

**LOVELAND COURTYARDS, A CONDOMINIUM
RULES AND REGULATIONS**

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1. AUTHORITY

1.1 All Unit Owners

All unit owners in addition to any other obligation, duty, right and limitation imposed upon them by this Declaration, the Articles of Incorporation and the Bylaws of the Association and the Condominium Act shall be subject to and agree to abide by the following restrictive covenants, which shall be applicable to all unit owners, their families, guests, invitees, tenants and lessees.

1.2 These Rules and Regulations will be Reviewed

These Rules and Regulations will be reviewed periodically by the Board of LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC., and amended as necessary to better serve the membership.

2. ENFORCEMENT

2.1 Complaints should be reported, in writing

Complaints should be reported, in writing, to the Board or to an officer of the Association.

2.2 Minor infractions

Minor infractions will be called to the attention of the person or persons involved by an officer of the Association. Repeated infractions and violations of a more serious nature will be referred to the Board for action in accordance with the enforcement, fine and arbitration provisions of the Declaration of Condominium.

3. SINGLE-FAMILY RESIDENCE/CHILDREN

3.1 No unit shall be used for

No unit shall be used for any purpose other than a single-family residence or dwelling.

3.2 Restrictions

There are no restrictions with regard to children in residency, except children will conduct themselves in accordance with the rules and regulations under parental or guardian supervision.

3.3 Any child under the age of fourteen (14)

Any child under the age of fourteen (14) years must be accompanied by an adult (a person eighteen (18) years or older) while at the pool (refer to Section 15.5).

4. BICYCLES

4.1 Bicycles and other similar vehicles

Bicycles and other similar vehicles may be operated on the premises but must be kept within the unit owner's lanai or in bike racks in the complex. Bikes stored in

racks must be affixed with a label giving the unit number to which they belong to avoid being removed. Owners will be requested to remove bicycles with flat tires and that are not ridden. Bick rack site locations are determined by the Board of Directors. Bicyclists are expected to obey the rules of the road and local speed limits.

5. DESTRUCTION OF PROPERTY

5.1 Owners will be responsible

Owners will be responsible for destruction, damage, or defacement of buildings, facilities, and equipment caused through their own act(s) and/or the acts of their lessees or guests.

5.2 Unit owners, their families...

Unit owners, their families, guests, invitees or lessees shall be liable to the Association for defacing, marring or otherwise causing damage to the common elements or limited common elements where the repair of said damage is the obligation of the Association.

6. SIGNS

6.1 No unit owner shall cause any signs

No unit owner shall cause any signs of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements or in his respective unit, if such sign may be seen from any portion of the common elements; except for name plates which shall be uniform in size and design and approved by the Board of Directors.

7. SAFETY

7.1 No one shall permit any activity

No one shall permit any activity or keep anything in a condominium unit, storage area or the common elements which would be a fire or health hazard or in any way tend to increase insurance rates. This section has particular reference to barbequing outdoors.

8. EXTERIOR APPEARANCE

To maintain a uniform and pleasing appearance of the exterior of the buildings, the following shall apply:

8.1 No owner, tenant, or other occupant

No owner, tenant, or other occupant of a condominium unit may paint or otherwise change the appearance of any exterior wall, door, window, or any exterior surface.

8.2 No occupant may place any sunscreen, blind...

No occupant may place any sunscreen, blind, storm shutter or awning on any balcony or exterior opening without first securing written approval of the Board prior to installation. No occupant may erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements. Solar lights installed in garden area are allowed.

8.3 Occupants are not to erect, construct or maintain

Occupants are not to erect, construct or maintain any wire devices, antennas or other equipment or structures on the exterior of the buildings or on or in any of the common elements, except with the written consent of the Board of the Association.

8.4 No clothing, bedding or other similar items

No clothing, bedding or other similar items, shall be dried or aired in any outdoor area or within the unit or any limited common element if same can be seen from the common elements, except as allowed by Florida Statute 163.04(1).

