who is not the Unit Owner or a Tenant or a member of  
25 the Owner’s or Tenant’s Family, who is physically present on or occupies the Condominium  
26 Property on a temporary basis at the expressed or implied invitation of the Unit Owner or other  
27 legally permitted Occupant, without the payment or existence of consideration.

28 **1.26 “Information service”** means the offering of a capability for generating, acquiring,  
29 storing, transforming, processing, retrieving, using, or making available information via  
30 communications services, including, but not limited to, electronic publishing, web-hosting service,  
31 and end-user 900 number service. The term includes data processing and other services that allow  
32 data to be generated, acquired, stored, processed, or retrieved and delivered by an electronic  
33 transmission to a purchaser whose primary purpose for the underlying transaction is the processed  
34 data or information. The term does not include video service.

1           **1.27 “Internet access service”** has the same meaning as ascribed to the term “Internet  
2 access” by s. 1105(5) of the Internet Tax Freedom Act, 47 U.S.C. s. 151 note, as amended by Pub.  
3 L. No. 110-108.

4           **1.28 “Insurable Event”** as described in the Act, has the same meaning as Casualty, as  
5 defined in Article 1.9 of this Declaration.

6           **1.29 “Insurable Improvements”** means those portions of the Condominium Property  
7 required by the Act to be insured by the Association. Whenever a portion of the Condominium  
8 Property insured by the Association is replaced by the Association or a Unit Owner with  
9 installations intended to comply with then current codes or safety standards, such replacements  
10 shall be considered of like kind and quality and the continuing insuring responsibility of the  
11 Association. Notwithstanding any interpretation of a provision of the Condominium Documents  
12 to the contrary, it is the intention of this Declaration that all Insurable Improvements shall be  
13 insured by the Association.

14           **1.30 “Invitee” or “Licensee”** means a Person or Persons expressly or impliedly allowed  
15 entry onto the Condominium Property for the purpose of conducting business with or providing  
16 services to a Unit or a Unit’s Occupant, or otherwise entering the Condominium Property at the  
17 expressed or implied consent of the Unit Owner or Unit Occupant, including, but not limited to,  
18 contractors, workmen, delivery persons, domestic assistants and health care assistants. Tenants,  
19 Guests, Family members, and Occupants are Invitees.

20           **1.31 “Lease” or “Leasing”** when used in the context of the renting of Units, means the  
21 grant by a Unit Owner of a right of use of the Owner’s Unit for consideration. Leasing shall be  
22 construed to include any licensing or other arrangement with a third party where Persons other  
23 than the Unit Owner are permitted to occupy the Unit for the payment of consideration to any  
24 party. Any Person who qualifies as a Tenant as described in Article 1.51 shall be deemed to be  
25 leasing a Unit.

26           **1.32 “Lien for Charges”** means a lien, which is recorded to secure a Charge.

27           **1.33 “Limited Common Elements”** means those Common Elements, which are  
28 reserved for the use of a certain Unit or Units to the exclusion of all other Units, as specified in  
29 this Declaration. References in this Declaration to Common Elements include all Limited Common  
30 Elements, unless the context would prohibit, or it is expressly provided otherwise. Whenever a  
31 portion of the Condominium Property naturally and exclusively services a particular Unit or group  
32 of Units, and where the area in question lies outside of the boundaries of the Unit, the delegation  
33 by this Declaration of Maintenance responsibility for the area by or at the expense of the benefiting  
34 Unit Owner(s) shall serve to define the area as a Limited Common Element.

35           **1.34 “Limited Common Expenses”** means those expenses affiliated with the  
36 Maintenance of a Limited Common Element, the costs of which are assessed only against the  
37 benefiting Unit Owner(s), as authorized by the Act, if so provided in this Declaration.

1           **1.35 “Maintenance” or “Maintain”** means, unless the context of a provision in the  
2 Condominium Documents requires otherwise, required cleaning, heavy cleaning, painting where  
3 applicable, routine maintenance, ongoing maintenance, preventative maintenance, as well as repair  
4 and replacement. The term “maintenance” does not include Repair After Casualty, unless the  
5 context of a provision in the Condominium Documents requires otherwise. Whenever a Unit  
6 Owner is obligated by the Condominium Documents or law to maintain, repair, or replace portions  
7 of the Condominium Property, the Board has the authority to establish reasonable standards for  
8 such maintenance, repair, or replacement, including mandating maintenance, repair, or  
9 replacement of said items, when the Board deems same are reasonably necessary, and the Board  
10 may likewise adopt specifications for replacement components, without need for Unit Owner  
11 approval, notwithstanding any provision in this Declaration to the contrary.

12           **1.36 “Management”** means the licensed Community Association Manager and/or  
13 Community Association Management Firm, employed or contracted by the Association to assist  
14 the Board and its Officers in the day-to-day operation of the Association. There is no requirement  
15 for the retention of Management.

16           **1.37 “Master Declaration”** means that Declaration of Protective Covenants for  
17 Wiggins Lakes, originally recorded at O.R. Book 1551, Page 820 *et seq.*, of the Public Records of  
18 Collier County, Florida, as amended from time to time.

19           **1.38 “Material Alteration or Substantial Addition”** means to palpably or perceptively  
20 vary or change the use, form, shape, elements, or specifications of a Building or other portions of  
21 the Common Elements from its original design or plan, or existing condition, in such a manner as  
22 to appreciably affect or influence its function, use or appearance.

23           **1.39 “Member”** means the record Owner(s) of legal title to a Unit.

24           **1.40 “Occupant”** when used in connection with a Unit, means a Person who is  
25 physically present in a Unit for two (2) or more consecutive days, including staying overnight for  
26 one (1) night.

27           **1.41 “Occupy”** when used in connection with a Unit, means the act of staying in the  
28 Unit for two (2) or more consecutive days, including an overnight stay of at least one (1) night.

29           **1.42 “Officer”** means the executive Officers and Assistant Officers (if any) appointed  
30 by the Board as provided in the Bylaws.

31           **1.43 “Owner Insurance Elements”** means those portions of the Condominium  
32 Property excluded by the Act from Association insurance obligation, and shall include all Owner  
33 personal property and any alterations or additions to the Condominium Property that are not  
34 insured by the Association’s insurance policy. Owner Insurance Element shall not be considered  
35 part of the Insurable Improvements for the purposes of this Declaration.

1           **1.44 “Person”** means any individual or representative of an entity, including Unit  
2 Owners, Family members, Tenants, Guests, Occupants, Licensees, and Invitees. Whenever the  
3 word “Person” is used to require, prohibit, or prescribe certain conduct, the Owner of the Unit with  
4 which such Person is affiliated is responsible for ensuring such Person’s compliance with the  
5 Condominium Documents.

6           **1.45 “Plats”** means all legal descriptions, site plans, surveys, and graphic depictions of  
7 record describing the Condominium Property. The Plats or portions thereof are attached,  
8 summarized, or shown with illustrative examples in Exhibit “A” to this Declaration. All Plats of  
9 record are incorporated by reference whether or not attached or separately described. The Plats  
10 may not reflect the actual configuration or use of the Condominium Property, as deviations from  
11 original as-built conditions or uses may have been made over time.

12           **1.46 “Policies and Procedures”** means the policies of the Board adopted in writing  
13 from time to time, including those documented in minutes of the Board or correspondence issued  
14 under the authority of the Board. Policies and Procedures are part of the Rules and Regulations,  
15 and hence part of the Condominium Documents.

16           **1.47 “Primary Occupant”** means one (1) or more natural person(s) designated for  
17 occupancy of a Unit when title to the Unit is held in the name of two (2) or more Persons who are  
18 not spouses, or when title is held by a trust, corporation or other entity which is not a natural  
19 person, except where the context clearly indicates otherwise, the term “Owner” includes “Primary  
20 Occupant.” Tenants may not be designated as Primary Occupants.

21           **1.48 “Repair After Casualty”** means the removal, reinstallation, demolition, repair, or  
22 replacement of the Insurable Improvements after an Insurable Event.

23           **1.49 “Resident”** means any Person who is occupying a Unit for thirty (30) days, whether  
24 or not consecutive, in any calendar year and includes, as applicable, Owners, Tenants and members  
25 of their respective Families who reside in the Unit.

26           **1.50 “Rules and Regulations”** means those rules and regulations promulgated by the  
27 Board, concerning the transfer, use, appearance, maintenance, and occupancy of the Units,  
28 Common Elements, Limited Common Elements, and Association Property, and the administration  
29 and operation of the Association (including Policies and Procedures), subject to any limitations  
30 contained in this Declaration.

31           **1.51 “Tenant” or “Lessee”** means a Person occupying a Unit, other than the Owner  
32 where said occupancy by the non-Owner involves consideration, including, but not limited to, the  
33 payment of money, the exchange of goods or services, or the provision of direct economic or  
34 indirect economic benefit, including tax benefits and the furtherance of business interests,  
35 including, but not limited to, use of a Unit as an employee or customer rewards or incentive, or a  
36 charity auction or similar prize, or use of the Unit as part of any type of “home exchange”  
37 arrangement. The term “Tenant” shall be used interchangeably with “Lessee.”

1           **1.52** “Unit” means a part of the Condominium Property subject to exclusive ownership.

2           **1.53** “Unit Owner” or “Owner” means the record Owner of a Condominium Parcel.  
3           Wherever a portion of the Condominium Documents, including the Rules and Regulations,  
4           proscribes, restricts, prohibits, governs or requires that a “Unit Owner” take or refrain from taking  
5           any action, or engage or refrain from engaging in any conduct, or providing for liability to the  
6           Association arising from such acts or conduct or the failure to take required action or engage in  
7           required conduct, the term Unit Owner is deemed to include, unless the context specifically  
8           suggests otherwise, the Unit Owner’s Family, Tenants, Residents, Occupants, Guests, Licensees  
9           and Invitees, and as may be applicable, the Family members of such Person, as well as employees  
10          or agents of such Persons.

11          **1.54** “Utility” or “Utility Services” as used in the Act and as construed with reference  
12          to the Condominiums, and as used in the Condominium Documents, includes but is not limited to,  
13          potable water, irrigation, electric power, gas, hot and cold water, heating, refrigeration, video and  
14          Communications Services (including, but not limited to, cable, satellite or other television,  
15          telephone or other voice services, and wi-fi or any other internet or computer service), air  
16          conditioning, garbage disposal, and sewage disposal.

17          **1.55** “Voting Interests of the Association” means the arrangement established in the  
18          Condominium Documents by which the Owners of each Unit collectively are entitled to one (1)  
19          vote in the Association matters. There are 212 Units, so the total number of Voting Interests of the  
20          Association is 212. Matters affecting the entire Association (all Condominiums), as determined by  
21          the Board of Directors, shall be decided by the Voting Interests of the Association. By way of  
22          example, but not limitation, the election of Directors, the recall of Directors, the waiver of financial  
23          reporting requirements, alterations of Association Property, certain alterations of Common  
24          Elements, certain amendments to the Declaration of Condominium, amendments to the Articles of  
25          Incorporation, and amendments to the Bylaws, are decided by the Voting Interests of the  
26          Association. Determining whether a voting item involves the Voting Interests of the Association  
27          as opposed to the Voting Interests of the Condominium, shall be determined in the sole discretion  
28          of the Board. In the event the term “Voting Interest” is used in the Condominium Documents, it  
29          shall be presumed to mean Voting Interests of the Association, unless the term Voting Interests of  
30          the Condominium is specified.

31          **1.56** “Voting Interests of the Condominium” means those voting items which are to  
32          be considered for vote by the Unit Owners in individual Condominiums per this Declaration and  
33          in accordance with the Class Quorum and Voting procedures specified in Article 2.11 of the  
34          Bylaws. Determining whether a voting item is a matter involving the Voting Interests of the  
35          Condominium, as opposed to Voting Interests of the Association shall be determined in the sole  
36          discretion of the Board. In the event the term “Voting Interest” is used in the Condominium  
37          Documents, it shall be presumed to mean Voting Interests of the Association, unless the term  
38          Voting Interests of the Condominium is specified.

1 **1.57 “Wiggins Lakes Property”** means the Condominium Property of all three (3)  
 2 Condominiums, and the Association Property.

3 **2. STATEMENT OF CONDOMINIUM DECLARATION.** On August 14, 1990, McCoy  
 4 Development, Inc., a Delaware corporation, submitted the property described above as Wiggins  
 5 Lakes Condominium to condominium ownership in accordance with Florida Statutes. On February  
 6 2, 1994, McCoy Development, Inc., a Delaware corporation, submitted the property described above  
 7 as Wiggins Preserve Condominium One to condominium ownership in accordance with Florida  
 8 Statutes. On October 28, 1994, McCoy Development, Inc., a Delaware corporation, submitted the  
 9 property described above as Wiggins Preserve Condominium Two to condominium ownership in  
 10 accordance with Florida Statutes.

11 **3. CONDOMINIUM NAMES.** The names by which these Condominiums are identified is  
 12 “Wiggins Lakes Condominium,” “Wiggins Preserve Condominium One,” and “Wiggins Preserve  
 13 Condominium Two.”

14 **4. UNIT IDENTIFICATION.** The identification of each Unit shall be by number and shall  
 15 be as indicated on the Plats. As this Declaration does not create a new Condominium, nor merge  
 16 the three (3) Condominiums operated by the Association, all conveyances of Condominium  
 17 Parcels shall contain legal descriptions based upon the originally recorded Declaration of  
 18 Condominium, as specified in the Recitals of this Declaration, and as same have been subsequently  
 19 amended, including amendments contained in this Declaration, and any future amendments or the  
 20 exhibits.

Name of Condominium	Number of Units/Buildings	Street Address	Building Nickname/Phase
Wiggins Lakes Condominium (Also known as/referred to as the “Lakes Condos”)	84 Units 7 Bldgs./ 12 Units Each	781 Wiggins Lake Dr.	Building/Phase 1
		773 Wiggins Lake Dr.	Building/Phase 2
		765 Wiggins Lake Dr.	Building/Phase 3
		757 Wiggins Lake Dr.	Building/Phase 4
		760 Wiggins Lake Dr.	Building/Phase 12
		774 Wiggins Lake Dr.	Building/Phase 15
		790 Wiggins Lake Dr.	Building/Phase 16
Wiggins Preserve Condominium One (Also known as/referred to as the “Coach Homes”)	32 Units 8 Bldgs./ 4 Units Each	651 Wiggins Lake Dr.	Building 651
		654 Wiggins Lake Dr.	Building 654
		657 Wiggins Lake Dr.	Building 657
		660 Wiggins Lake Dr.	Building 660
		743 Wiggins Lake Dr.	Building 743
		744 Wiggins Lake Dr.	Building 744
		747 Wiggins Lake Dr.	Building 747
Wiggins Preserve Condominium Two	96 Units 24 Bldgs./	431 Wiggins Lake Ct.	Building 431
		434 Wiggins Lake Ct.	Building 434

(Also known as/referred to as the “Coach Homes”)	4 Units Each	437 Wiggins Lake Ct.	Building 437
		440 Wiggins Lake Ct.	Building 440
		443 Wiggins Lake Ct.	Building 443
		449 Wiggins Lake Ct.	Building 449
		661 Wiggins Lake Dr.	Building 661
		665 Wiggins Lake Dr.	Building 665
		668 Wiggins Lake Dr.	Building 668
		671 Wiggins Lake Dr.	Building 671
		675 Wiggins Lake Dr.	Building 675
		679 Wiggins Lake Dr.	Building 679
		680 Wiggins Lake Dr.	Building 680
		683 Wiggins Lake Dr.	Building 683
		684 Wiggins Lake Dr.	Building 684
		687 Wiggins Lake Dr.	Building 687
		688 Wiggins Lake Dr.	Building 688
		691 Wiggins Lake Dr.	Building 691
		729 Wiggins Lake Dr.	Building 729
		733 Wiggins Lake Dr.	Building 733
736 Wiggins Lake Dr.	Building 736		
737 Wiggins Lake Dr.	Building 737		
741 Wiggins Lake Dr.	Building 741		
768 Wiggins Lake Dr.	Building 768		
<b>TOTAL</b>	<b>212 Units</b>		

1 **5. SURVEY AND GRAPHIC DESCRIPTION.** A survey of the land previously submitted  
2 to condominium ownership and a plat thereof describing each Unit, Common Elements and their  
3 relative location and the approximate dimensions of each Unit are as shown on the Plats, which  
4 are incorporated into and made part of this Declaration.

