

Prepared by and return to:
Jerry B. Hlosey, II, Esquire
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd Suite B
Tallahassee, Florida 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

CERTIFICATE OF AMENDMENT
ADOPTION OF
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
FOR
THE RENEGADE CONDOMINIUMS, A CONDOMINIUM
AND
AMENDED AND RESTATED ARTICLES OF INCORPORATION AND
AMENDED AND RESTATED BYLAWS OF THE RENEGADE CONDOMINIUMS
ASSOCIATION, INC.

We hereby certify that the attached Amended and Restated Declaration of Condominium for THE RENEGADE CONDOMINIUMS, A Condominium, the Amended and Restated Articles of Incorporation and the Amended and Restated Bylaws for THE RENEGADE CONDOMINIUMS ASSOCIATION, INC. (which Declaration was originally recorded at Official Records Book 1368 at Page 0168 et seq. of the Public Records of Leon County, Florida) were approved unanimously approved by all members of the Board of Directors and by the members at a membership meeting initially held on August 26, 2023 and reconvened on October 7, 2023, in accordance with the minimum requirements of Article 21 of the Declaration, Section 14 of the Bylaws, and Article X of the Articles of Incorporation.

DATED this 7 day of October, 2023.

Witnesses:

sign:

print:

address:

sign:

print:

address:

THE RENEGADE CONDOMINIUMS
ASSOCIATION, INC.

By:

William Hester, President



MARY JACKSON

P.O. Box 12412, Tallahassee, FL 32317



Rhonda R. Carpenter

P.O. Box 12412, Tallahassee, FL 32317

sign: Mary Jackson

print: Mary Jackson

address:

Attest: Rebecca Granato
Rebecca Granato, Secretary

sign: Honda K Carpentas

[Seal]

print: Honda K Carpentas

address: P.O. Box 12412, Tallahassee, FL 32317

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 7 day of October, 2023, by Williams Hester, as President of THE RENEGADE CONDOMINIUMS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign: Cynthia Hoogerheyde
print: Cynthia S. Hoogerheyde
State of Florida at Large (Seal)

My Commission expires: 11/30/24

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 7 day of October, 2023, by Rebecca Granato, as Secretary of THE RENEGADE CONDOMINIUMS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign: Cynthia Hoogerheyde
print: Cynthia S. Hoogerheyde
State of Florida at Large (Seal)

My Commission expires: 11/30/24

Prepared by and return to:
Jeremy V. Anderson, Esquire
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd, Suite B
Tallahassee, FL 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

AMENDED AND RESTATED

**DECLARATION OF CONDOMINIUM
FOR
THE RENEGADE CONDOMINIUMS, A CONDOMINIUM**

*[Substantial rewording of Declaration of Condominium. See existing
Declaration and amendments for present text.]*

**ARTICLE 1.
DEDICATION**

1.1 PROPERTY BOUND. The property, which is described in **Exhibit "A"** attached hereto and incorporated herein, improvements and fixtures located thereon were originally submitted to condominium ownership in 1989 pursuant to Chapter 718, Florida Statutes, as amended from time to time (herein, the "Condominium Act"). The name of the condominium is **THE RENEGADE CONDOMINIUMS, A CONDOMINIUM**.

1.2 COVENANTS RUNNING WITH THE LAND. All the restrictions, reservations, covenants, conditions, easements and limitations of record contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, shall run perpetually unless terminated as provided herein, and shall be binding upon all Unit Owners, their successors and assignees. In consideration of receiving and by acceptance of a grant, devise or mortgage, all grantees, devisees or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions hereof, the Articles of Incorporation and the Bylaws of the Association. Both the benefits provided and the burdens imposed shall run with each Unit and the interests in Common Elements.

**ARTICLE 2.
DEFINITIONS**

For all purposes, the terms used in the Declaration, the Articles of Incorporation, the Bylaws and the Rules and Regulations shall have the meaning stated in the Condominium Act (Section 718.103, Florida Statutes) and as follows, unless the context otherwise requires. Further, whenever the context so requires, the use of any gender shall be deemed to include all genders,

the use of the plural shall include the singular and the singular shall include the plural. Where terms are not defined in the Condominium Act or the condominium documents, they shall be defined by the Association's Board of Directors, which may provide any reasonable definition of the term or may adopt any dictionary definition.

2.1 "APPURTENANCES" means certain ownership, rights, and/or privileges which pass with the Unit.

2.2 "ARTICLES" OR "ARTICLES OF INCORPORATION" means the Articles of Incorporation of THE RENEGADE CONDOMINIUMS ASSOCIATION, INC., as amended from time to time, which Articles are attached hereto as **Exhibit "B"**.