8.5 No draperies, shades, awnings, or the like

No draperies, shades, awnings, or the like shall be used except as shall have been installed or approved by the governing board and no signs of any kind shall be placed in or on windows, doors, terraces, facades, or other exterior surfaces of the buildings. **All draperies visible from the exterior of the building shall be of white or off-white color or shall have white or off-white linings.**

8.6 Landscaping

All outside plantings must be approved in writing by the Board of Directors. Plantings done without prior approval may be asked to be removed at the owner's expense.

8.7 Hot Tubs

Hot Tubs are not permitted.

8.8 Personal Items

No household articles, furnishings or other personal items shall be stored outside the unit and fenced courtyard with the exception of items identified in Section 8.9.

8.9 Lanai Exception

Up to four (4) flowerpots (up to a five-gallon size) are allowed outside of the lanai and must meet board approval. These must contain live plants and not block sidewalks. These must be brought into the lanai or unit during a named storm. No artificial plants are allowed.

8.10 Holiday Décor Holiday decorations are allowed from Thanksgiving Day until January 9th. Items can be placed in the flower bed areas but cannot block sidewalks. Lights are allowed provided no holes are to be put in the siding.

Non-destructive methods for attachment of lights etc. will be required. No inflatable decorations.**Feeding Wildlife**
No feeding of non-domestic birds or wildlife on the Condominium property shall be permitted.

9. INTERIOR APPEARANCE

9.1 All unit owners shall keep and maintain the interior

All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including the entire air conditioning system (compressor, ducts, vents, etc.) servicing the respective owner's unit, whether inside or outside owner's unit and shall promptly pay for all utilities which are separately metered to the unit. The courtyards shall be kept in a clean and sightly manner by the unit owners having the right of exclusive use thereof.

9.2 No occupant may make any structural additions

No occupant may make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements, or any of the foregoing without prior written consent of the Board.

10. SOLICITATION

10.1 There shall be no solicitation

There shall be no solicitation by any person anywhere in the buildings or the common elements for any cause whatsoever unless invited by the unit owner to be solicited or specifically authorized by the Board.

11. NOISE

11.1 All occupants of units shall exercise extreme care

All occupants of units shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants. Designated `quiet` hours are 11:00 p.m. to 7:00 a.m.

12. PETS

12.1 Unit owners shall be permitted to keep domestic animals

Unit owners shall be permitted to keep one (1) domestic animal only if such animal does not disturb or annoy other unit owners and weigh less than 30 pounds. Unit owners keeping domestic animals shall abide by municipal sanitary regulations and shall be responsible for any inconvenience or damage caused by such animals. All dogs and cats shall be kept on leashes when not confined to the owner's unit and will be walked only in areas designated from time to time by the Directors for such purposes. Service animals or Emotional Support Animal (ESA)

do not count as pets, but proper documentation must be submitted to the board to be acknowledged as a service animal or ESA.

12.2 If, in the sole judgment of the Board

If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the Board may require the owner to relocate the pet off premises.

12.3 Lessees or guests of owners will not be permitted

Lessees or guests of owners will not be permitted to bring pets onto the premises.

12.4 Pets will not be allowed in the swimming pool area

Pets will not be allowed in the swimming pool area.

12.5 Service Animals and ESA

Prospective residents who seek permission to have a Service or Assistance Animal on the Associations premises must submit their written request to the board prior to the arrival of the animal. Untimely or incomplete applications may result in denial of or delay in receiving accommodations. To make a request, individuals must contact the Presidents designee and provide appropriate and timely documentation as outlined in the policy. This policy will be carefully reviewed with the individual at that time.

If the situation requiring the animal changes, the Association may require the Owner to re establish the need for the Service or Assistance Animal. For example, if the person for whom the reasonable accommodation was granted leaves the property, the reasonable accommodation no longer applies, and the animal may not remain on the Associations premises. Also, if the Approved Animal dies or departs from the property, the Association may require additional documentation to bring another animal onto the property.

At the time of application for a reasonable accommodation under this policy, the individual seeking accommodation must present proof the animal meets all licensure and vaccination requirements under state and local regulations. Proof of such license and vaccination also must be provided to the Association annually.

If the Owner leaves the Association's premises for a prolonged period, the Approved Animal must be taken with the Owner. The Approval Animal must not be left unattended in common area or on limited common elements.