5 **6. VOTING RIGHTS; OWNERSHIP OF COMMON ELEMENTS.** The voting rights of  
6 the Owner of each Unit is 1/212<sup>th</sup> (one Voting Interest per Unit) for Association matters and 1/84<sup>th</sup>  
7 for Wiggins Lakes Condominium, 1/32<sup>nd</sup> for Wiggins Preserve Condominium One, and 1/96<sup>th</sup> for  
8 Wiggins Preserve Condominium Two for individual Condominium voting issues. The sharing of  
9 Common Expenses and ownership of Common Elements and Common Surplus shall be on a 1/84<sup>th</sup>  
10 basis for Wiggins Lakes Condominium, 1/32<sup>nd</sup> basis for Wiggins Preserve Condominium One, and  
11 1/96<sup>th</sup> basis for Wiggins Preserve Condominium Two for Common Expenses of the Condominium  
12 and a 1/212<sup>th</sup> basis for Common Expenses of the Association. Voting rights may be suspended  
13 pursuant to the terms of the Condominium Documents and/or Florida law. Suspension of voting  
14 rights shall not affect the basis for which Common Expenses are shared or Common Elements and  
15 Common Surplus owned. However, suspended Voting Interests are subtracted from the total  
16 number of votes required when calculating any required vote or quorum during the period for  
17 which said Voting Interest is suspended. The undivided share of ownership of the Common



1 Elements and Common Surplus appurtenant to a Unit cannot be conveyed or separately  
2 hypothecated. As long as the Condominiums exist, the Common Elements cannot be partitioned.  
3 The shares in the funds and assets of the Association cannot be assigned by a Unit Owner, pledged  
4 or transferred except as an appurtenance to the Units.

5 **7. EASEMENTS.** Each of the following easements and easement rights is reserved through  
6 the Condominium Property and is a covenant running with the land of the Condominiums, and  
7 notwithstanding any of the other provisions of this Declaration, may not be revoked and shall  
8 survive the exclusion of any land from the Condominiums, unless released in connection with  
9 termination of the Condominiums. None of these easements may be encumbered by any leasehold  
10 or lien other than those on the Condominium Parcels. Any lien encumbering these easements shall  
11 automatically be subordinate to the rights of the Unit Owners with respect to such easements.

12 **7.1 Utilities, Traffic and Support.** Each of the following easements is a covenant  
13 running with the land and notwithstanding any of the other provisions of this Declaration may not  
14 be substantially amended or revoked in such a way as to unreasonably interfere with their proper  
15 and intended use and purpose, and shall survive the termination of the condominium and the  
16 exclusion of any lands from the Condominium Property, to-wit:

17 **7.1.1 Utilities.** Easements as may be required for Utility Service in order to  
18 adequately serve the Condominium Property; provided, however, easements through a Unit shall  
19 be only according to the plans and specifications for the Building or as the Building is actually  
20 constructed, unless approved, in writing, by the Unit Owner.

21 **7.1.2 Pedestrian and Vehicular Traffic.** Easements for pedestrian traffic over,  
22 through and across sidewalks, paths, lanes and walks, as the same may from time to time exist,  
23 upon the Common Elements; and for the vehicular traffic over, through and across such portions  
24 of the Common Elements as may be from time to time paved and intended for such purposes.

25 **7.1.3 Support.** Every portion of a Unit contributing to the support of the Building  
26 or an adjacent Unit shall be burdened with an easement of support for the benefit of all other Units  
27 and Common Elements in the Building.

28 **7.2 Easement in Common Elements.** The Common Elements shall be, and the same  
29 are hereby declared to be, subject a perpetual nonexclusive easement in favor of all of the Unit  
30 Owners for their use and the use of their immediate families, guests and invitees, for all proper and  
31 normal purposes and for the furnishing of services and facilities for which the same are reasonably  
32 intended for the enjoyment of the Unit Owners.

33 **7.3 Right of Access to Units.** The Association has the irrevocable right of access to  
34 each Unit during reasonable hours, when necessary for the maintenance, repair, or replacement of  
35 any Common Elements or for making emergency repairs which are necessary to prevent damage  
36 to the Common Elements or to another Unit or Units.

1           **7.4 Easements for Encroachments.** In the event that any Unit shall encroach upon  
2 any of the Common Elements for any reason not caused by the purposeful or negligent act of the  
3 Unit Owner or agents of such Unit Owner, then an easement appurtenant to such Unit shall exist  
4 for the continuance of such encroachment into the Common Elements for so long as such  
5 encroachment shall naturally exist; and, in the event that any portion of the Common Elements  
6 shall encroach upon any Unit, then an easement shall exist for the continuance of such  
7 encroachment of the Common Elements into any Unit for so long as such encroachment shall  
8 naturally exist.

9           **7.5 Air Space.** An exclusive easement for the use of the air space occupied by a Unit  
10 as it exists at any particular time and as the Unit may lawfully be altered.

11           **7.6 Easements or Encroachments for Units.** Easements or encroachments by the  
12 perimeter walls, ceilings and floor surrounding each Unit.

13           **7.7 Easement for Overhangs.** Easement for overhanging troughs or gutters,  
14 downspouts and the discharge therefrom of rainwater and the subsequent flow thereof over Units.

15           **7.8 Easement for Air Space in Common Elements.** An exclusive easement for the  
16 use of the area and air space occupied by the air conditioning compressor and the equipment and  
17 fixtures appurtenant thereof, situated in or on Common Elements but exclusively serving and  
18 individually owned by the Unit Owner, as the same exist in and on the land, which exclusive  
19 easement shall be terminated automatically in any air space which is permanently vacated by such  
20 air conditioning compressor, and the equipment and fixtures appurtenant thereto; provided,  
21 however, that the removal of same for repair or replacement shall not be construed to be a  
22 permanent vacation of the air space which it occupies.

23           **7.9 Easement for Adjoining Property.** Mutual and reciprocal easements for ingress,  
24 egress, parking, drainage, and utilities over, under and across the Condominium Property have  
25 been created by the Developer for the benefit of all lands within the Wiggins Lakes Property.

26 **8. CONDOMINIUM UNITS AND APPURTENANCES.** Units are those cubicles of space  
27 and all improvements constructed therein identified and described in the Plats. The horizontal and  
28 vertical boundaries of the Units shall be as follows:

29           **8.1 Boundaries.** Each Unit shall have as its boundary the interior plans of the  
30 undecorated, finished surfaces of the ceilings, floors and perimeter walls bounding the Unit,  
31 extended to intersect with each other. The Unit Owner may use the interior of the perimeter walls  
32 for nails and other fasteners to support furnishings, fixtures, and decorations.

33           **8.2 Boundaries - Further Defined.** Except as provided below, the boundaries of the  
34 Unit shall not include all of those spaces and improvements lying outside of the planes of the  
35 undecorated finished inner surfaces of the perimeter walls and those surfaces above the planes of  
36 the undecorated finished ceilings of each Unit, and those surfaces below the planes of the

1 undecorated finished floors of each Unit, and further, shall not include those spaces and  
2 improvements lying between the planes of the undecorated finished surfaces of all interior bearing  
3 walls and bearing partitions, and further, shall exclude all pipes, ducts, wires, conduits and other  
4 utilities running through any interior wall or partition for the furnishing of utility services to any  
5 Unit or the Common Elements. Each Unit shall include the cabinets in the walls, and the electric  
6 receptacles and switches exclusively serving such Unit. Any damage caused to the Unit or the  
7 Common Elements or any property stored therein by using this storage area shall be at the sole  
8 expense of the Unit Owner. In those Units where attic storage access is provided, a Unit Owner  
9 may use the crawl space for storage at the Unit Owner's risk. Any damage caused to the Unit or  
10 the Common Elements or any property stored therein by using this storage area shall be at the sole  
11 expense of the Unit Owner.

12 **8.2.1 Lakes Condos Lanais.** Each Unit shall include as an appurtenant Limited  
13 Common Element, as indicated on the Plats, a lanai. The boundaries of the lanai shall be as follows:  
14 All lower and perimetrical boundaries shall be the same as set forth above; however, should a  
15 perimetrical boundary be a railing, then the Unit shall include the railing and the boundary shall  
16 be the exterior surface of the railing. Subject to the right of the Association to control the finishes,  
17 types and colors of floor coverings, maintenance of the finished floor of the lanai shall be borne  
18 by the Unit owner to which the lanai is appurtenant Each lanai is a Limited Common Element  
19 appurtenant to the Unit which it abuts and is for the exclusive use of the owners of the abutting  
20 Unit, provided, however, no Unit Owner shall paint or otherwise decorate or change the  
21 appearance of any exterior portion of the Condominium Property.

22 **8.2.2 Coach Homes Lanais.** Each Unit shall have a screen enclosed lanai as an  
23 appurtenant Limited Common Element for the exclusive use of the Unit Owner. The lower and  
24 upper boundaries of the lanai shall be as aforescribed and the perimeter boundaries shall be the  
25 finished interior surface of the walls and screen enclosure surrounding the same. In order to  
26 maintain a compatible and harmonious exterior appearance for the entire Condominium, a Unit  
27 Owner shall not change the exterior appearance of the lanai or place any floor coverings on the  
28 lanai without the express prior written consent of the Association.

29 **8.2.3 Windows and Doors.** A Unit shall include, as indicated on the Plats,  
30 windows, doors, millwork, railings, and screens in the perimetrical boundaries of the Unit.

31 **8.2.4 Lakes Condos Stairways.** Stairways, including landings, balconies, and  
32 walkways, serving second floor Units are Limited Common Elements appurtenant to the Units  
33 which they abut and serve.

34 **8.2.5 Lakes Condos Parking Facilities.** All parking facilities for the Units are  
35 located in the parking areas adjacent or proximate to the Buildings. Each Unit shall be assigned  
36 the use of one (1) carport and one (1) outdoor space.

1                   **8.2.6 Coach Homes Parking Spaces.** Each Unit shall have a garage parking  
2 space (as shown on the Plats) as a Limited Common Element appurtenant to the Unit. The Unit  
3 Owner will be responsible for the maintenance and repair of the overhead door.

4                   **8.3 Exclusive Use.** Each Unit Owner has the exclusive use of his or her Unit.

5                   **8.4 Appurtenances.** The ownership of each Unit includes, and there shall pass with  
6 each Unit as appurtenances thereto whether or not separately described, all of the rights, title and  
7 interest including but not limited to:

8                   **8.4.1 Common Elements.** An undivided share of the Common Elements, such  
9 undivided share to be that proportion set forth in Article 6.

10                   **8.4.2 Easements** for the benefit of the Unit. Provided, however, that the  
11 Association may suspend the right to use Common Elements or Association Property and suspend  
12 other rights or services as permitted by the Act.

13                   **8.4.3 Association Membership** and interest in funds and assets held by the  
14 Association, provided that funds of the Association are not divisible and may not be separately  
15 hypothecated and further provided that the Association may suspend voting rights and other  
16 incidents of membership as provided by the Act.

17                   **8.4.4 Limited Common Elements.** The right to exclusive use of the Limited  
18 Common Elements designated by this Declaration.

19 **9. MAINTENANCE, ALTERATION, AND IMPROVEMENTS.** Responsibility for the  
20 Maintenance of the Condominium Property, and restrictions upon the alteration and improvement  
21 thereof, shall be as follows:

22                   **9.1 Association Maintenance, Repair, and Replacement Obligation.** The  
23 Maintenance of all Common Elements and Association Property shall be performed by the  
24 Association, and the cost is a Common Expense, except as may otherwise be specifically noted  
25 with respect to Limited Common Elements. The Board has the authority to declare Units in the  
26 Condominiums not available for occupancy, or other portions of the Condominium Property or  
27 Association Property not available for use, when, in the reasonable discretion of the Board, it is  
28 determined that the property cannot be safely inhabited or used, or when the property cannot be  
29 used for its intended purposes due to required Maintenance or Repair After Casualty of the  
30 Condominium Property. In such cases, the Association shall not be liable to any Unit Owner or  
31 any other Person for alternative housing costs, lost rent, loss of use, or any other expense or claim.

32                   **9.1.1 General Exterior and Structural Maintenance.** Except as provided  
33 otherwise herein, the Association's Maintenance responsibility includes, but is not limited to,  
34 exterior painting and waterproofing (including caulking), structural Maintenance of the Buildings,  
35 roofing, Maintenance of parking facilities, and general exterior Maintenance, but does not include

1 Maintenance of windows, sliding glass doors, hurricane shutters, any other exterior item for which  
2 Maintenance responsibility is conferred upon the Unit Owner under Article 9.2, nor any alteration  
3 or addition to the Condominium Property made by a Unit Owner or his or her predecessors in title,  
4 nor any portions of the Condominium Property exposed to the elements or any structural element  
5 for which this Declaration delegates responsibility to the Unit Owner.

6 **9.1.2 Plumbing and Electrical.** The Association's Maintenance responsibility  
7 includes, except as may be specifically otherwise provided to the contrary, without limitation, all  
8 electrical conduits and installations located from (but not including) the Unit circuit breaker  
9 outward; electrical conduits and installations located within or outside a Unit for the furnishing of  
10 Utility Services to another Unit, more than one (1) Unit, or the Common Elements; plumbing  
11 fixtures and installations located within or outside a Unit for the furnishing of Utility Services to  
12 another Unit, more than one (1) Unit, or the Common Elements. The Association's Maintenance  
13 responsibility does not include electrical fixtures, switches or receptacles, plumbing fixtures, or  
14 other electrical, plumbing or mechanical installations located within the Unit and serving only that  
15 Unit, or facilities outside the Unit where this Declaration delegates responsibilities to Unit(s)  
16 served by said items being the Maintenance responsibility of the Unit Owners.

17 **9.1.3 Life Safety Equipment.** All fire safety and other life safety equipment, no  
18 matter where located shall be Maintained by the Association, excepting smoke alarms within a  
19 Unit serving only that Unit, or other fire or life safety additions installed by individual Unit  
20 Owners.

21 **9.1.4 Incidental Damage.** If, in connection with the discharge of its Maintenance  
22 responsibilities, the Association must remove, disassemble, or destroy portions of the  
23 Condominium Property which the Unit Owner is required to Maintain, the Association is  
24 responsible for reinstallation or replacement of that item, including cabinetry, drywall and  
25 moldings, to its unfinished state, and specifically excluding floor coverings, wall coverings, ceiling  
26 coverings, paint, wallpaper, paneling, and other finishes, and further provided that the  
27 Association's obligations are limited to the replacement of items that were part of the  
28 Condominium Property as originally installed by the Developer, or replacements thereof of like  
29 kind and quality, and except in cases of Casualty repair, or repair of damage caused by a covered  
30 cause of loss under the Association's applicable insurance policy, which shall be governed by  
31 Article 13 of this Declaration and the Act. When a Building component which has been damaged  
32 or destroyed in connection with the Association's work must be replaced with an upgraded  
33 component to comply with current laws, ordinances, or codes, the Unit Owner is responsible for  
34 the additional costs, secured by a Lien for Charges, for the amount by which the upgraded  
35 component exceeds the cost of a like kind replacement. Repair or replacement of all upgrades or  
36 additions, even if made by a predecessor in title, shall be the responsibility of the Unit Owner,  
37 specifically including, but not limited to, hurricane shutters which the Association must remove in  
38 connection with the Maintenance of a Building, although the Association may have shutter  
39 removal and/or reinstallation work performed by its contractor, and the Unit Owner will be  
40 responsible for reimbursement to the Association as a Charge.

1           **9.2 Unit Owner Maintenance, Repair, and Replacement Obligation.** Each Unit  
2 Owner is responsible, at his or her own expense, for all Maintenance of his or her own Unit and  
3 those Limited Common Elements serving his or her Unit as set forth below, whether ordinary or  
4 extraordinary, including, without limitation:

5           **9.2.1 Windows.** The Unit Owner shall Maintain the window installations  
6 originally installed by the Developer or subsequent replacements thereof. The Unit Owner's  
7 Maintenance responsibility includes the window frame and encasement, the plate glass, balance  
8 rods, and all caulking thereof. The Unit Owner is responsible for window locking and opening  
9 mechanisms, the windowsill and glass breakage due to any cause, unless otherwise covered by  
10 insurance. The Owner is responsible for exterior caulking when a window is installed. Thereafter,  
11 exterior caulking around the windows, in connection with the Association's general exterior  
12 waterproofing program, is the responsibility of the Association.

13           **9.2.2 Drywall and Finishes.** The Unit Owner shall Maintain all drywall or other  
14 walls within the Unit, the finishes thereof (including trim and molding), and the structural framing  
15 related thereto, including studs and insulation, and specifically including drywall or other walls on  
16 the interior side of the exterior boundary walls (including any studs or framing behind such walls  
17 and any insulation), and any drywall on the ceiling of the Units, and the permanent finishes or  
18 coatings on ceilings.

19           **9.2.3 Electrical.** The Unit Owner shall Maintain all electrical fixtures, apparatus  
20 or installations located within the Unit, which service only the individual Unit plus all electrical  
21 fixtures, apparatus or installations from and including the circuit breaker inward, which service  
22 only that Unit.

23           **9.2.4 Sliding Glass Doors.** The Unit Owner shall Maintain sliding glass doors  
24 and the structural components thereof including frames and fixed panels, the tracks therefore, all  
25 door hardware, trim, and caulking, subject to the provisions of Article 9.11.

26           **9.2.5 Unit Front Entry Door.** The Unit Owner shall Maintain the Unit front  
27 entry door, including the exterior paint on the entry doors and exterior trim around the door.