2.3 "ASSESSMENT" means a share of the funds which are required for the payment of Common Expenses, which from time to time is assessed against the Unit Owners by the Association.

2.4 "ASSOCIATION" means THE RENEGADE CONDOMINIUMS ASSOCIATION INC., a Florida corporation not-for-profit.

2.5 "ASSOCIATION PROPERTY" means that property, real or personal, which is owned or leased by, or is dedicated by a recorded plat or other instrument to the Association for the use and benefit of its Members.

2.6 "BOARD OF DIRECTORS" OR "BOARD" means the Board of Directors of the Association.

2.7 "BYLAWS" means the Bylaws of the Association for the government of the Condominium as they exist from time to time, which are attached hereto as **Exhibit "C"**.

2.8 "COMMITTEE" means a group of Directors, Unit Owners, or Directors and Unit Owners appointed by the Board or a Director to make recommendations to the Board regarding the proposed annual budget or other issues of importance to the Association or to take action on behalf of the Board.

2.9 "COMMON ELEMENTS" means the portions of the Condominium Property not included in the Units.

2.10 "COMMON EXPENSES" means all expenses properly incurred by the Association in the performance of its duties, including but not limited to the following:

A. Expenses of administration, operation, management, maintenance, repair and replacement of the Condominium Property, the Common Elements, personal property of

THE RENEGADE CONDOMINIUMS and of the portions of Units, if any, to be maintained by the Association;

B. The expenses declared Common Expenses by the provisions of Section 718.115, Florida Statutes, this Declaration, the Articles of Incorporation, or the Bylaws;

C. Any valid charge against the Condominium Property as a whole, including Assessments levied against the Association;

D. Charges for utility services, except such services as are metered separately to a Unit;

E. Premiums on insurance policies required of the Association by the Condominium Act, the provisions of this Declaration, the Articles of Incorporation, Bylaws or which the Association's Board of Directors elects to purchase;

F. Bulk Cable, internet and/or telephone services, unless the Board determines that such costs shall be charged individually to Unit Owners; and

G. Pest control services for the Common Elements and Association Property and for Units, as determined appropriate by the Board of Directors.

2.11 "COMMON SURPLUS" means the amount of all receipts or revenues of the Association, including, but not limited to, assessments, rents, profits and revenue, collected by the Association which exceeds the Common Expenses.

2.12 "CONDOMINIUM" is that form of ownership of real property created pursuant to the Condominium Act, which is comprised entirely of Units that are owned by one or more person, and in which there is, appurtenant to each Unit, an undivided share in the Common Elements appurtenant to the Unit. The "Condominium" also means THE RENEGADE CONDOMINIUMS, A CONDOMINIUM.

2.13 "CONDOMINIUM PARCEL" means a Unit, together with the undivided share of the Common Elements appurtenant to the Unit.

2.14 "CONDOMINIUM PROPERTY" means the lands, leaseholds and personal property that are subjected to condominium ownership, whether or not contiguous, all improvements thereon, and all easements and rights appurtenant thereto, intended for use in connection with the Condominium.

2.15 "DECLARATION" or "DECLARATION OF CONDOMINIUM" means the instrument by which the Condominium is created, as amended from time to time. The

Declaration was originally recorded at Official Records Book 1368, Page 0168 et seq. of the Public Records of Leon County, Florida.

2.16 "LIMITED COMMON ELEMENTS" means and includes those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of other Units.

2.17 "MEMBER" means the record Owner of a Unit in the Condominiums.

2.18 "UNIT" means a part of the Condominium Property which is subject to exclusive ownership as more fully set forth and defined herein. The boundaries of the Units are defined in Article 3.4 hereof and on the Plat.

2.19 "UNIT OWNER" or Owner of a Unit means the record Owner of legal title to a Condominium Parcel.

2.20 "UTILITY SERVICES" as used in the Condominium Act, and construed with reference to this Condominium, and as used in the Declaration and Bylaws, shall include, but not be limited to, electric power, gas, water and sewer, garbage and cable television.

2.21 "VOTING INTERESTS" means the voting rights distributed to the Association Members.

ARTICLE 3. DEVELOPMENT PLAN

3.1 SURVEY. A survey of the land, showing the improvements located thereon, and a graphic description of the improvements and a plot plan thereof, locating the improvements thereon, the Common Elements and the approximate dimensions, are attached hereto, incorporated herein and marked **Exhibit "A"**. Where more than one (1) typical Unit has been acquired by the same Owner and combined into a single dwelling place, the Unit plans as described in **Exhibit "A"** may not reflect the interior plane of the combined Units, but the exterior boundaries of the combined Units shall remain the same. Should any Units be combined, combined Units shall exist as separate Units as described in this Declaration for the purposes of applying the provisions of this Declaration and all Exhibits attached hereto.