The Association may temporarily or permanently exclude a Service or Assistance Animal from the Associations grounds and facilities as allowed by law including in an instance where the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by another reasonable accommodation or the animal in question would cause substantial physical damage to the property of others that cannot be reduced or eliminated by another reasonable accommodation.

12.6 Lanai

No pets shall be left on the lanai or outside when the resident is not home.

13. LEASING/RENTING

13.1 Unit owners may not rent or lease their unit for less than

Unit owners may not rent or lease their unit for less than one (1) month to any one tenant, nor rent or lease their unit to more than four (4) adult occupants during any rental period. Rent sharing and subleasing is prohibited. The Association has an approved Lease Form which must be used. All new renters/lessees must register in person with the Association manager within four (4) days of arrival. All renters/lessees will be expected to sign the full set of current Rules and Regulations.

All lease agreements must be specifically made subject to the Declaration of Condominium. All owners intending to lease their unit must submit an application and all other requested information at least thirty (30) days in advance of the commencement of the lease, renewal or extension term. Upon receipt of all information and required fees, the Association manager will have a background check conducted. The Board of Directors shall have the duty to approve or disapprove the proposed lease within thirty (30) days of receipt of such information, including results of the background check and completion of a tenant interview (if required), by sending written notification to the unit owner or their rental agent, within such time frame. The Association will refer to the governing Documents, Articles and By-Laws when processing lease applications. Owners must notify Association manager of all guests that will be using their unit during their absence.

13.2 All lease agreements must be specifically made subject

All lease agreements and rentals are subject to approval of the Board of the Association pursuant to the provisions of the Declaration of Condominium. The Board may adopt such transfer and approval forms and questionnaire as it deems appropriate and may employ a screening service to screen applicants. Transfer fees in connection with a proposed sale, lease or other transfer shall be paid to the Association in the amount of \$100.00 for each such transfer, subject to the restrictions set forth in Florida Statutes Section 718.112(2)(i). Should the Association incur costs exceeding \$100.00 associated with a proposed sale, lease or other transfer; the Association will also be reimbursed for those costs by the unit owner.

13.3 All lease agreements must be specifically

All lease agreements must be specifically made subject to the Condominium Documents.

13.4 Copies of all rent and lease agreements

Copies of all rent and lease agreements must be made available to the Board for its records prior to occupancy by the tenant(s).

13.5 Owner Leasing Responsibilities

The Unit owner is responsible to make sure the lessee and/or renter has a copy of the Association's Rules and Regulations, and they stay in compliance during their time at Loveland Courtyards Condominium. Unit owner is responsible to pay any and all fines levied against their lessee should the lessee refuse to pay the Association.

13.6 Owner may not Lease

Unit owners may not rent or lease their unit within the first two (2) years of ownership. Units may not be leased for less than one (1) month to any one tenant. No lease shall be valid until approved by the Board of Directors. ALL UNITS must be leased in their entirety as stated in Bylaws as occupancy to be "Single-Family Residence ONLY".

14. OCCUPANCY

14.1 No owner, lessee, or other occupant of a condominium unit

No owner, lessee, or other occupant of a condominium unit shall use the unit for other than single-family residence purposes, except for model apartments maintained by the Developer in accordance with the Declaration of Condominium.

14.2 All New Residents

All new residents must have a background check and be approved by the board.

14.3 Leaving Unit Unoccupied

If you leave the unit unoccupied for more than 3 days you must turn off your water and hot water heater. If you leave your unit unoccupied for more than one month because you are a seasonal owner or for any other reason, you must inform the management company and provide an alternate mailing address. If you leave your unit unoccupied for more than one month and also a leave a car(s) at the complex you must provide a key to be kept at the office in case the car needs to be moved. Failure to leave a key and if the car needs to be moved, it will be towed at the owner's expense. If you leave your unit unoccupied for more than a month the toilets should be covered with plastic wrap to prevent rats from entering the unit and bleach added to the water to prevent mold. You must also inform the management company upon your return to Loveland Courtyards Condominiums.