28           **9.2.6 Other Doors.** The Unit Owner shall Maintain all other doors and the  
29 framing and structural components thereof, including trim, caulking, locks and hardware within or  
30 servicing the Unit, subject to the provisions of Article 9.11.

31           **9.2.7 Window Screens.** The Unit Owner shall Maintain all window screens.

32           **9.2.8 Hurricane Shutters.** The Unit Owner shall Maintain hurricane shutters and  
33 the structural components thereof, subject to the provisions of Article 9.11.

34           **9.2.9 Electrical, Plumbing, and Mechanical Fixtures.** The Unit Owner shall  
35 Maintain the electrical, mechanical and plumbing fixtures and outlets (including connections)

1 within a Unit and serving only that Unit including sinks, toilets, tubs, showers, shower pans, and  
2 all related fixtures and installations.

3 **9.2.10 Appliances.** The Unit Owner shall Maintain all appliances within the Unit.

4 **9.2.11 Heating and Air Conditioning Equipment; Ductwork.** The Unit Owner  
5 shall Maintain all portions of the heating and air conditioning equipment (including pads,  
6 condensers, air handlers, ductwork, electrical lines, refrigerant lines and discharge lines), dryer  
7 vents to the point of termination (even if exterior to the Unit), and air conditioner or air handler  
8 discharge lines to the point of termination or connection to another discharge (even if exterior to  
9 the Unit).

10 **9.2.12 Floor Coverings.** The Unit Owner shall Maintain carpeting and other floor  
11 covering (including lanai areas).

12 **9.2.13 Other Equipment and Fixtures.** The Unit Owner shall Maintain all other  
13 equipment or fixtures located or contained entirely within a Unit which serve only that Unit, as  
14 well as telephone lines and apparatus from the point where a line or apparatus serves only that  
15 Unit, and cable television lines and apparatus from the point where said lines or apparatus serve  
16 only that Unit, no matter where located.

17 **9.2.14 Plumbing (Incoming).** The Unit Owner shall Maintain all incoming  
18 plumbing from (and including) the shutoff valve (at hot water) inward.

19 **9.2.15 Plumbing (Outgoing).** The Unit Owner shall Maintain outbound plumbing  
20 until the point of exit from the Unit boundary. Provided, however, that the Unit Owner is  
21 responsible for the remediation of clogged pipes or drains, where the source of blockage or  
22 obstruction originates from the Unit, even if the area where the blockage or obstruction is located  
23 is outside of the Unit boundary.

24 **9.2.16 Mailboxes.** The Unit Owner shall Maintain locking and opening equipment  
25 for mailboxes. The mailboxes shall otherwise be Maintained by the Association.

26 Any of the above-described areas that are to be Maintained by the Unit Owner, or by the  
27 Association at the expense of the benefiting Unit(s), if located outside of the boundaries of the  
28 Unit, are declared Limited Common Elements. Responsibility for Maintenance of Condominium  
29 Property may not coincide with obligation for insurance of Condominium Property, nor its Repair  
30 After Casualty, or damage from covered cause of loss under the Association's applicable insurance  
31 policy, which are governed by Article 12 and Article 13, respectively.

32 **9.3 Lanais.** The Unit Owner who owns or has the right to the exclusive use of a lanai  
33 is responsible for the Maintenance of: lanai floor coverings (the Board may prohibit certain types  
34 of floor coverings, adopt specifications for permissible flooring on lanais, and require the removal  
35 of existing coverings when necessary for the structural preservation of a Building); storm shutters

1 and other enclosures; fixed and/or sliding glass doors and affiliated framing and hardware thereof;  
2 screens, screen frames and railings; the wiring, electrical outlet(s) and fixture(s) on or servicing  
3 the lanai; ceiling fans; and the replacement of light bulbs. The Association is responsible for  
4 structural Maintenance of lanai floors, ceilings, and the Building walls enclosed by the lanais. The  
5 Owner is responsible for caulking when sliding glass doors are installed. Thereafter, exterior  
6 caulking of the sliding glass doors, in connection with the Association's general exterior  
7 waterproofing program, and when the sliding glass door is exposed to the elements, is the  
8 responsibility of the Association. Unit Owners may not puncture (by nails, hooks, screws or  
9 otherwise) lanai floors, walls, or ceilings, without obtaining the prior written approval of the  
10 Board. Unit Owner are responsible, with Board approval, to paint the lanai walls and ceilings subject  
11 to the conditions of uniformity of appearance (including, but not limited to, color and texture) as  
12 determined by the Board, at his or her own expense. Hot tubs, spas, saunas, tanning beds, and similar  
13 apparatus, whether or not affixed to the realty, are prohibited on lanais or within Units.

14 **9.4 Unit Floor Coverings.** All Units above the first floor shall always have the floors  
15 covered with wall-to-wall carpeting, except in kitchens, bathrooms, lanais, foyers, and utility or  
16 laundry rooms. However, hard floor surfaces (tile, marble, wood, etc.) may be installed in areas  
17 other than kitchens, bathrooms, lanais, foyers, and utility or laundry rooms, upon prior written  
18 approval of the Board, which shall condition its approval on the Unit Owner's proof of the  
19 installation of appropriate sound-deadening material. Specifications for sound proofing of hard  
20 flooring (wherever located) must be approved in writing by the Board or its representative prior to  
21 installation, and then the installed sound proofing must be inspected and approved prior to  
22 installation of the hard flooring. The Board has the authority to adopt specifications for minimum  
23 sound proofing material that will be approved. Installed floor coverings shall, in all cases, and/or  
24 in the absence of any specifications adopted by the Board, meet the standards of the Florida  
25 Building Code and then-prevailing industry standards applicable to similar condominium  
26 buildings in Collier County, Florida.

27 **9.5 Unit Owner Obligations in Connection with Maintenance, Repair, and**  
28 **Replacement.** In connection with his or her Maintenance obligations, the Unit Owner has the  
29 responsibility to obtain the prior written approval of the Association, through the Board, before  
30 performing any Maintenance which requires: a building permit or similar permit approval; use of  
31 a licensed contractor; or any work for which approval is required under Article 9.6. The  
32 Association may condition such approval on criteria as the Board deems reasonable, including but  
33 not limited to:

- 34 • Preservation of uniformity of appearance;
- 35 • Use of contractor(s) that are properly licensed and fully insured, and that the Owner will  
36 be financially responsible for any resulting damage to Persons or property not paid by the  
37 contractor's insurance. Unit Owners are responsible for the actions of their contractors and  
38 warrant to the Association, whether or not specifically made a condition of Association  
39 approval (or in cases where no Association approval is required) that all Persons coming



1 onto the Wiggins Lakes Property to perform work on or services for the Unit hold all proper  
2 licenses, have obtained all proper permits, and carry such insurance as may be required by  
3 law or the Board;

- 4 • Right (but not duty) of oversight by the Association or its agent;
- 5 • The Unit Owner submitting plans as to the scope of the contemplated work;
- 6 • Restrictions as to hours and days of work;
- 7 • Imposition of time limits in which jobs must be completed and prohibitions against major  
8 renovations during certain times of year.
- 9 • Restrictions regarding equipment that may be parked or stored on or near the Wiggins  
10 Lakes Property during construction.
- 11 • Restrictions regarding the transport and storage of materials and supplies necessary for the  
12 construction to be performed.

13 The Association may, but shall not be obligated to, act as the Owner's agent in obtaining the  
14 services of contractors or others to perform Unit Owner Maintenance responsibilities in the event  
15 of an emergency, or in non-emergency situations, provided that in non-emergency situations, the  
16 Association and the Owner so agree, or absent such agreement when such work is deemed  
17 necessary, as determined by the Board, to facilitate projects involving the Association's  
18 Maintenance of the Condominium Property. In all such cases, the Unit Owner is deemed to consent  
19 to reimbursement of expenses incurred, secured by such rights as exist for collecting Common  
20 Expenses under these Condominium Documents through a Lien for Charges. Unit Owners shall at  
21 all times be responsible to ensure, whether or not Association approval is required for work being  
22 done within the Unit or elsewhere upon the Condominium Property, that all contractors and other  
23 Persons performing services for the Unit Owner are properly licensed and insured, including  
24 required Worker's Compensation insurance, and that the Condominium Property is kept free from  
25 liens and cause no damage to the Condominium Property. The Board has the power (but not the  
26 duty) to require proof of: licensure; building permits; and insurance, and may set standards for  
27 insurance as to required coverage, deductibles, or other terms and conditions, and may require the  
28 Association to be named as an additional insured under such policies. The Unit Owner shall hold  
29 the Association harmless from any claim of any nature arising out of failure to comply with these  
30 requirements.

31 **9.6 Modifications, Alterations, or Structural Work by Unit Owners.** No Owner  
32 may make or permit the making of any modifications or alterations to any portion of his or her  
33 Unit visible from the exterior of his or her Unit, or in any manner change the appearance of any  
34 portion of the Common Elements, undertake any structural work, or undertake any structural  
35 modification or alteration, without first obtaining the written consent of the Board, which consent  
36 shall be denied if the Board determines that the proposed modifications or alterations would

1 adversely affect, or in any manner be detrimental to, the Condominiums in part or whole.  
2 “Structural” work, modifications or alterations include, but are not limited to: relocation of existing  
3 electrical, plumbing, ductwork, air conditioning or heating installations; relocation of existing  
4 fixtures or appliances such as toilets, sinks, tubs, showers, dishwashers, refrigerators, or ranges;  
5 the removal or modification of any partition, door, window or screen; raising ceilings; or relocating  
6 kitchen or bathroom cabinetry. For purposes of this provision, the term “structural” work shall also  
7 include the addition, removal, or relocation of any ductwork, plumbing line or fixture, any  
8 electrical line or fixture, or the removal, modification or creation of any interior partition.  
9 Replacement of cabinetry, appliances and fixtures, with substantially equivalent installations in  
10 the same location, shall not be deemed “structural” and shall not require approval of the  
11 Association, unless a building or other permit is required. Further, “structural” work, modifications  
12 or alterations includes any and all work that requires a building permit, an electrical permit, a  
13 plumbing permit, a mechanical permit, or similar permit from the appropriate governmental  
14 agency, or for which a licensed contractor must be used, whether or not mentioned above.

15 The Board may, in circumstances it deems appropriate, and without limiting the right to ask for  
16 plans or specifications and other relevant information, require sealed plans from an Architect or  
17 Professional Engineer licensed to practice in Florida as a condition of reviewing any requested  
18 modification, alteration or addition to the Condominium Property, which requires Board approval,  
19 as set forth above. The Board may require, as a condition of review, the Unit Owner’s obligation  
20 to pay the Association’s expenses of review, including, but not limited to, legal, engineering or  
21 other consultant fees. The Board, in reaching its decision, may take into account uniformity of  
22 appearance, compatibility with architecture in Wiggins Lakes Property, the quality of the proposed  
23 alteration, objections of neighboring Residents, and such other criteria as the Board may  
24 reasonably adopt in reaching its decision, without limitation. The Board may take into account  
25 whether other Unit Owners would be able to make such alterations or modifications, and the effect  
26 of the fact that similar requests may need to be approved by the Association. If the Board  
27 determines to permit any modification or alteration which is visible from the exterior of the Unit,  
28 from any vantage, said modification or alteration must also be approved by the Unit Owners in the  
29 manner provided in Article 9.8 of this Declaration, regardless of the cost or expense of such  
30 modification or alteration, provided that the Board may waive the requirement for Unit Owner  
31 approval if similar modifications or alterations have been approved by the Association previously,  
32 are *de minimus* or for safety (as determined in the sole discretion of the Board), or are specifically  
33 authorized by the Condominium Documents. If any Unit Owner requests approval of any structural  
34 work, modification or alteration, the Association may permit such work, modification or alteration  
35 if same would not materially affect or interfere with the Utility Services constituting Common  
36 Elements, if any, located therein, the structural integrity of a Building, or create a nuisance or  
37 disturbance to neighboring Units. The Board may impose requirements on contractors and  
38 condition approval on conditions set forth in Article 9.5 regarding Unit Owner Maintenance.

39 **9.7 Additional Unit Owner Responsibility for Modifications or Alterations.** If a  
40 Unit Owner (or his or her predecessors in title) makes, or has made any modifications or alterations  
41 to the interior or exterior of the Unit, Common Elements, or Limited Common Elements, the Unit

1 Owner (and his or her heirs, successors in title and assigns) shall be financially responsible for the  
2 Maintenance, care, preservation, or reconstruction of the modification or alteration and shall  
3 execute such documents as the Association may promulgate, if any, accepting said financial  
4 responsibility. Insurance of modifications or alterations shall be the responsibility of the Unit  
5 Owner, except as may otherwise be provided by this Declaration or the Act. Any modification or  
6 alteration to the Condominium Property made by a Unit Owner may be required to be removed in  
7 connection with the Association's Maintenance of the Condominium Property. In such cases, the  
8 Unit Owner who installed the modification or alteration (and/or their successors in title) shall be  
9 obligated to reimburse the Association for any costs affiliated with removal and/or reinstallation  
10 of the item, with said obligation being secured by a right of Lien for Charges of equal dignity to  
11 the Common Expense lien created by this Declaration, or alternatively, said Owner may be  
12 required to remove and reinstall said modification or alteration, if so determined by the Board.  
13 Further, the Association, its contractors and agents, shall not be liable for any damage to the item  
14 arising out of its removal and/or reinstallation, unless occasioned by the gross negligence or willful  
15 misconduct of the Association or its contractor or agent, although the Association may provide for  
16 stricter liability standards in contracts with contractors.

17 **9.8 Material Alterations or Substantial Additions by Association.** Except as may be  
18 provided elsewhere in this Declaration to the contrary, there shall be no Material Alteration or  
19 Substantial Addition to the Common Elements or Association Property, which is real property by  
20 the Association, except as authorized by the Board. Provided, however, that if any such Material  
21 Alteration or Substantial Addition to real property which is Association Property requires or  
22 obligates the expenditure of Association funds of more than two percent (2%) of the Association's  
23 total budget for the fiscal year in which the work is authorized, including reserves, the Board shall  
24 obtain approval of at least two-thirds (2/3<sup>rds</sup>) of the Voting Interests of the Association present (in  
25 person or by proxy) and voting at a duly noticed meeting at which a quorum has been attained, or  
26 by written agreement of at least two-thirds (2/3<sup>rds</sup>) of the Voting Interests of the Association.  
27 Material Alterations or Substantial Additions to the Common Elements of individual  
28 Condominiums shall be authorized as follows: the Board of Directors may authorize any Material  
29 Alteration or Substantial Addition which does not exceed two percent (2%) of the total budget for  
30 the Condominium for which the Material Alteration or Substantial Addition is proposed. Any  
31 Material Alteration or Substantial Addition to Common Elements of a Condominium exceeding  
32 that amount shall be approved by at least two-thirds (2/3<sup>rds</sup>) of the Voting Interests of the  
33 Condominium present (in person or by proxy) and voting at a meeting of the Association at which  
34 a Class Quorum has been obtained. Notwithstanding the foregoing, if any Material Alteration or  
35 Substantial Addition to Common Elements of an individual Condominium (excepting those which  
36 are less than two percent (2%) of the Budget and which may be authorized by the Board) are visible  
37 from the exterior from the premises of any other Condominium, such Material Alterations or  
38 Substantial Additions shall be approved by two-thirds (2/3<sup>rds</sup>) of the Voting Interests of the  
39 Association present (in person or by proxy) and voting at a meeting of the Association at which a  
40 quorum has been attained, or by written agreement of two-thirds (2/3<sup>rds</sup>) of the entire Voting  
41 Interests of the Association, even in classes where the expenses of such Material Alteration or  
42 Substantial Addition is allocated as a Common Expense of the Condominium. Necessary

1 maintenance of the Common Elements or Association Property, regardless of the level of  
2 expenditure, is the responsibility of the Board. Cellular antennae and similar apparatus and  
3 apparatus to provide Communications Services as provided in Article 1.12, may be placed on the  
4 Condominium Property as authorized by the Board, subject to approval of any other entity that  
5 may be required.

6 **9.9 Damage Caused by Conditions of the Condominium Property.** Each Unit  
7 Owner is liable to the Association and/or other Unit Owners for the expenses of any Maintenance  
8 of the Condominium Property, made necessary by his or her act, omission, negligence, violation  
9 of the Condominium Documents or applicable law, or same by any member of his or her Family  
10 or his, her, or their Occupants, Residents, Guests, Tenants or Invitees. If any condition, defect or  
11 malfunction existing within a Unit or Common Elements which the Unit Owner is obligated to  
12 insure or Maintain is caused by the Owner's (or his or her Family member's, Occupant's,  
13 Resident's, Guest's, Tenant's or Invitee's) act, omission, negligence, or failure to comply with the  
14 Condominium Documents or applicable law, causes damage to the Common Elements,  
15 Association Property, or to other Units, the Owner of the offending Unit shall be liable to the  
16 Person or entity responsible for repairing the damaged areas for all costs of repair or replacement  
17 not paid by insurance (including the deductible) and without waiver of any insurer's subrogation  
18 rights, and without impairing any coverage obligation which may exist as a matter of law or  
19 contract, provided that such responsibility shall be conditioned on the Unit(s) which is/are seeking  
20 to impose such liability being adequately insured based on local standards and conditions. Further,  
21 any claim of a Unit Owner against the Association or another Unit Owner relative to damage to  
22 the Condominium Property, to the extent the Association or other Unit Owner might otherwise be  
23 liable pursuant to the Condominium Documents or applicable law, shall be predicated upon the  
24 Unit Owner making the claim being adequately insured based on local standards and conditions,  
25 whether or not individual Unit Owner insurance is mandated by the Act. Should any Unit Owner fail  
26 to maintain such insurance, any claim will be reduced to the extent such Unit Owner's insurance,  
27 if obtained pursuant to the above-described standards, would have provided coverage or  
28 compensation for the loss and without waiving any other remedy of the Association regarding Unit  
29 Owner insurance requirements. The requirement that the individual Unit Owner obtain insurance  
30 as a limitation on making third party claims shall not be construed to confer any additional liability  
31 or responsibility on the Association or other Unit Owners (without limitation, the Association shall  
32 not be obligated to obtain proof of Unit Owner insurance), but is intended to require Unit Owners  
33 and the Association to respectively insure risks that are customarily experienced in condominiums  
34 located in Florida's coastal communities, condominiums in general, including, but not limited to,  
35 damages occasioned by windstorms, hurricanes, tornadoes, floods, rainstorms, bursting pipes,  
36 water seepage and leakage, and mold and mildew, regardless of whether such insurance is legally  
37 required.

38 Unit Owners are responsible for the regular inspection of their Units, maintaining appropriate  
39 temperature and humidity control to prevent mold, and to promptly report to the Association any  
40 damage to the Condominium Property that is visible from within the Unit or its appurtenant

1 Limited Common Elements, or any other conditions which are relevant to the Association's  
2 performance of any Maintenance responsibilities required by the Condominium Documents.

3 In the event any event, condition, or malfunction poses an immediate threat to safety or where  
4 damage to a Building must be stopped or mitigated on an emergency basis, the Association may,  
5 but is not obligated to, enter Unit(s) without prior notice to the Owner(s) and take reasonable action  
6 to mitigate or prevent further damage. Without limitation the Association may take action to stop  
7 water discharges and initiate "dry-out" procedures, as agent for the Unit Owner, and at the Unit  
8 Owner's expense when portions of the Condominium Property which are the Maintenance  
9 responsibility of the Unit Owner are involved, secured by a Lien for Charges.

10 The Association may, but is not obligated to, repair damage without the prior consent of the Owner  
11 in the event of an emergency, and the Owner is responsible for reimbursement of the Association,  
12 with the cost being secured by a Lien for Charges.

13 Unit Owners are required to shut off the main water supply line to the Unit and any other lines that  
14 the Board may specify when the Unit will be unoccupied for more than five (5) consecutive days,  
15 and failure to do so will create a presumption of negligence.

16 Unit Owners are also required to ensure that electricity, and if separately metered, water and sewer,  
17 are always available to service the Unit. If the Unit Owner fails to maintain Utility Services to the  
18 Unit, the Association has, without waiver of other remedies, the right to enter the Owner's Unit  
19 and Limited Common Elements and take any and all lawful actions to make the Utility Services  
20 available to service the Unit; in which event, the Unit Owner is charged for such activities  
21 (including attorneys' fees incurred by the Association) by the Association which shall be secured  
22 by a Lien for Charges.

23 **9.10 Combination of Units.** Units may not be combined into a single living space, nor  
24 may the area of one (1) Unit be used as living or use space of another Unit.

25 **9.11 Hurricane Protection.** The Board shall adopt hurricane shutter specifications for  
26 the Condominiums, which includes color, style, and other factors deemed relevant by the Board.  
27 All specifications adopted by the Board shall comply with the applicable building code.

28 Unit Owners are responsible for the installation, operation, and Maintenance of hurricane  
29 protection on windows, doors (including sliding glass doors), and all exterior openings or apertures  
30 servicing the Unit. Notwithstanding any provision in this Declaration to the contrary, the Board  
31 may, subject to the provisions of the Act, and with the approval of Voting Interests as may be  
32 required by that statute, install and operate hurricane shutters and/or other forms of code compliant  
33 hurricane protection (including, but not limited to, code compliant impact glass, windows, and/or  
34 doors), except that a vote of the Owners is not required for such installations on or to building  
35 components where the Maintenance of such component is the responsibility of the Association  
36 pursuant to this Declaration, and hurricane protection of such components is the responsibility of  
37 the Association. The authority conferred by this Article shall apply whether or not such

1 installations constitute a Material Alteration or Substantial Addition to the Common Elements.  
2 Costs of installation shall be assessed or charged, and credits given, as provided in the Act.

3 **9.12 Electric Vehicle Charging and Natural Gas Fuel Stations.** The Board, without  
4 a vote of the Unit Owners and without regard to Article 9.8 of this Declaration, may install a  
5 common charging or natural gas fuel stations and may set the terms and conditions of its use,  
6 including use fees. Individual charging or natural gas fuel stations installed by Unit Owners shall  
7 be administered as provided in the Act and subject to Rules of the Board.

8 **9.12.1 Electric Car Charging Stations: Installation, Maintenance and Use.** The  
9 installation, maintenance, and use of electric car charging stations by Unit Owners at Wiggins  
10 Lakes Property shall be subject to the following:

11 No electric car charging station or similar apparatus (“charging stations”), or any component  
12 thereof, may be placed, installed, constructed, or used by a Unit Owner, unless adjacent to the Unit  
13 Owner’s assigned parking space, and after having received the prior written approval of the Board.  
14 Charging stations may not be installed in any other area of the Condominiums, except by the  
15 Association.

16 The Unit Owner installing charging stations must engage a licensed contractor for equipment  
17 installation and is responsible for associated legal fees as well as the cost of installation,  
18 maintenance, repair, removal, and replacement of the equipment.

19 The Unit Owner and each successive Unit Owner shall, for as long as they are an Owner, be  
20 responsible for the following:

21 **9.12.1.1** The cost of electricity associated with the charging station,  
22 installation, maintenance, removal, repair, and replacement of any sub-meters necessary to  
23 measure the electricity use associated with the car charging station, which shall be subject to  
24 written allocation agreement between the Unit Owner and the Association.

25 **9.12.1.2** All costs for damage to any persons or property, real or  
26 personal, resulting from the installation, maintenance, repair, removal, operation, or replacement  
27 of the charging station.

28 If a Unit Owner obtains the approval to install an electrical car charging station, the Unit Owner  
29 and all successors in title shall indemnify the Association, its Members, Officers, Directors, agents,  
30 representatives and employees, and save and hold them harmless, and defend them at Owner’s  
31 sole expense, from any liability or claims, demands, damages, costs or judgments that the  
32 Association, its Members, Officers, Directors, agents, representatives, and employees may suffer  
33 arising out of or related to the installation, maintenance, operation, use, or removal of the charging  
34 station. A Covenant Running with the Land shall be executed and recorded as proof of such  
35 undertaking if required by the Association.

1 **10. ASSESSMENTS AND CHARGES.** Assessments against Owners shall be made by the  
2 Board, in the manner provided in the Bylaws and as follows, and shall be borne by the Unit Owners  
3 on the basis set forth in Article 6 and elsewhere in these Condominium Documents. The  
4 Association has the power to levy and collect Assessments against each Unit and Unit Owner in  
5 order to provide the necessary funds for proper operation and management of the Condominiums  
6 and for the operation of the Association. This power includes both “regular” Assessments for each  
7 Unit’s share of the Common Expenses or individual Limited Common Expenses (which shall be  
8 based upon actual costs to be incurred and not allocated in the manner in which Common Expenses  
9 are incurred) as set forth in the annual budget, and “special” Assessments for unusual, nonrecurring  
10 or unbudgeted Common Expenses or Limited Common Expenses.

11 **10.1 Liability for Assessments and Charges.** A Unit Owner is liable for all  
12 Assessments and Charges coming due while he or she is the Unit Owner. Except as provided in  
13 Article 10.5, any Person or entity which acquires title to a Unit is jointly and severally liable with  
14 their predecessor in title for all unpaid Assessments and Charges against the predecessor for his or  
15 her share of the Charges and Assessments, including interest, late fees, attorneys’ fees and other  
16 costs and expenses of collection incurred by the Association up to the time of the transfer, without  
17 prejudice to any right the transferee may have to recover from the transferor the amounts paid by  
18 the transferee. The liability for Assessments or Charges may not be avoided by waiver of the use  
19 or enjoyment of any Common Elements or by the abandonment of the Unit for which the  
20 Assessments or Charges are made.

21 **10.2 Default in Payment of Assessments for Common Expenses or Charges.**  
22 Assessments and installments thereof not paid within ten (10) days from the date when they are  
23 due shall incur a late fee and bear interest from the date first due until paid, in an amount as  
24 determined by the Board which, unless otherwise specified, shall be the maximum allowed by law.  
25 For so long as provided by law, the Association must send a notice of late Assessment, in  
26 accordance with the Act, to the delinquent Unit Owner prior to any attorneys’ fees being incurred  
27 in collection of the Assessment in accordance with the Act.

28 The Association has a continuing lien on each Condominium Parcel for any unpaid Assessments  
29 (including Special Assessments) and Charges on such parcel, with interest, late fees and for  
30 reasonable attorneys’ fees, as well as costs and expenses of collection incurred by the Association  
31 incident to the collection of the Assessment or enforcement of the lien, including, but not limited  
32 to, fees, costs, or expenses incurred in an appeal, in a bankruptcy, in litigating the amount of fees  
33 after entitlement thereto has already been determined, and/or in litigating the entitlement to fees.  
34 Except as otherwise provided in the Act, no lien may be filed by the Association against a Unit  
35 until forty-five (45) days after the date on which a notice of intent to file a lien has been delivered  
36 to the Owner, pursuant to the Act. The notice of intent to file a lien includes only those amounts  
37 that came due as of the date of said notice. The recorded lien includes the amounts identified in  
38 the notice of intent to file a lien along with any additional Assessments (including Special  
39 Assessments) or Charges that may have come due since delivery of said notice of intent to file a  
40 lien without having to file a separate lien or send a subsequent notice of intent to file a lien.

1           **10.3 Notice of Intention to Foreclose Lien.** So long as required by law, no foreclosure  
2 judgment may be entered until at least forty-five (45) days after the Association gives written  
3 notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid Assessments or  
4 Charges. If this notice is not given at least forty-five (45) days before the foreclosure action is  
5 filed, and if the unpaid Assessments or Charges, including those which have been accelerated (if  
6 applicable) and those coming due after the claim of lien is recorded, are paid before the entry of a  
7 final judgment or foreclosure, the Association shall not recover attorneys' fees or costs. The notice  
8 must be given by delivery of a copy of it to the Unit Owner or by certified mail, return receipt  
9 requested, addressed to the Unit Owner at his or her last known address; and, upon such mailing,  
10 the notice shall be deemed to have been given. If after diligent search and inquiry the Association  
11 cannot find the Unit Owner or a mailing address at which the Unit Owner will receive the notice,  
12 the court may proceed with the foreclosure action and may award attorneys' fees and costs as  
13 permitted by law. The notice requirements of this provision are satisfied if the Unit Owner records  
14 a Notice of Contest of Lien as provided in the Act. The notice requirements do not apply if an  
15 action to foreclose a mortgage on the Unit is pending before any court; if the rights of the  
16 Association would be affected by such foreclosure; and if actual, constructive, or substitute service  
17 of process has been made on the Unit Owner.

18           **10.4 Attachment of Rental Income when Unit is Delinquent.** Notwithstanding any  
19 other remedy available to the Association under this Declaration, the Bylaws, or applicable law,  
20 the Association has the following options when payment of Assessments or Charges are in default  
21 (more than ten days in arrears). The Association may, without order of the Court, direct rental  
22 income (by written notice to the Tenant with copy to the Unit Owner) from Units in default to be  
23 paid directly to the Association until all outstanding Assessments, Charges, other monetary  
24 obligations, interest, late fees, costs, collection expenses, attorneys' fees and receiver's fees, if  
25 applicable, are paid in full. As an alternative, the Association may apply to a Court of competent  
26 jurisdiction, either in connection with a foreclosure suit, a personal suit, or otherwise, to have rental  
27 proceeds paid on account of a Unit in default paid directly to the Association, the court registry,  
28 or a receiver, as the Court may direct. The Association may choose any of these courses of action,  
29 or other remedies as may be prescribed by law or elsewhere in the Condominium Documents, as  
30 the Board deems appropriate, without same constituting a waiver or election of remedies.

31           **10.5 First Mortgagee.** The priority of the Association's lien and the obligation for  
32 payment of past due Assessments or other sums due in relation to first mortgagees who obtain title  
33 as a result of foreclosure or deed in lieu of foreclosure, shall be determined by the Act.

34           **10.6 Certificate of Unpaid Assessments or Charges.** Any Unit Owner has the right to  
35 require from the Association a certificate showing the amount of unpaid Assessments or Charges  
36 against him or her with respect to his or her Unit. The Association, its agents, and counsel are  
37 permitted to charge a fee for preparing such information, in amounts established by the Board, or  
38 in a management agreement between the Association and a Community Association Management  
39 Firm, or based on reasonable and customary fees charged by legal counsel.



1           **10.7 Lien for Charges.** Except as prohibited by law, there is created by this Declaration  
2 a common law and contractual lien to secure payment for any service which the Association  
3 provides for an individual Unit Owner or expenses which the Association incurs in regard to a  
4 Unit Owner and which are not otherwise secured by the statutory lien for Common Expenses. By  
5 way of example, but not limitation, a Lien for Charges exists to secure repayment to the  
6 Association when it must remove or reinstall Unit Owner alterations or items of Unit Owner  
7 insurance, or Maintenance responsibility in connection with the Association's discharge of its  
8 Common Element Maintenance responsibilities, or address emergency situations, such as water  
9 extraction from a Unit. The Lien for Charges shall be of equal priority to, shall accrue interest and  
10 late fees, and shall be foreclosed in the same manner as the Common Expense lien, including the  
11 right to recover attorneys' fees, costs and expenses of collection.

12           **10.8 Liens and Encumbrances against Units.** The Association has the right to satisfy  
13 any delinquent lien or other security interest against a Unit, including without limitation unpaid ad  
14 valorem taxes. The Association has no obligation to satisfy such liens nor ascertain their existence.  
15 Prior to paying off a lien against a Unit, the Association shall give the Unit Owner reasonable  
16 notice and opportunity to remove the lien. Any such payments made by the Association will be  
17 secured by a Lien for Charges.

18           **10.9 Other Remedies.** The Board has the authority to impose such other remedies or  
19 sanctions permitted by the Act pertaining to non-payment of monetary obligations to the  
20 Association. Without limitation, same include suspension of use rights in Common Elements and  
21 Association Property; suspension of voting rights; suspension of the right to serve on the Board;  
22 the attachment of rental income; denial of lease approval requests; and acceleration.

23           **11. ADMINISTRATION AND MANAGEMENT OF CONDOMINIUMS.** The  
24 administration and management of the Condominiums shall be by the Association, which has by and  
25 through its Officers and Directors, such powers, authority and responsibilities as are vested in the  
26 Officers and Directors of a corporation not-for-profit under the laws of the State of Florida, including,  
27 but not limited to, those set forth more specifically elsewhere in the Condominium Documents. The  
28 Association has the authority to enter into management and other agreements concerning the matters  
29 of common interest through its Officers. The management of the Association and election of the  
30 Members to the Board is stated in the Bylaws. Without limiting the foregoing, the Association has  
31 the following rights and powers:

32           **11.1 Unit and Limited Common Element Access.** The irrevocable right of access to  
33 each Unit and its appurtenant Limited Common Elements during reasonable hours as may be  
34 necessary for the Maintenance of any Common Elements or of any portion of a Unit to be  
35 maintained by the Association pursuant to this Declaration, or as necessary to prevent damage to  
36 the Common Elements and/or Association Property or to any Unit or Units, or to determine  
37 compliance with the terms and provisions of this Declaration, the exhibits annexed hereto, and the  
38 Rules and Regulations adopted pursuant to such documents, as the same may be amended from  
39 time to time. A pass key or code must be provided by the Unit Owner to the Association for each  
40 Unit entry door and any private access areas, and as may be applicable air conditioning or utility

1 room or closet, storage unit, and any secured parking area. The Association may utilize a master  
2 key/entry system. In the event that Unit Owner fails to provide a key or other applicable means of  
3 access, the Association shall be entitled (but is not obligated) to use all reasonable and necessary  
4 efforts to access the Unit or Limited Common Element, including, but not limited to, the hiring of  
5 a locksmith or the engagement of local fire and rescue authority; in which case, the Association  
6 shall also have the right to charge to the Unit Owner all costs and expenses associated with the  
7 Association's attempt to gain access to the Unit, secured by a Lien for Charges. Nothing contained  
8 in this section shall in any way obligate the Association to act or impose any additional liability or  
9 responsibility on the Association with regard to the access of the Unit or Limited Common  
10 Elements. When a Unit Owner must Maintain portions of the Wiggins Lakes Property, and that  
11 activity requires access to another Unit, the Unit Owner has reasonable right of access which shall  
12 be administered through the Association. The Unit Owner upon whose behalf access has been  
13 obtained is obligated for the expense of repairing any damage to the Wiggins Lakes Property, or  
14 other property of the Unit Owner or in the Unit accessed.