15. SWIMMING POOL

15.1 Owners, their families, lessees, and guests using the swimming pool

Owners, their families, lessees, and guests using the swimming pool do so at their own risk. The swimming pool is for the occasional use of guests, abuses subject to action by the Board. Refer to Section 19.1 for additional restrictions on guests.

15.2 Persons using the swimming pool

Persons using the swimming pool are requested to read and obey the posted rules for use of the swimming pool and deck area.

15.3 Glass containers

Glass containers are prohibited in the swimming pool area.

15.4 No pets of any kind are permitted in the swimming pool

No pets of any kind are permitted in the swimming pool or pool area. Owners will be held responsible for any damages or repairs necessary.

15.5 Any child under the age of fourteen (14) years

Any child under the age of fourteen (14) years must be accompanied by an adult (a person eighteen (18) years or older) while at the pool.

16. GARBAGE/REFUSE

16.1 All garbage and refuse from the units

All garbage and refuse from the units shall be deposited with care in garbage containers intended for such purpose.

16.2 Recycling

Those materials designated by the waste management company as recyclable shall be placed in the recyclable containers provided. The recycling dumpsters are located across from building 2900 or across from building 1700 at Lakes Edge. If a unit owner disposes of recyclable materials in the garbage, the Association has the right to recover any costs levied by the waste management company or to impose fines. Boxes are to be broken down flat and placed inside recycling dumpsters. Only recyclable items as specified on the recycling container or as specified by the waste management company are to be put in the recycling container.

16.3 Any owner or occupant who places for pickup

Any owner or occupant who places for pickup and collection bulky items such as discarded household furniture and appliances will be charged an appropriate collection fee by the Association, which shall not exceed the actual cost incurred for such pickup and collection by the Association (as of Feb. 14, 2024, Waste Management does not charge). The owner or occupant, if they have not phoned Waste Management themselves, shall notify the management company so that the management company can arrange for pickup of these discarded items which are to be left near the waste container.

17. VISITORS

17.1 The unit owners, their guests and invitees

The unit owners, their guests and invitees agree to use the common elements only in accordance with such reasonable rules and regulations as are promulgated from time to time by the Directors of the Association for the use of thereof.

18. ACCESS

18.1 The Association will retain a passkey

The Association will retain a passkey to the premises. No unit owner shall alter any lock or install a new lock or a knocker on any door without the written consent of the Board. In the event such consent is given, the unit owner shall provide the Association with a key for the use of the Association pursuant to its **statutory** right to access to the premises.

19. FACILITIES/GENERAL

19.1 The facilities of the condominium are for the exclusive use

The facilities of the condominium are for the exclusive use of members of the Association, lessees, their houseguests, and guests accompanied by a member or lessee. No guest or relative of a member or lessee may use the facilities unless in actual residence or accompanied by a member or lessee.

19.2 These rules and regulations shall apply

These rules and regulations shall apply equally to owners, their families, guests and lessees.

19.3 Operation of Unmanned Air Systems or Drones

The operation of Unmanned Air Systems (UAS) or drones within the facility by hobbyist is prohibited for resident safety and privacy, noise pollution, and damage to resident/common property. Commercial use of UAS or drones (including special delivery, inspections, real estate, agriculture, security, land surveying, insurance claims, etc.) requires approval by the Board of Directors.

20. PENALTIES AND FINES

Pursuant to Section 4 of the Bylaws, the Association shall have, through its Board of Directors, the right to assess fines and penalties for the violation of these Rules and Regulations.

21. FOOD AND BEVERAGES

21.1 Food and beverages may be consumed

Food and beverages may be consumed in the common elements at the personal discretion of the owners.

21.2 Owners are responsible for leaving the common elements

Owners are responsible for leaving the common elements used in a clean condition. Frequent violators may have this privilege revoked by the Board.

21.3 Outdoor cooking is restricted

Outdoor cooking is restricted to the courtyards of the units and any other areas designated for that purpose and located on the common elements.

21.4 No glass containers

No glass containers may be used in the common elements.