15 **11.2 Assessments and Charges.** The power to make and collect regular Assessments,  
16 Special Assessments, and other Charges against Unit Owners.

17 **11.3 Delegation.** The power to enter into contracts with others, for valuable  
18 consideration, for maintenance and management of the Wiggins Lakes Property and in connection  
19 therewith, or its Officers, Committees, Management, or other agents, to delegate the powers and  
20 rights herein contained, including, without limitation, the making and collecting of Assessments  
21 and other Charges against Unit Owners, and perfecting liens for non-payment thereof.

22 **11.4 Regulations.** The power to adopt and amend Rules and Regulations regarding the  
23 operation of the Association and use, appearance, maintenance, transfer, and administration of the  
24 Wiggins Lakes Property.

25 **11.5 Acquisition or Transfer of Real or Personal Property; Leasing Common**  
26 **Elements and Association Property.** The power to acquire real property and transfer real  
27 property owned by the Association or otherwise convey and mortgage real property with the same  
28 approval of Unit Owners as needed to amend the Declaration. No Unit Owner approval is required  
29 to acquire, purchase, or mortgage a Unit in connection with foreclosure of a lien or deed in lieu of  
30 foreclosure, nor to dispose of such Unit. No Unit Owner approval is required for the acquisition  
31 or disposition of real property necessary, as determined by the Board, to address legal description  
32 or survey errors, or boundary or ownership disputes or uncertainties. Leasing of Units, Common  
33 Elements or Association Property may be approved by the Board, as well as the lease fees, use  
34 fees, and other fees permitted by the Act or the Condominium Documents. The Board has the  
35 authority to acquire personal property and to dispose of same, without need for membership  
36 approval.

37 **11.6 Membership Agreements.** The power to enter into agreements to acquire  
38 leaseholds, memberships, and other possessory or use interests in lands or facilities such as country

1 clubs, golf courses, marinas, and other recreational facilities with the same approval of Unit  
2 Owners as needed to amend the Declaration.

3 **11.7 Fees for Use of Common Elements; Other Fees and Deposits.** The power to set  
4 fees, pursuant to the Act. The Board has the authority to set use fees for use of Common Elements  
5 or Association Property, as well as the regulations and policies pertaining to such use. The Board  
6 may, on a reasonable basis, permit use of the Common Elements or Association Property for  
7 private functions. The Board may also establish other fees and deposits determined necessary by  
8 the Board. Without limitation, same includes clubhouse/meeting room deposits, use fees and/or  
9 clean-up fees; fees for the issuance of parking passes or decals; fees for architectural/engineer  
10 review of renovation/alteration plans; contractor damage deposits; pet deposits; key/access card  
11 deposits; and internet service, facsimile service and other services using Association equipment.  
12 Nothing in this Declaration shall be construed as obligating the Association to provide any of the  
13 aforementioned services.

14 **11.8 Lease of Association Property or Common Elements.** The power to lease  
15 Association Property or Common Elements, as authorized by the Board, including, but not limited  
16 to, the lease of Building roof areas and other Common Elements for antennas or other  
17 telecommunications and similar equipment.

18 **11.9 Limitation upon Liability of Association.** Notwithstanding the duty to maintain,  
19 repair, replace, insure or reconstruct parts of the Condominium Property or Association Property,  
20 the Association is not liable to Unit Owners or any other Person for injury or damages of any  
21 nature, other than for the cost of maintenance and repair of items for which the Association is  
22 otherwise responsible, caused by the acts or omissions of any third party, caused by progressive,  
23 latent or unknown condition of the Condominium Property or Association Property, nor for any  
24 claims for damages or expenses affiliated with the maintenance and repair of the Condominium  
25 Property or Association Property, except incidental damage to Owner property as provided in  
26 Article 9.1.4. The Association has no liability in any case for loss of use or inability to inhabit the  
27 Condominium Property during work performed by, or at the direction of the Association, when  
28 the Board reasonably believes the property cannot be safely occupied or occupied in a manner that  
29 would unreasonably impede the work during said period(s) of time. Without limiting the intended  
30 generality of the foregoing, the Association has no liability for loss of use, loss of rental income,  
31 alternative housing or subsistence expenses, or loss of value.

32 **NOTWITHSTANDING ANYTHING CONTAINED IN THIS DECLARATION OR IN**  
33 **THE CONDOMINIUM DOCUMENTS OR ANY OTHER DOCUMENT GOVERNING OR**  
34 **BINDING THE ASSOCIATION, THE ASSOCIATION SHALL NOT BE LIABLE OR**  
35 **RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF,**  
36 **THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF**  
37 **ANY PORTION OF THE WIGGINS LAKES PROPERTY, INCLUDING, WITHOUT**  
38 **LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, TENANTS, INVITEES**  
39 **OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE**  
40 **GENERALITY OF THE FOREGOING:**

Proposed Combined Amended and Restated Declaration of Condominium  
(Page 35 of 58)

01/03/2024

1           **11.9.1 IT IS THE EXPRESS INTENT OF THE CONDOMINIUM**  
2 **DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE**  
3 **ENFORCEABLE BY THE ASSOCIATION, AND WHICH GOVERN OR REGULATE**  
4 **THE USE OF THE CONDOMINIUM PROPERTY, HAVE BEEN WRITTEN, AND ARE**  
5 **TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF**  
6 **ENHANCING AND MAINTAINING THE ENJOYMENT OF THE CONDOMINIUM**  
7 **PROPERTY AND/OR THE ASSOCIATION PROPERTY AND THE VALUE THEREOF;**  
8 **AND**

9           **11.9.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN**  
10 **CREATED, TO ACT AS AN ENTITY WHICH ENFORCES THE LAWS OF THE**  
11 **UNITED STATES, STATE OF FLORIDA, COLLIER COUNTY, AND/OR ANY OTHER**  
12 **JURISDICTION OR FOR THE PREVENTION OF TORTIOUS OR CRIMINAL**  
13 **ACTIVITIES; AND**

14           **11.9.3 ANY PROVISIONS OF THE CONDOMINIUM DOCUMENTS**  
15 **SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH,**  
16 **SAFETY AND OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS**  
17 **LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A**  
18 **DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY**  
19 **OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN**  
20 **TO BE USED FOR ANY SUCH REASON.**

21 **EACH UNIT OWNER AND EACH OTHER PERSON HAVING AN INTEREST IN OR**  
22 **LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE WIGGINS LAKES**  
23 **PROPERTY SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO**  
24 **HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS**  
25 **AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR**  
26 **CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE**  
27 **ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.**

28 **AS USED IN THIS ARTICLE, “ASSOCIATION” INCLUDES WITHIN ITS MEANING**  
29 **ALL OF THE ASSOCIATION’S DIRECTORS, OFFICERS, COMMITTEE MEMBERS**  
30 **AND OTHER PERSONS THE ASSOCIATION MAY BE REQUIRED TO INDEMNIFY,**  
31 **TO THE EXTENT AND LIMIT OF SUCH INDEMNITY, AND WITHOUT WAIVING,**  
32 **REDUCING OR OTHERWISE MODIFYING COVERAGE OBLIGATIONS OR**  
33 **SUBROGATION RIGHTS OF ANY INSURER.**

34           **11.10 Disclaimer, Waiver, and Release of Claims Regarding Mold and Mildew.** Each  
35 Unit Owner acknowledges that the Condominiums are located in a hot, humid climate, which is  
36 conducive to the growth of mold and/or mildew. The Board has the authority to adopt reasonable  
37 Rules and Regulations regarding maximum or minimum temperatures for Units and/or require that  
38 the air conditioning to the Units be set within certain temperature and/or humidity ranges and may

1 require Owners to take such further actions as the Board deems advisable to control humidity and  
2 mold and/or mildew growth.

3 The Association is not responsible for the prevention of mold and/or mildew or any damages  
4 including, but not limited to, any special or consequential damages, property damages, personal  
5 injury, loss of income, emotional distress, death, loss of use, diminution or loss of value of the  
6 Unit, economic damages, and adverse health effects relating to, arising from or caused by mold  
7 and/or mildew accumulation regardless of the cause of said mold/or mildew. Prevention and  
8 remediation of mold within the boundaries of a Unit, or on Common Elements when due to interior  
9 Unit conditions or events, is a Unit Owner responsibility.

10 **EACH UNIT OWNER AND EACH OTHER PERSON HAVING AN INTEREST IN OR**  
11 **LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM**  
12 **PROPERTY SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO**  
13 **HAVE AUTOMATICALLY WAIVED ANY AND ALL CLAIMS, OBLIGATIONS,**  
14 **DEMANDS, DAMAGES, CAUSES OF ACTION, LIABILITIES LOSSES AND**  
15 **EXPENSES, WHETHER NOW KNOWN OR HEREAFTER KNOWN, FORESEEN OR**  
16 **UNFORESEEN, THAT SUCH PERSON HAS, OR MAY HAVE IN THE FUTURE, IN**  
17 **LAW OR IN EQUITY AGAINST THE ASSOCIATION, ITS OFFICERS, DIRECTORS,**  
18 **AND COMMITTEE MEMBERS, OR ANY PERSON OR ENTITY THE ASSOCIATION**  
19 **IS OBLIGATED TO INDEMNIFY (AND WITHOUT WAIVING, REDUCING OR**  
20 **OTHERWISE MODIFYING COVERAGE OBLIGATIONS OR SUBROGATION**  
21 **RIGHTS OF ANY INSURER), ARISING OUT OF, RELATING TO, OR IN ANY WAY**  
22 **CONNECTED WITH INDOOR AIR QUALITY, MOISTURE, OR THE GROWTH,**  
23 **RELEASE, DISCHARGE, DISPERSAL OR PRESENCE OF MOLD AND/OR MILDEW**  
24 **OR ANY CHEMICAL OR TOXIN SECRETED THEREFROM.**

25 **11.11 Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has  
26 accumulated in a Building and Units in sufficient quantities, may present health risks to Persons  
27 who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been  
28 found in buildings in Florida. Additional information regarding radon and radon testing may be  
29 obtained from your county public health department. The foregoing notice is provided for  
30 informational purposes only. The Association does not conduct radon testing with respect to the  
31 Condominiums and specifically disclaims any and all representations or warranties as to the  
32 absence of radon gas or radon producing conditions in connection with the Condominiums. The  
33 Association is not responsible for mitigating the existence of radon inside of Units and may  
34 establish such conditions as the Board deems appropriate if the Association approves an Owner  
35 request to install mitigation equipment.

36 **EACH UNIT OWNER (BY VIRTUE OF HIS OR HER ACCEPTANCE OF TITLE TO HIS**  
37 **OR HER UNIT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN**  
38 **UPON/OR MAKING ANY USE OF, ANY PORTION OF THE CONDOMINIUM**  
39 **PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR MAKING SUCH**  
40 **USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE**

1 AUTOMATICALLY WAIVED ANY AND ALL CLAIMS, OBLIGATIONS, DEMANDS,  
2 DAMAGES, CAUSES OF ACTION, LIABILITIES, LOSSES AND EXPENSES,  
3 WHETHER NOW KNOWN OR HEREAFTER KNOWN, FORESEEN OR  
4 UNFORESEEN, THAT PURCHASER HAS, OR MAY HAVE IN THE FUTURE, IN LAW  
5 OR IN EQUITY ARISING OUT OF, RELATING TO, OR IN ANY WAY CONNECTED  
6 WITH INDOOR AIR QUALITY, RADON GAS, OR THE RELEASE, DISCHARGE,  
7 DISPERSAL OR PRESENCE OF RADON GAS. THE PROVISIONS OF THIS ARTICLE  
8 SHALL ALSO INURE TO THE BENEFIT OF THE ASSOCIATION, ITS OFFICERS,  
9 DIRECTORS, MEMBERS, AND AGENTS WHICH SHALL BE FULLY PROTECTED  
10 HEREBY.

11 **11.12 Atmospheric Conditions, Pollution, Contaminants, Communicable Diseases,**  
12 **Viruses, and Public Health.** Notwithstanding the duty to maintain, repair, replace, insure, or  
13 reconstruct parts of the Condominium Property or Association Property, the Association is not  
14 liable to Unit Owners or any other Person for injury or damages of any nature caused by  
15 atmospheric or natural conditions, including but not limited to red tide, pollution, algae, natural  
16 debris, viruses, airborne or other communicable diseases, or acts of God, which shall collectively  
17 be referred to herein as “public health” for simplicity. Without limiting the intended generality of  
18 the forgoing, the Association has no liability for loss of use, loss of rental income, alternative  
19 housing or subsistence expenses, loss of value, personal or property injury, or death arising from  
20 public health matters.

21 **NOTWITHSTANDING ANYTHING CONTAINED IN THIS DECLARATION OR IN**  
22 **THE CONDOMINIUM DOCUMENTS OR ANY OTHER DOCUMENT GOVERNING OR**  
23 **BINDING THE ASSOCIATION, THE ASSOCIATION SHALL NOT BE LIABLE OR**  
24 **RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF,**  
25 **THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF**  
26 **ANY PORTION OF THE WIGGINS LAKES PROPERTY, INCLUDING, WITHOUT**  
27 **LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, TENANTS, INVITEES**  
28 **OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE**  
29 **GENERALITY OF THE FOREGOING:**

30 **11.12.1 IT IS THE EXPRESS INTENT OF THE CONDOMINIUM**  
31 **DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE**  
32 **ENFORCEABLE BY THE ASSOCIATION, AND WHICH GOVERN OR REGULATE**  
33 **THE USE OF THE CONDOMINIUM PROPERTY, HAVE BEEN WRITTEN, AND ARE**  
34 **TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF**  
35 **ENHANCING AND MAINTAINING THE ENJOYMENT OF THE WIGGINS LAKES**  
36 **PROPERTY AND THE VALUE THEREOF; AND**

37 **11.12.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT**  
38 **BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES THE LAWS,**  
39 **POLICIES OR RECOMMENDATIONS OF THE UNITED STATES, STATE OF**  
40 **FLORIDA, COLLIER COUNTY, AND/OR ANY OTHER JURISDICTION REGARDING**

1 MATTERS OF PUBLIC HEALTH OR FOR THE PREVENTION OF INJURIES OR  
2 DAMAGES TO PERSONS OR PROPERTY ARISING THEREFROM; AND

3 11.12.3 ANY PROVISIONS OF THE CONDOMINIUM DOCUMENTS  
4 SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH,  
5 SAFETY AND OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS  
6 LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A  
7 DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY  
8 OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN  
9 TO BE USED FOR ANY SUCH REASON.

10 EACH UNIT OWNER AND EACH OTHER PERSON HAVING AN INTEREST IN OR  
11 LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE WIGGINS LAKES  
12 PROPERTY SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO  
13 HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS  
14 AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR  
15 CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE  
16 ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

17 AS USED IN THIS ARTICLE, "ASSOCIATION" INCLUDES WITHIN ITS MEANING  
18 ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE MEMBERS  
19 AND OTHER PERSONS THE ASSOCIATION MAY BE REQUIRED TO INDEMNIFY,  
20 TO THE EXTENT AND LIMIT OF SUCH INDEMNITY, AND WITHOUT WAIVING,  
21 REDUCING OR OTHERWISE MODIFYING COVERAGE OBLIGATIONS OR  
22 SUBROGATION RIGHTS OF ANY INSURER.

23 NOTHING HEREIN SHALL PREVENT OR LIMIT THE ASSOCIATION FROM  
24 EXERCISING THE POWERS SET FORTH IN THE CONDOMINIUM DOCUMENTS OR  
25 APPLICABLE LAW, INCLUDING THE EXERCISE OF EMERGENCY POWERS AS  
26 WELL AS THE GENERAL ADMINISTRATION OF THE WIGGINS LAKES  
27 PROPERTY AND THE AFFAIRS OF THE ASSOCIATION. HOWEVER, THE  
28 EXERCISE OF SUCH POWERS SHALL NOT BE DEEMED TO WAIVE, ABANDON OR  
29 LESSEN THE PROVISIONS OF THIS ARTICLE, WHICH HAVE BEEN APPROVED BY  
30 THE OWNERS FOR THE COLLECTIVE PROTECTION OF THE ASSOCIATION.

31 11.13 Restraint upon Assignment of Shares in Assets. The share of a Unit Owner in  
32 the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any  
33 manner except as an appurtenance to his or her Unit.

34 12. INSURANCE. The insurance which shall be carried upon the Wiggins Lakes Property,  
35 including the Units, Common Elements, and Association Property, shall be as follows:

1           **12.1 Authority to Purchase Insurance.** All insurance policies shall be purchased by  
2 the Association for the benefit of the Association and the Unit Owners and their mortgagees as  
3 their respective interests may appear.

4           **12.2 Coverage.** All provisions pertaining to insurance coverage shall be construed in  
5 accordance with the Act, and insurance policies purchased by the Association is intended to  
6 comply with all coverage requirements of the Act.

7           **12.2.1 Property Insurance.** Except as otherwise provided in this Declaration, the  
8 Association shall use its best efforts to obtain and maintain fire, wind, and other property coverage  
9 deemed advisable by the Board with an insurance company authorized to do business in Florida,  
10 upon the Insurable Improvements of each Condominium for the replacement value thereof,  
11 including coverage for changes in building codes, unless the Board determines that such coverage  
12 for changes in building codes is not reasonably available or commercially practicable. Insurance  
13 policies may include a commercially reasonable deductible as determined by the Board. The Board  
14 may exclude landscaping and exterior improvements not customarily insured by condominium  
15 associations in the locality, and other customary exclusions such as foundation and excavation  
16 costs, in its discretion. The Association shall determine the replacement value of the Insurable  
17 Improvements through independent appraisal, at least every thirty-six (36) months, so long as  
18 required by the Act. The Board shall establish deductibles, at a duly noticed meeting of the Board,  
19 and shall give notice of such meeting, and determine the deductibles, as required by the Act, so  
20 long as required by the Act. Notwithstanding the foregoing requirement, the Association, through  
21 its Board, will have fulfilled its duty to use best efforts to obtain insurance coverage if it obtains  
22 and maintains such insurance coverage as may be reasonably available from time to time given  
23 market and economic conditions. Unless otherwise required by law, and subject to Article 1.27,  
24 the Unit Owners are responsible to insure all alterations, modifications or additions made to the  
25 Unit, Limited Common Elements, or Common Elements by said Unit Owner, or his or her  
26 predecessor in interest or title, except insurance of elements previously insured by the Association  
27 which have been replaced with code compliant elements, which shall be considered Insurable  
28 Improvements, except as may otherwise be provided by law.

29           **12.2.2 Flood.** The Association shall use its best efforts to obtain and maintain  
30 adequate flood insurance, for replacement value, less a commercially reasonable deductible as  
31 determined by the Board, and less foundation and excavation costs if determined by the Board.  
32 The Association will have discharged its responsibility to use its “best efforts” to obtain “adequate”  
33 flood insurance if it is able to purchase flood insurance up to the limits available through the  
34 National Flood Insurance Program (NFIP), or through any similar federally-sponsored or related  
35 program, or through private carriers with similar coverage, for premium rates that are generally  
36 commensurate with flood insurance premium rates for condominiums in the local area.

37           **12.2.3 Liability Insurance.** The Association shall obtain and maintain public  
38 liability insurance covering all of the Common Elements and Association Property in such amount  
39 as the Board may deem appropriate. The Board has the authority to compromise and settle all  
40 claims against the Association or upon insurance policies held by the Association. The Unit



1 Owners shall have no personal liability upon such claims, except as may be otherwise provided by  
2 law.

3 **12.2.4 Fidelity Bond.** The Association shall obtain and maintain insurance or  
4 fidelity bonding of all Persons and in such amounts as required by the Act.

5 **12.2.5 Worker's Compensation.** Such worker's compensation coverage as may  
6 be required by law or deemed advisable by the Board.

7 **12.2.6 Other Insurance.** Such other insurance as the Board may from time to time  
8 deem to be necessary, including, but not limited to, Errors and Omissions Officers and Directors  
9 Liability insurance coverage and insurance for the benefit of its employees.

10 **12.3 Insurance Shares or Proceeds.** Insurance proceeds of policies purchased by the  
11 Association covering property losses shall be paid to the Association, and all policies and  
12 endorsements thereon shall be deposited with the Association.

13 **12.3.1 Flood Insurance Proceeds.** In situations where the Association receives  
14 flood insurance proceeds for Owner Insurance Elements the Board may allocate such proceeds as  
15 it deems appropriate amongst damage to multiple Units and the Common Elements. The  
16 Association may disburse funds directly to the Owners and may require such assurances as the  
17 Board determines reasonable, including, but not limited to, the requirement of the signing of a  
18 release, and/or an undertaking to perform the work, and/or requirement that the monies will not be  
19 released until the work is complete. The Association may also permit work covered by these funds  
20 to be performed by Association contractors and may require adequate assurances that the Owner  
21 be financially responsible for any costs or expenses not covered by insurance proceeds.

22 **12.4 Association as Agent.** The Association is irrevocably appointed agent for each  
23 Unit Owner and for each Owner of a mortgage or other lien upon any Unit and for each Owner of  
24 any other interest in the Condominium Property or any property in which the Association owns an  
25 interest, to adjust and settle all claims arising under insurance policies carried by the Association,  
26 and to execute and deliver releases upon the payment of such claim.

27 **13. REPAIR AFTER CASUALTY.** If any part of the Insurable Improvements of the  
28 Condominium Property or other portions of the Condominium Property the Association is required  
29 to Maintain shall be damaged by Casualty or covered cause of loss under the Association's  
30 applicable insurance policy, Repair After Casualty shall be under the direction of the Board and  
31 shall be taken in a responsible and reasonable manner, unless a decision is made to pursue  
32 termination of a Condominium, as set forth in Article 19 of this Declaration.

33 **13.1 Plans and Specifications.** Any reconstruction or repair must be substantially in  
34 accordance with the plans and specifications for the original Condominium Property, as set forth  
35 in the plans and specifications, or if not, then according to plans and specifications approved by

1 the Board, regardless of whether it is a Material Alteration or Substantial Addition as described in  
2 Article 9.8, and no vote of the Unit Owners shall be required.

3 **13.2 Responsibility.** Repair After Casualty of the Insurable Improvements shall be  
4 undertaken by the Association, except that a Unit Owner may undertake reconstruction work on  
5 portions of the Unit with the prior written consent of the Board. However, such work, and the  
6 disbursement of insurance proceeds, may be conditioned upon the approval of the repair methods,  
7 the qualifications of the proposed contractor, the contract that is used for that purpose, and  
8 reasonable verification of appropriate steps to ensure that the work is done and that the contractor  
9 is paid for the performance of said work. Unit Owners shall be responsible for reconstructing  
10 Owner Insured Elements. All required governmental permits and approvals must be obtained prior  
11 to commencing reconstruction. Assessments for the cost of the work shall be set forth in Article  
12 13.3 below.

13 **13.3 Assessments.** The cost of Repair After Casualty for those portions of the  
14 Condominium Property required to be insured by the Association for flood or property loss,  
15 including expenses not covered by insurance due to deductibles or otherwise, is a Common  
16 Expense of the Condominium, except as provided elsewhere, including, but not limited to, Section  
17 718.111(11)(n) of the Act, and the provisions of this Declaration regarding flood insurance of  
18 Owner Insurance Elements.

19 **13.4 Incidental Damage.** Incidental Damage to Owner Insurance Elements or other  
20 property not part of the Insurable Improvements in connection with Repair After Casualty shall be  
21 the financial responsibility of the Unit Owner unless covered by the Association's policy.

22 **13.5 Damage Caused by Wear and Tear of the Condominium Property or**  
23 **Uninsurable Loss.** Damage to the Condominium Property that is not caused by a Casualty, as  
24 defined in Article 1.9 or covered cause of loss under the Association's applicable insurance policy,  
25 shall be repaired or replaced in accordance with the provisions of Article 9 and shall not be subject  
26 to this Article 13.

27 **13.6 Termination In Lieu of Reconstruction.** Repair After Casualty may be suspended  
28 by the Board if it determines that circumstances indicate that terminating a Condominium may be  
29 a more viable economic alternative to repair or reconstruction.

30 **14. OWNERSHIP AND USE RESTRICTIONS.** Ownership and use of Condominium  
31 Property shall be in accordance with the following use restrictions and reservations:

32 **14.1 Occupancy of Units; Single Family Residence.** A Unit shall be used only as a  
33 Single Family residence. No more than two (2) Persons per bedroom plus two (2) may reside in a  
34 Unit. No more than two (2) Persons per bedroom plus four (4) (including Unit Owners, Tenants,  
35 Residents, their Families, Guests or any other Occupants) may sleep overnight in a Unit. No Unit  
36 may be divided or subdivided into a smaller Unit nor any portion sold or otherwise transferred.  
37 Units may not be used for commercial or business purposes. Unit Owners and Occupants may use

1 Units for “home office” or “telecommuting” purposes, provided that such uses do not involve  
2 customers or clients coming onto the Condominium Property, the posting of any signage in the  
3 Condominium, the storage of equipment, products, or materials in the Condominium, nor more  
4 than two (2) regular deliveries per day of correspondence or similar items from customary express  
5 delivery services.

6 **14.2 Nuisance.** No Unit Owner, or their Tenants, Guests, or Invitees may use the  
7 Condominium Property for any immoral, indecent, improper, or unlawful purpose and no use or  
8 behavior shall be allowed which will create a public or private nuisance, or which shall  
9 unreasonably interfere with the quiet possession or enjoyment of the Condominium Property,  
10 which will increase insurance rates, or which will negatively affect the value of Units. All property  
11 shall be kept in a neat and orderly manner. The Common Elements shall be used for the purpose  
12 of furnishing services and facilities as herein provided for the welfare and enjoyment of the  
13 Residents. The Condominium Property shall be used in accordance with all federal, state, and local  
14 laws and ordinances.

15 **14.3 Displays.** Nothing shall be hung, displayed, or placed on the exterior walls, doors,  
16 windows, or lanai of the Unit or the Building without the prior written consent of the Board of  
17 Directors.

18 **14.4 Signs.** No signs shall be displayed from a Unit or on Common Elements, except  
19 such signs as shall have advance written approval by the Association. The Association shall have  
20 the right, exercisable at the sole option of the Association, to remove from and either place in  
21 storage at the owner’s expense, or dispose of, any signs placed on the Common Elements without  
22 the express prior written approval of the Association.

23 **14.5 Pets.** Except for one (1) dog or cat weighing not more than 25 pounds, no bird, pet,  
24 reptile, or animal shall be kept or harbored in the Condominiums unless the same is in each instance  
25 expressly permitted in writing by the Association, which permission may be conditioned on such  
26 terms as the Association, in its sole discretion, deems to be in the best interest of the  
27 Condominiums as a whole. Such permission in one instance shall not be deemed to institute a  
28 blanket permission or permissions in any other instance: and any such permission may be revoked  
29 at any time in the sole discretion of the Association. The pet owner shall indemnify the Association  
30 and hold it harmless against any loss or liability of any kind or character whatsoever arising from  
31 or growing out of having any bird, pet, reptile, or animal upon the Wiggins Lakes Property.

32 **14.5.1** No Tenant or Guest may bring or lodge a pet or animal of any kind in a  
33 Unit.

34 **14.5.2** No animals shall be allowed to commit or constitute nuisance in any  
35 Wiggins Lakes Property.

36 **14.5.3** An authorization in writing to keep pets will expire when the pet is disposed  
37 of or dies.

1           **14.5.4** Pets shall include all types of animals, including, without limitation, dogs,  
2 cats, parrots, frogs, reptiles, turtles, and fish.

3           **14.6 Additional Restrictions.** Additional use, occupancy, maintenance, transfer and  
4 other restrictions are contained in the Rules and Regulations, which may be amended from time to  
5 time by the Board. Amendments to the Rules and Regulations may, but need not be, recorded in  
6 the Public Records. Additional use, transfer and other restrictions are also contained elsewhere in  
7 the Condominium Documents.

8           **15. GUEST OCCUPANCY.** Use or visitation without consideration (payment) distinguishes  
9 a Guest usage from a tenancy. Any Person occupying a Unit for more than thirty (30) days in a  
10 calendar year regardless of whether any consideration is paid, shall not be considered a Guest, and  
11 shall be considered a Resident or Tenant subject to the approval requirements of Article 16 of this  
12 Declaration. There are various types of Guest uses, which are regulated as follows:

13           **15.1 Non-Overnight Visitation by Guests When Unit Owner or Tenant is in**  
14 **Residence.** Unit Owners and Tenants (and their respective Families) are permitted to have non-  
15 overnight Guests, provided that same does not create a nuisance or annoyance to other  
16 Condominium Residents, nor prevent their peaceful enjoyment of the premises. The Association  
17 may restrict or prohibit Guest visitation by Persons who have committed nuisances upon the  
18 Condominium Property or otherwise violated the Condominium Documents in the past. Non-  
19 overnight Guests need not be registered with the Association, but may be subject to access control  
20 protocols or procedures used generally, if any. Non-overnight Guests are permitted to use the  
21 Association facilities only when accompanied by the Unit Owner or Tenant, unless otherwise  
22 approved by the Board. The Board may establish additional restrictions on non-overnight Guest  
23 usage of Condominium facilities, including, but not limited to, the maximum numbers of Guests  
24 who may use common facilities.

25           **15.2 Overnight Guests When Unit Owner or Tenant is in Residence.** Unit Owners  
26 and Tenants (and their respective Families) may have related or unrelated overnight Guests, so  
27 long as the Unit Owner or Tenant is in simultaneous residence in that Unit. There is no requirement  
28 for registration of overnight Guests with the Association when the Unit Owner or Tenant is  
29 simultaneously occupying the Unit, but may be subject to access control protocols or procedures  
30 used generally, if any. The Association may restrict or prohibit Guest visitation by Persons who  
31 have committed nuisances upon the Condominium Property or otherwise violated the  
32 Condominium Documents in the past, and Persons who have been convicted of or pled no contest  
33 to a felony, including, but not limited to, registered sex offenders and Persons who have been  
34 convicted of or pled no contest to narcotic offenses. No more than two (2) Persons per bedroom  
35 plus four (4) (including Unit Owners, Tenants, Residents, their Families, Guests or any other  
36 Occupants) may sleep overnight in a Unit.

37           **15.3 Non-Overnight Guests in the Absence of the Unit Owner or Tenant.** Unit  
38 Owners and Tenants are not permitted to have non-overnight Guests when the Unit Owner or  
39 Tenant is absent from the Condominium. Unit Owners and Tenants may have Units inspected by

1 caretakers, friends or relatives. However, such individuals shall not be permitted to use  
2 Condominium facilities, such as recreational facilities (including, but not limited to, the pool, and  
3 parking areas).

4 **15.4 Overnight Guests in the Absence of the Unit Owner or Tenant.** Tenants are not  
5 permitted to have overnight Guests (related or non-related) in the absence of the Tenants'  
6 simultaneous residence. Unit Owners are permitted to have overnight Guests in the absence of the  
7 Unit Owner subject to the following conditions, and such other Rules and Regulations as may be  
8 deemed necessary by the Board to effectuate the residential, non-transient nature of the  
9 Condominiums. The Association may restrict or prohibit Guest visitation by Persons who have  
10 committed nuisances upon the Condominium Property or otherwise violated the Condominium  
11 Documents in the past, and Persons who have been convicted of or pled no contest to a felony,  
12 including, but not limited to, registered sex offenders and Persons who have been convicted of or  
13 pled no contest to narcotic offenses.

14 **15.4.1 Non-Related Overnight Guests** in the absence of the Unit Owner will be  
15 limited to two (2) occupancies per calendar year (cumulative as to all Guests and all occupancies  
16 by non-related Guests in the absence of the Owner). The limitation on the number of Persons who  
17 can occupy a Unit in Article 15.2 applies. Ten (10) days prior notice to the Association is required.

18 **15.4.2 Related Overnight Guests** may occupy a Unit in the absence of the Unit  
19 Owner. For the purpose of this provision, "related" means at least one (1) adult who is occupying  
20 the Unit on an overnight basis, in the absence of the Unit Owner, is related to the Unit Owner or  
21 Primary Occupant (by blood, marriage, domestic partnership or adoption) to the following degree:  
22 spouse, parent, grandparent, child, grandchild, or sibling. The limitation on the number of Persons  
23 who can occupy a Unit in Article 15.2 applies. Ten (10) days prior notice to the Association is  
24 required.

25 **15.5 Additional Board Authority.** The conduct of background investigations and the  
26 extent of such investigation, if any, shall be as determined by the Board in its discretion. The Board  
27 may promulgate such rules, policies, and procedures as are necessary to implement this Article.  
28 The Board may, at a duly noticed meeting, temporarily suspend or permanently ban a Guest from  
29 entering the Condominium Property if the Board finds that such Person has engaged in a serious  
30 violation of the Condominium Documents or applicable law upon the Condominium Property, or  
31 has engaged in systematic violations of the Condominium Documents or applicable law upon the  
32 Condominium Property. The decision of the Board is final and shall not be subject to any  
33 requirement for a hearing before any type of Committee. In the event the Association has  
34 reasonable cause to believe that Unit Owners are circumventing rental restrictions by receiving  
35 consideration for occupancies which are held out as guest occupancies, the Association may  
36 require proposed Guest Occupants to submit proof of familial relationship, an affidavit as to  
37 absence of payment for the right to occupy the premises, or other proof that the leasing provisions  
38 of Article 16 are not being violated.