22. VEHICLE & PARKING

22.1 No trucks or commercial vehicles (Amended)

No commercial trucks or commercial vehicles licensed as such (except during the period of approved construction), campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on the common elements; with the exception of trucks which are only used for personal transportation, provided said trucks are not distasteful in appearance and the owner/user has written consent of the Board of Directors. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other commercial services. Automobiles shall be parked only on the parking spaces established for such purposes. Inoperable vehicles are not permitted to be stored or parked on the common elements. If the vehicle is not removed within seventy-two hours of notice to owner, said vehicle will be removed at the owner's expense. Motorcycles (including mopeds and motorbikes) shall not be permitted on the condominium property. The repair, maintenance, oil changing and servicing of vehicles is not permitted on the condominium property with the exception of the emergency changing of flat tires, batteries, or checking of fluids.

22.2 Guest Spaces

Guest spaces are for the use of guests, and no owner shall park for an extended period in a guest spot.

22.3 Vehicle Speed Limits

Owners, lessees, and guests must obey posted vehicle speed limits throughout the complex. Fines may be imposed on owners and lessees for violations.

22.4 Vehicle Washing

Car washing is not permitted.

22.5 Sidewalks

No portion of a parked vehicle may obstruct the sidewalk at any time.

23. ASSOCIATION QUARTERLY FEES

23.1 Quarterly Fees

The association fees are paid quarterly. The fee is due on the first of January, April, July and October. Payments received by the management company after the 15th of the month are subject to a late fee of \$25 plus interest for every month on the amount owed.

24. GUEST WIRELESS ACCESS

24.1 Acceptable Use Policy

This Policy is a guide to the acceptable use of the Loveland Courtyards Guest Wireless Network service.

Any individual connected to the Guest Wireless Network in order to use it directly or to connect to any other network(s), must comply with this policy, the stated purposes and Acceptable Use policies of any other network(s) or host(s) used, and all applicable laws, rules, and regulations.

Loveland Courtyards makes no representations or warranties concerning the availability or security of the Guest Wireless Network, and all use is provided on an as-is basis.

Loveland Courtyards takes no responsibility and assumes no liability for any content uploaded, shared, transmitted, or downloaded by owners, guests, or any third party, or for anything encountered or any data that may be lost or compromised while connected to the Guest Wireless Network.

Loveland Courtyards reserves the right to disconnect any user at any time and for any reason. The Guest Wireless Network is provided as a courtesy to allow owners and guests access to the internet.

Inappropriate use of the Guest Wireless Network is not permitted. This policy does not enumerate all possible inappropriate uses but rather presents some guidelines (listed below) that Loveland Courtyards may at any time use to make a determination that a particular use is inappropriate:

- Users must respect the privacy and intellectual property rights of others.
- Users must respect the integrity of our network and any other public or private computing and network systems.
- Use of the Guest Wireless Network for malicious, fraudulent, or misrepresentative purposes is prohibited.
- The Guest Wireless Network may not be used in a manner that precludes or hampers other users access to the Guest Wireless Network or any other networks.

- Nothing may be installed or used that modifies, disrupts, or interferes in any way with service for any user, host, or network.

Contact the Management Company if you experience difficulty logging in or need the password.

25. BOARD OF DIRECTOR RULES & REGULATIONS

The following applies to unit owners serving on the board of directors or any person performing Association business.

25.1 Check Signing

The board President is responsible for adding and removing check signing authority. Any changes to check signing authority will be communicated to all members of the board, the board management company and Community Association Manager (CAM). Check signing is not restricted to board members and can also include personnel from the Association management company. All checks, except those electronically generated by the management company, will require two signatures.

A check may only be signed if it is completely filled out including the payee, the amount and a note giving the reason for payment. Anyone signing a check must review the supporting invoice or other approval documentation (e.g. Emails indicating board approval for expenditure are acceptable).

Individuals may not sign a check payable to themselves.

25.2 Use of Association Credit Cards

All Association credit cards must be safely secured in the Association office or at the management company when not in use. All credit cards must be signed out and only used for Association business. They must be promptly returned. The board president is responsible for adding and removing authority to use an Association credit card. Any changes to credit card authority will be communicated to all board members, the association management company and Community Association Manager.

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 25, 1988, as shown by the records of this office.

The document number of this corporation is N25037.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
26th day of February, 1988.



Jim Smith
Secretary of State

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