1 **16. LEASING.** The lease of a Unit is defined as occupancy of the Unit by any Person other  
2 than the Unit Owner, whether pursuant to verbal or written agreement, where said occupancy by  
3 the non-owner involves consideration (the payment of money, the exchange of goods or services,  
4 or any other exchange of value). The term “leasing” and “renting” are used interchangeably in this  
5 Declaration. The term “Tenant” and “Lessee” are likewise used interchangeably. All leases must  
6 be in writing. Should a Unit Owner wish to lease his or her Unit, he or she shall furnish the  
7 Association with a copy of the proposed lease, the name of the proposed Tenant, the names of all  
8 proposed Residents, and such other information as the Association may reasonably require. Any  
9 Person occupying the Unit as a Resident after initial approval shall be subject to a separate  
10 application and approval process. The Association has thirty (30) days from the receipt of notice  
11 and all required information within which to approve or disapprove of the proposed lease or  
12 proposed Tenants or Residents. The Association shall give the Unit Owner written notice of its  
13 decision within said period. No individual rooms may be rented and no transient tenants may be  
14 accommodated. “Rent-sharing” and subleasing are prohibited. All leases shall be for a minimum  
15 period of thirty (30) continuous days, or one (1) calendar month and not more often than three (3)  
16 times in any calendar year. Leases may be extended or renewed, subject to Board approval. No  
17 Unit Owner, or anyone on their behalf, shall publish or cause to be published any advertisement of  
18 any type in any form of media, including, but not limited to, television, radio, internet website,  
19 newspaper, magazine, or trade publication, that indicates that a Unit may be leased for anything less  
20 than the minimum period of thirty (30) continuous days, or one (1) calendar month and not more  
21 often than three (3) times in any calendar year.

22 **16.1 Board Right of Approval.** The Board has the authority to approve or disapprove  
23 all leases and renewals or extensions thereof. No Person may occupy a Unit as a Tenant, Family  
24 member of a Tenant, Resident, or otherwise without prior approval of the Board. The Board has  
25 the authority to promulgate or use a uniform lease application and require such other information  
26 from the proposed Tenant and all proposed Residents as the Board deems appropriate under the  
27 circumstances. The Board may require an interview of any proposed Tenant and all proposed  
28 Residents of a Unit as a condition for approval. The Board may, but shall not be obligated or have  
29 the duty to, conduct criminal background investigation in connection with proposed leases.

30 **16.2 Tenant Conduct; Remedies.** All leases shall be on a uniform form of lease or lease  
31 addendum if so promulgated by the Association. Uniform leases, addenda and all other leases will  
32 provide, or be deemed to provide, that the Tenants have read and agreed to be bound by the  
33 Condominium Documents. The uniform lease or addendum and other leases shall further provide,  
34 or be deemed to provide, that any violation of the Condominium Documents shall constitute a  
35 material breach of the lease and subject the Tenant to termination of the lease and/or eviction as  
36 well as any other remedy afforded by the Condominium Documents or Florida law. If a Tenant,  
37 Resident, other Unit Occupant, Guest, or Invitee fails to abide by the Condominium Documents,  
38 the Unit Owner(s) shall be responsible for the conduct of the Tenants, Residents, Occupants,  
39 Guests, or Invitees and shall be subject to all remedies set forth in the Condominium Documents  
40 and Florida law, without waiver of any remedy available to the Association as to the Tenant. The  
41 Unit Owner has the duty to bring his or her Tenant’s conduct (and that of the other Unit Residents,

1 Occupants, Guests, or Invitees) into compliance with the Condominium Documents by whatever  
2 action is necessary, including without limitation the institution of eviction proceedings without  
3 notice to cure, where legally permissible. If the Unit Owner fails to bring the conduct of the Tenant  
4 into compliance with the Condominium Documents in a manner deemed acceptable by the  
5 Association, or in other circumstances as may be determined by the Board, the Association has the  
6 authority to act as agent of the Unit Owner to undertake whatever action is necessary to abate the  
7 Tenants' noncompliance with the Condominium Documents (or the noncompliance of other  
8 Residents, Occupants, Guests, or Invitees), including without limitation the right to terminate a  
9 lease and/or institute an action for eviction against the Tenant in the name of the Association in its  
10 own right, or as agent of the Unit Owner. The Association has the right to recover any costs or  
11 fees, including attorneys' fees, incurred in connection with such actions, from the Unit Owner  
12 which shall be secured by a continuing lien in the same manner as assessments for Common  
13 Expenses, to wit, secured by a Lien for Charges. Any uniform lease or lease addendum will  
14 provide, and all leases will be deemed to provide, that the Association has the authority to direct  
15 that all rental income related to the Unit be paid to the Association until all past due and current  
16 obligations of the Association have been paid in full, including, but not limited to, all past due  
17 Assessments, Charges, other monetary obligations, late fees, interest, attorneys' fees and cost and  
18 expenses of collection.

19 **16.3 Security Deposit.** The Board has the authority, as a condition of granting approval  
20 to a lease or renewal or extension thereof, to require that a prospective Tenant or Unit Owner place  
21 a security deposit in an amount not to exceed the equivalent of one (1) month's rent into an escrow  
22 account maintained by the Association to protect against damage to the Common Elements or  
23 Association Property. Payment of interest, claims against the deposit, refunds, and disputes under  
24 this paragraph shall be handled in the same fashion as provided in Part II of Chapter 83 of the  
25 Florida Statutes (2023), as amended from time to time.

26 **16.4 Approval Process; Disapproval.** Any Unit Owner intending to lease his or her  
27 Unit shall submit a copy of the proposed lease, an application, and any other requested information  
28 and required fees at least thirty (30) days in advance of the commencement of the lease or renewal  
29 or extension term. Upon receipt of all information and fees required by Association and an  
30 interview (if requested by the Board), the Association has the duty to approve or disapprove all  
31 proposed leases within thirty (30) days of receipt of such information for approval and the  
32 completion of the Tenant/Resident interview (if required), by sending written notification to the  
33 Unit Owner within such time frame. All requests for approval not acted upon within thirty (30)  
34 days shall be deemed approved. Applications for renewals or extensions of lease agreements shall  
35 be submitted at least thirty (30) days in advance of the expiration of the lease agreement. If the  
36 Association disapproves a proposed lease or renewal or extension, the Unit Owner shall receive a  
37 short statement indicating the reason for the disapproval, and the lease shall not be made, renewed,  
38 or extended. Denial may be based upon factors reasonably determined by the Board concluding  
39 that the proposed lease is not in the best interest of the Condominiums, the Unit Owners, and the  
40 Association.

1           **16.5 Liability.** The liability of the Unit Owner under the Condominium Documents shall  
2 continue notwithstanding the fact that he or she may have leased or rented his or her interest in the  
3 Unit as provided herein.

4           **16.6 Association Fee.** The Unit Owner or Tenant seeking approval of a lease of a Unit  
5 shall pay a transfer fee for each applicant in an amount determined by the Board, which unless  
6 otherwise specified, shall be the maximum amount permitted by law. No charge shall be made in  
7 connection with an extension or renewal of a lease.

8           **17. TITLE TRANSFERS.** In order to maintain a community of congenial Unit Owners who are  
9 financially responsible, and thus protect the value of the Units, the use and transfer of Units by any  
10 Owner is subject to the following provisions as long as the Condominiums exist upon the land, which  
11 provisions each Unit Owner covenants to observe:

12           **17.1 Forms of Ownership.**

13           **17.1.1 Ownership by Individuals.** A Unit may be owned by one (1) natural person  
14 who has qualified and been approved as elsewhere provided herein.

15           **17.1.2 Co-Ownership.** Co-ownership of Units may be permitted. If the co-owners  
16 are other than spouses, the Owners shall designate one (1) natural person as the “Primary  
17 Occupant.” Spouses who are co-owners may both be designated as “Primary Occupants.” The  
18 intent of this provision is to allow flexibility in estate, financial, or tax planning, and not to create  
19 circumstances in which the Unit may be used as a short-term or transient accommodations for  
20 several entities, individuals or families as a timeshare, a shared Unit, fractional ownership, or used  
21 as Guest accommodations for employees, customers, or Guests of Units owned by business  
22 entities, religious, or charitable organizations, and the like. The use of the Unit by other Persons  
23 shall be as if the Primary Occupant was the only actual Owner. No more than one (1) change in  
24 Primary Occupant is permitted in any twelve (12) month period, except in the case of the death of  
25 the Primary Occupant, or when a Primary Occupant designates a spouse as the Primary Occupant.  
26 No time share estates may be created. “Unit Sharing” by multiple families and “Fractional  
27 Ownership” are prohibited.

28           **17.1.3 Ownership by Corporations, Partnerships, Limited Liability**  
29 **Companies, Trusts, or Other Artificial Entities.** A Unit may be owned in trust, or by a  
30 corporation, partnership, limited liability company, or other entity, which is not a natural person,  
31 if approved in the manner provided elsewhere herein. The intent of this provision is to allow  
32 flexibility in estate, financial, or tax planning, and not to create circumstances in which the Unit  
33 may be used as a short-term or transient accommodations for several entities, individuals or  
34 families as a timeshare, a shared Unit, fractional ownership, or used as Guest accommodations for  
35 employees, customers, or Guests of Units owned by business entities, religious, or charitable  
36 organizations, and the like. A partnership, trustee, corporation, limited liability company, or other  
37 entity shall designate one (1) natural person to be the “Primary Occupant.” Spouses may both be  
38 designated as Primary Occupants. The use of the Unit by other Persons shall be as if the Primary



1 Occupant were the only actual Unit Owner. The Primary Occupant shall be the Person entitled to  
2 vote on behalf of the Unit, exercise rights of membership, and discharge the responsibilities  
3 incident thereto. No more than one (1) change in designation of Primary Occupant is permitted in  
4 any twelve (12) month period, except in the case of the death of the Primary Occupant.

5 **17.2 Transfers Subject to Notice.** No Unit Owner may dispose of a Unit or any interest  
6 in same by sale or other title transfer without prior notice to the Board at least thirty (30) days prior  
7 to closing, using such forms as the Board may promulgate.

8 **18. METHOD OF AMENDMENT OF DECLARATION.** Except as elsewhere provided  
9 otherwise, this Declaration may be amended in the following manner:

10 **18.1 Proposal of Amendments.** An amendment may be proposed by the President of  
11 the Association, the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

12 **18.2 Proposed Amendment Format.** Proposals to amend the existing Declaration of  
13 Condominium shall contain the full text of the article to be amended. New words shall be  
14 underlined and words to be deleted shall be ~~lined through~~. If the proposed change is so extensive  
15 that this procedure would hinder rather than assist understanding, a notation must be inserted  
16 immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF  
17 DECLARATION OF CONDOMINIUM. SEE ARTICLE NUMBER \_\_\_\_ FOR PRESENT  
18 TEXT."

19 **18.3 Notice.** The subject matter of proposed amendments shall be included in the notice  
20 of any meeting at which a proposed amendment is to be considered or in connection with  
21 documentation for action without a meeting.

22 **18.4 Adoption of Amendments.** A resolution for the adoption of a proposed  
23 amendment may be adopted by a vote of at least two-thirds (2/3<sup>rd</sup>s) of the Voting Interests of the  
24 Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum  
25 has been attained, or by the written agreement of at least two-thirds (2/3<sup>rd</sup>s) of the entire Voting  
26 Interests. Amendments correcting errors, omissions, scrivener's errors, violations of applicable  
27 law, conflicts between the Condominium Documents, or if determined necessary and desirable by  
28 the Board to comply with the requirements of the secondary mortgage market, may be executed  
29 by the Officers of the Association, upon Board approval, without need for Association membership  
30 vote. The Board may also adopt amendments necessary to comply with the requirements of any  
31 governmental entity.

32 **18.5 Individual Condominium Amendments, Association-Wide Amendments.** The  
33 Board shall have the authority to determine whether to propose and/or apply proposed amendments  
34 to only one (1) Condominium (i.e., "Individual Condominium Amendments"), or to all three (3)  
35 Condominiums, (i.e., "Association-Wide Amendments"). In cases where the Board applies the  
36 amendment to all Condominiums, the term Voting Interest of the Association shall apply to all  
37 units operated by the Association, without regard to Condominium-by-Condominium results.

1 Where the Board authorizes individual Condominium voting, all quorums, voting percentages and  
2 the like will be determined on a Condominium by Condominium basis. In all cases, the final  
3 decision as to whether to apply “Individual Condominium” or “Association-Wide” voting shall  
4 rest with the Board. In general, Association-Wide Amendments will be applied to amendments of  
5 covenants and restrictions that are consistent with the operation of Wiggins Lakes & Preserve as a  
6 single development. Without limiting the generality of this clause, nor the Board’s discretion, use  
7 restrictions such as pet provisions, lease restrictions and the like shall be applied on an Association-  
8 Wide basis. Conversely, and again without limiting the generality of the foregoing and the Board’s  
9 discretion, in general, matters which affect only the interests of the Members of a particular  
10 Condominium, will be considered the type of amendment and may be voted upon on an Individual  
11 Condominium amendment basis.

12 **18.6 Effective Date.** An amendment when adopted shall become effective after being  
13 recorded in the Public Records of Collier County, Florida, according to law.

14 **18.7 Automatic Amendment.** Whenever the Act, Chapter 617, Florida Statutes, or  
15 other applicable statutes or administrative regulations, as amended from time to time, are amended  
16 to impose procedural requirements less stringent than set forth in this Declaration, the Board may  
17 operate the Association pursuant to the less stringent requirements without the need to change this  
18 Declaration. The Board, without a vote of the Owners, may also adopt by majority vote,  
19 amendments to this Declaration as the Board deems necessary to comply with such operational  
20 changes as may be enacted by future amendments to Chapters 607, 617, and the Act, or such other  
21 statutes or administrative regulations as required for the operation of the Association, all as  
22 amended from time to time.

23 **18.8 Proviso.** No amendment shall change the configuration of any Unit or the share in  
24 the Common Elements appurtenant to it, or increase the Owner’s proportionate share of the  
25 Common Expenses, unless the record Owner of the Unit concerned and all record Owners of the  
26 mortgages on such Unit shall join in the execution of the amendment, and all other Unit Owners  
27 approve the amendment.

28 **19. TERMINATION.** The Condominiums may be terminated under any one (1) of the  
29 following alternatives:

30 **19.1 Termination Because of Economic Waste or Impossibility.** Notwithstanding  
31 anything to the contrary in this Declaration, the condominium form of ownership may be  
32 terminated (or partially terminated) by a plan of termination approved by at least seventy-five  
33 percent (75%) of the entire Voting Interests of the Condominium when:

- 34 • The total estimated cost of repairs necessary to restore the improvements in  
35 any Condominium to their former condition or bring them into compliance with applicable laws  
36 or regulations exceeds the combined fair market value of all Units in the Condominium after  
37 completion of the repair;

1                   •       It becomes impossible to operate or reconstruct the Condominium in its  
2 prior physical configuration because of land use laws or regulations; or

3                   •       Both the Board and seventy-five percent (75%) of the entire Voting Interests  
4 in any Condominium determine by vote or written agreement that termination is a more viable  
5 economic option than Repair After Casualty.

6                   **19.2 Optional Termination.** Except as provided in Article 19.1, the condominium form  
7 of ownership may be terminated pursuant to a plan of termination approved by at least eighty  
8 percent (80%) of the entire Voting Interests of the Condominium. It is the intent of this provision  
9 to incorporate the provisions of Section 718.117(3) of the Act.

10                  **19.3 Procedures for Termination and Sale.** The termination of the Condominium via  
11 any of the methods set forth herein shall be as set forth in Section 718.117 of the Act.

12                  **19.4 Amendment.** This Article 19 may be amended in the same manner in which this  
13 Declaration may be amended generally, as set forth in Article 18.

14 **20. CONDEMNATION.**

15                  **20.1 Awards.** The taking of all or any part of the Condominium Property by  
16 condemnation or eminent domain shall be deemed to be a Casualty to the portion taken, and the  
17 awards for that taking shall be deemed to be proceeds from insurance on account of the Casualty.  
18 Even though the awards may be payable to Unit Owners, the Unit Owners shall deposit the awards  
19 with the Association, and if any fail to do so, a Special Assessment shall be made against a  
20 defaulting Unit Owner in the amount of this award, or the amount of the award shall be set off  
21 against any sums payable to that Unit Owner.

22                  **20.2 Determination Whether to Continue Condominium.** Whether the Condominium  
23 or Condominiums will be continued after condemnation will be decided in the same manner as  
24 Repair After Casualty as set forth in Article 13.

25                  **20.3 Distribution of Funds.** If the Condominium or Condominiums are terminated after  
26 condemnation, the proceeds of all awards and Special Assessments will be owned and distributed  
27 in the manner provided for insurance proceeds when the Condominium or Condominiums are  
28 terminated after a Casualty. If the Condominium or Condominiums are not terminated after  
29 condemnation, the size of the Condominium or Condominiums may be reduced. The Owners of  
30 condemned Units, if any, will share in awards and Special Assessments as provided below.

31                  **20.4 Association as Agent.** The Association is hereby irrevocably appointed as each  
32 Unit Owner's attorney-in-fact for purposes of negotiating or litigating with the condemning  
33 authority for the purpose of realizing just compensation for the taking.

1           **20.5 Units Reduced but Habitable.** If the taking reduces the size of a Unit and the  
2 remaining portion of the Unit can be made habitable, the awards for the taking of a portion of that  
3 Unit shall be used for the following purposes in the order stated, and the following changes shall  
4 be effected in the Condominiums.

5           **20.5.1 Restoration of Unit.** The Unit shall be made habitable. If the cost of the  
6 restoration exceeds the amount of the award, the additional funds required shall be assessed against  
7 the Owner of the Unit.

8           **20.5.2 Distribution of Surplus.** The balance of the award, if any, shall be  
9 distributed to the Owner of the Unit and to each mortgagee of the Unit, the remittance being made  
10 payable jointly to the Owner and mortgagee(s).

11           **20.5.3 Adjustment of Shares in Common Elements.** If the floor area of a Unit is  
12 reduced by the taking, the number representing the share in the Common Elements appurtenant to  
13 the Unit shall be reduced in the proportion by which the floor area of the Unit is reduced by the  
14 taking, and then the shares of all Unit Owners in the Common Elements shall be restated as  
15 percentages of the total of the numbers representing their original shares as reduced by the taking.

16           **20.6 Units Not Habitable.** If the taking of any entire Unit or so reduces the size of the  
17 Unit that it cannot be made habitable, the award for the taking of the Unit shall be used for the  
18 following purposes in the order stated, and the following changes shall be effected in the  
19 Condominiums:

20           **20.6.1 Payment of Award.** The condemnation award immediately prior to the  
21 taking shall be paid to the Owner of the Unit and to each mortgagee of the Unit, the remittance  
22 being made payable jointly to the Owner and mortgagee(s).

23           **20.6.2 Addition to Common Elements.** If possible and practical, the remaining  
24 portion of the Unit shall become a part of the Common Elements and shall be placed in condition  
25 for use by all Unit Owners in the manner approved by the Board.

26           **20.6.3 Assessments.** If the amount of the award for the taking is not sufficient to  
27 pay the fair market value of the condemned Unit to the Unit Owner and to recondition the  
28 remaining portion of the Unit, the amount required for those purposes shall be raised by Special  
29 Assessment against all of the Unit Owners who will continue as Owners of any Unit after the  
30 changes in the Condominiums effected by the taking. The Assessments shall be made in proportion  
31 to the shares of those Owners in the Common Expenses after the changes effected by the taking.

32           **20.7 Taking of Common Elements.** Awards for the taking of Common Elements shall  
33 be used to make the remaining portion of the Common Elements usable in the manner approved  
34 by the Board. The balance of such awards, if any, may be returned to the Unit Owners or used by  
35 the Association as the Board may determine.

1           **20.8 Amendment of Declaration.** The changes in Units, in the Common Elements and  
2 in the ownership of the Common Elements that are necessitated by condemnation, shall be  
3 evidenced by an amendment of the Declaration of Condominium that need be approved only by a  
4 majority of all Directors of the Board.

5           **21. EMERGENCY POWERS.**

6           **21.1 Additional Board Authority.** In addition to other authority granted by law and the  
7 Condominium Documents, the Board has the following power and authority in connection with  
8 emergency conditions:

9                   **21.1.1** To determine after a Casualty whether the Condominium Property or  
10 portions thereof can be safely used or occupied, which decision shall not be conclusive as to the  
11 determination of habitability. Such decision shall be based upon the advice of emergency  
12 management officials or a licensed professional.

13                   **21.1.2** To declare any portion of the Condominium Property or Association  
14 Property unavailable for use, occupancy, or presence upon by Unit Owners, Family members,  
15 Tenants, Guests, or Invitees (and to distinguish between such groups) after a Casualty, including  
16 during the rebuilding process. Such decision by the Board is based upon the advice of emergency  
17 management officials, governmental authority or a licensed professional and can be made only if  
18 necessary, to protect against liability to or the health, safety, or welfare of the Association, Unit  
19 Owners, Family members, Tenants, Guests, or Invitees.

20                   **21.1.3** To mitigate damage including taking action to prevent the spread of fungus  
21 (including, but not limited to, mold and mildew) including tearing out drywall and carpet (even if  
22 the Unit Owner is obligated to insure and/or replace those items) and removing personal property  
23 from the Unit and disposing of damaged property or storing such property on-site or at an offsite  
24 location, with Unit Owners responsible for reimbursing the Association for items for which the  
25 Unit Owner is responsible but which may be necessary to prevent further damage. The Association  
26 bears no liability for such actions, if taken in good faith.

27                   **21.1.4** To contract on behalf of Unit Owners, with said Unit Owners responsible  
28 to reimburse the Association for items for which the Unit Owner is responsible, but which may be  
29 necessary to mitigate or prevent further damage. Without limitation, this includes debris removal,  
30 dry-out of Units and replacement of damaged air conditioners when necessary to provide climate  
31 control in the Units. The Unit Owner is responsible to reimburse the Association within ten (10)  
32 days of the Association's invoice. The Association's right to payment shall be secured by a  
33 Common Expense Lien as provided in the Act and actions to collect such sums shall entitle the  
34 Association to recover interest, late fees, attorneys' fees, and other costs and expenses of  
35 collection.

1                   **21.1.5** To implement disaster protocols prior to, during, or after an impending  
2 disaster or state of emergency including, but not limited to, shutting down elevators, electricity,  
3 security systems, and air conditioners.

4                   **21.1.6** To adopt, by Board action, emergency assessments with such notice deemed  
5 practicable by the Board.

6                   **21.1.7** To adopt emergency Rules and Regulations governing the use and  
7 occupancy of the Units, Common Elements, Limited Common Elements, and Association  
8 property, with notice given only to those Directors with whom it is practicable to communicate.

9                   **21.1.8** To enter into agreements with local counties and municipalities to assist  
10 counties and municipalities with debris removal.

11                   **21.1.9** To exercise all emergency powers set forth in the Act.

12                   **21.2** In addition to all applicable emergency powers conferred by law and these  
13 Condominium Documents, the Board shall have all of the powers in the preceding sections of this  
14 paragraph, plus the following powers if a state of emergency has been declared by any  
15 governmental entity or official with authority applicable to the locale in which the Condominiums  
16 are located regarding any infectious disease outbreak, pandemic, biological or chemical  
17 contamination, including sewage, or similar public health risks:

18                   **21.2.1** To close the Wiggins Lakes Property to Guests and Invitees, including non-  
19 resident family members, guests and contractors, excepting such essential contractors as the Board  
20 may determine appropriate.

21                   **21.2.2** To close all non-essential facilities on the Wiggins Lakes Property,  
22 including recreational and social facilities.

23                   **21.2.3** To restrict or ban entry onto the Condominiums by Guests and Invitees if  
24 deemed necessary by the Board.

25                   **21.2.4** To enact and implement restrictions, protocols and procedures the Board  
26 may deem appropriate, including, but not limited to, requiring the use of gloves, masks and other  
27 protective equipment, quarantines, restrictions or moratoriums on move ins/move outs, restrictions  
28 or moratoriums on occupancy by Unit Owners, Tenants or Guests if such occupancy presents a  
29 health risk, as determined by the Board. The Board may enact or continue requirements regarding  
30 use of masks and other personal protective equipment, social distancing, limits on facility use or  
31 facility closure, even where a previously declared state of emergency has expired, where the Board  
32 finds such requirements to be in the best interests of the Association and the Residents of the  
33 Condominiums. To enact any other rules and regulations as approved by a majority of the Board  
34 as the Board determines is in the best interests of the health, safety and welfare of Association, the  
35 Unit Owners, and Residents, with as much notice as practical.

1                   **21.2.6** To have all of the emergency powers as provided for in the Bylaws and  
2 Articles of Incorporation.

3                   **21.3** For purposes of this Article 21, an emergency shall be deemed to exist in the  
4 following circumstances:

5                   **21.3.1** When the locale in which the Condominiums are under a tropical storm or  
6 hurricane watch or warning.

7                   **21.3.2** When the locale in which the Condominiums are located is under a declared  
8 state of emergency from any governmental agency having jurisdiction related to health, safety, and  
9 welfare.

10                   **21.3.3** When the Wiggins Lakes Property is in danger of significant damage or has  
11 been significantly damaged, as determined by the Board, by Casualty, act of nature, or act of man,  
12 including but not limited to fires, floods, hurricanes, tropical storms or other sever weather events,  
13 floods, erosion, sinkholes, pandemics or other public health threats, or acts of war, terrorism or  
14 criminal conduct.

15                   **21.3.4** The powers conferred by this Article 21 shall be in force during such time  
16 as an emergency exists, as well as an anticipation of an emergency or in response to an emergency  
17 which has resulted in damage to the Wiggins Lakes Property, or which continues to present a threat  
18 to health, safety and welfare or legal liabilities to the Association.

19 **22. COMPLIANCE AND DEFAULT.**

20                   **22.1 Duty to Comply; Right to Sue.** Each Unit Owner, his or her Family, Tenants,  
21 Guests, Invitees, and all Unit Occupants and the Association is governed by and shall comply with  
22 the provisions of the Act and the Condominium Documents. Actions for damages or for injunctive  
23 relief, or both, or for failure to comply may be brought by the Association or by a Unit Owner  
24 against:

25                   **22.1.1** The Association. The Association may, but shall not be required to, seek  
26 enforcement of the Condominium Documents. Without limiting the intended generality of the  
27 foregoing sentence, the Board has the discretion, without further liability to the Association, to  
28 decline to take action in cases as to which legal counsel has advised of a reasonable probability of  
29 failure on the merits, or in situations which involve disputes, complaints, or allegations of violation  
30 of the Condominium Documents involving the interest of the Owners of two (2) or more different  
31 Units, including, but not limited to, noise complaints, nuisance allegations, and the like;

32                   **22.1.2** A Unit Owner; or

33                   **22.1.3** Anyone who occupies a Unit as a Unit Owner, Family member, Tenant,  
34 Occupant or Guest. Unit Owners shall be jointly and severally liable for violations of the

1 Condominium Documents and damage to the Condominium Property by their Family members,  
2 Tenants, Guests, Invitees, and Unit Occupants.

3       **22.2 Attorneys' Fees.** In any legal proceeding arising out of an alleged failure of a Unit  
4 Owner, Family member, Tenant, Guest, Invitee, Occupant, or the Association to comply with the  
5 requirements of or otherwise involving the provisions of the Act or the Condominium Documents,  
6 as amended from time to time, the prevailing party is permitted to recover the costs and expenses  
7 of the proceeding and a reasonable attorneys' fee before trial, at trial and on appeal, as well as in  
8 any supplementary or ancillary proceeding including but not limited to proceedings regarding  
9 entitlement to or the amount of attorneys' fees and costs awarded in action.

10       **22.3 No Election of Remedies; Remedies Cumulative.** All rights, remedies and  
11 privileges granted to the Association or Unit Owners under any terms, provisions, covenants, or  
12 conditions of the Condominium Documents shall be deemed to be cumulative, and the exercise of  
13 any one (1) or more shall not be deemed to constitute an election of remedies, nor shall it preclude  
14 the party from exercising such other additional rights, remedies, or privileges as may be granted  
15 by the Condominium Documents, or at law or in equity. It shall not be presumed that money  
16 damages shall be an adequate remedy for violations of the Condominium Documents.

17       **22.4 Waiver of Application of Condominium Documents.** The Association has the  
18 right to waive the application of one (1) or more of the covenants or restrictions of the  
19 Condominium Documents, or to permit a deviation from said covenants or restrictions, as to any  
20 Unit where, in the discretion of the Board, hardship circumstances exist which justify such waiver  
21 or deviation. In the event of any such waiver or permitted deviation, or in the event the Association  
22 fails to enforce violation of said covenants or restrictions, such actions or inactions shall not be  
23 deemed to prohibit nor restrict the right of the Association, or any other Person having the right to  
24 enforce said covenants or restrictions, from insisting upon strict compliance with respect to all  
25 other Units, nor shall any such actions be deemed a waiver of any of the covenants or restrictions  
26 contained in the Condominium Documents as same may be applied in the future.

27       **22.5 Notice of Lien or Suit.**

28       **22.5.1 Notice of Lien.** A Unit Owner shall give written notice to the Association  
29 of every lien upon his or her Unit, other than for permitted first mortgages, taxes and Special  
30 Assessments, within five (5) days after the Unit Owner receives actual notice of the attachment  
31 thereof.

32       **22.5.2 Notice of Suit.** A Unit Owner shall give written notice to the Association  
33 of every suit or other proceeding which may affect the title to his or her Unit, or impose liability  
34 on the Association, within five (5) days after the Unit Owner receives actual knowledge thereof.

35       **22.5.3 Failure to Comply.** Failure of an Owner to comply with this Article will  
36 not affect the validity of any judicial suit; however, the failure may render the Owner liable to any  
37 party injured by such failure.



1 **23. MISCELLANEOUS PROVISIONS.**

2 **23.1 Covenants Running with the Land.** The covenants and restrictions as herein  
3 contained, or forming a part of the Condominium Documents, shall be deemed to run with the land  
4 and shall run perpetually unless terminated or amended as provided herein.

5 **23.2 Savings Clause.** If any provision of the Condominium Documents hereto, as the  
6 same now exist or as may be later amended or any portion thereof, shall be held invalid by any  
7 Court, or other governmental agency with proper authority to so hold, the validity of the remainder  
8 of said Condominium Documents shall remain in full force and effect.

9 **23.3 Heirs, Successors and Assigns.** These Condominium Documents shall be binding  
10 upon the heirs, nominees, successors in interest or title, administrators, executors and assigns of  
11 all Unit Owners. The Association shall have the right, but not the obligation to disclose any  
12 unresolved violation of the Condominium Documents to any proposed successor, assign, lienor,  
13 or other third party and shall bear no liability in connection with such disclosures. It shall be the  
14 duty of the Unit Owner intending to transfer or hypothecate title to the Unit, or transfer or pledge  
15 any legal interest in the Unit to such parties.

16 **23.4 Notices.** All notices shall be given as provided in the Bylaws.

17 **23.5 Compliance with Fair Housing Laws.** There shall be no limitation, restriction, or  
18 preference upon sale, lease, occupancy, or use of the Wiggins Lakes Property based upon race,  
19 creed, color, sex, religion, national origin, handicap, familial status, or any other legally protected  
20 class. The Association may make reasonable accommodations, including reasonable waiver of the  
21 covenants and restrictions of the Condominium Documents, when necessary to afford handicapped  
22 individuals the opportunity to enjoy the Condominium premises, or to comply with other legal  
23 requirements.

24 **23.6 Conflicts.** In the event of a conflict between any provision of the Condominium  
25 Documents and the Act, the Act shall control, except in cases where the Act permits the  
26 Condominium Documents to regulate the subject, in which case the Condominium Documents  
27 will control. In the event of a conflict between this Declaration and the other Condominium  
28 Documents, same shall be governed as provided in the Bylaws.

29 **23.7 Interpretation.** The Board is responsible for interpreting the provisions of the  
30 Condominium Documents. The Board's interpretations shall be binding upon all parties unless  
31 wholly unreasonable. A written opinion rendered by Association's legal counsel that an  
32 interpretation adopted by the Board is not wholly unreasonable shall conclusively establish the  
33 interpretation as valid.

34 **23.8 Captions and Headings.** The headings and captions used in the Condominium  
35 Documents are solely for convenience sake and shall not be considered a limitation of any nature  
36 in interpreting the Condominium Documents.

1           **23.9 Waiver.** The failure of the Association to enforce any right, provision, covenant or  
2 condition which may be granted by the Condominium Documents shall not constitute a waiver of  
3 the right of the Association to enforce such right, provision, covenant or condition in the future.

4           **23.10 Plurality; Gender.** Wherever the context so permits, the singular includes the  
5 plural, the plural includes the singular, and the use of any gender includes all or no genders.

6           **23.11 Ratification.** Should any act of the Association be subject to any legal or other  
7 challenge or controversy as to whether the act was properly approved or handled, the Board shall  
8 have the authority, but not the obligation, to submit that act to a ratification vote by such body and  
9 subject to such voting requirements as the Board considers appropriate. Any ratification or  
10 attempted ratification shall not be considered an admission by the Association that the complained  
11 of act was not properly approved in the first instance. Any act of ratification shall be deemed to  
12 relate back to the original act for all purposes.

13           **23.12 Construction.** The Condominium Documents shall be liberally construed so as to  
14 effectuate their intent and facilitate the efficient operation of the Association, which is managed  
15 by an unpaid, volunteer Board.