3.2 EASEMENTS. Easements are reserved through the Condominium Property as may be required for utility services in order to serve such Condominium Property adequately, which are more accurately described in Article 15. The Association's Board of Directors is also authorized to grant easements as provided in Section 718.111(10), Florida Statutes.

3.3 IMPROVEMENTS - GENERAL DESCRIPTION. The condominium complex is a multi-building development consisting Units, Limited Common Elements and Common Elements.

3.4 UNIT BOUNDARIES. Each Unit, which term as used in this subparagraph concerning boundaries, shall include that part of each Unit lying within the vertical and horizontal boundaries as established by the Plat, which by way of illustration and clarification, shall be as follows:

A. **Upper and Lower Boundaries.** The upper and lower boundaries of the Units shall be the following boundaries extended to their planar intersections with the perimetrical boundaries:

(1) **Upper Boundaries.** The upper boundary of the Units shall be the horizontal plane of the undecorated, finished ceilings.

(2) **Lower Boundaries.** The lower boundaries of the Units shall be the horizontal plane of the undecorated, finished floors.

B. **Perimetrical Boundaries.** The perimetrical boundaries of the Units shall be the vertical planes of the undecorated and/or unfinished inner surfaces of the walls bounding the Units, extended to intersections with each other and with the upper and lower boundaries.

3.5 BOUNDARIES FURTHER DEFINED. The boundaries of the Units shall not include all of those spaces and improvements lying within the undecorated and/or unfinished inner surfaces of the perimeter walls and those surfaces above the undecorated, finish ceilings of each Unit, and those services below the undecorated, finished floor of each Unit, and further, shall not include those spaces and improvements lying within the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, and further, shall exclude all pipes, ducts, wires, conduits and other utilities running through any interior wall or partition for the furnishing of utility services to other Units and/or for Common Elements.

3.6 BALCONIES AND PATIOS. A Unit shall include, as indicated on Exhibit "A," a balcony or deck. The boundaries of the balcony or deck shall be as follows: all lower and perimetrical boundaries shall be the same as set forth above; however, should a paramedical boundary be a railing, then the Unit shall include the railing and the boundary shall be the exterior surface of the railing. Maintenance of the finished floor of the balcony or deck shall be borne by the Unit Owner to which the balcony or deck is appurtenant. No Unit owner shall paint or otherwise decorate or change appearance of any portion of the Condominium Building, and/or Condominium Property.

The actual boundaries of the Units are shown on the Plat; however, the actual locations, as constructed, and as the same may exist from time to time, shall govern. In the event of a total or substantial destruction of the building, the locations, dimensions and descriptions of the respective Units as contained in **Exhibit "A"** and subsequent amendments shall control.

3.7 COMMON ELEMENTS. There shall be appurtenant to each of the Units, equal ownership of the Common Elements of the Condominium. The Common Elements include the land and all other parts of the Condominium Property not within a Unit, unless otherwise provided herein. The Common Elements shall include, but are not limited to:

A. All air space lying within and over the boundaries of the condominium extended vertically, ad infinitum;

B. Easements as may be necessary through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services to more than one (1) Unit or to the Common Elements;

C. Structural beams, posts and members within a unit and easements of support in every portion of a Unit which contribute to the support of other Units and/or Common Elements;

D. Installations for the furnishing of utility services to more than one (1) Unit or to the Common Elements or to a Unit other than the Unit containing the installation;

E. The property and installations in connection therewith required for the furnishing of services to more than one (1) Unit or to the Common Elements;

F. Fixtures owned or held for the common use, benefit and enjoyment of all Owners of Units in the Condominium;

G. Cross easements for ingress, egress, support, maintenance, repair, replacements and utilities;

H. Parking areas, roads, and other means of ingress and egress; and

I. Tangible personal property required for the maintenance and operation of the Condominium and for the common use and enjoyment of the Unit Owners.

3.8 LIMITED COMMON ELEMENTS. The following shall be deemed to be Limited Common Elements, the use of which shall be limited to those Unit Owners to whom such use is assigned by or pursuant to the provisions of this Declaration or the condominium plat attached hereto as **Exhibit "A."**

A. The Condominium Developer originally assigned at least one (1) parking space to each one (1) bedroom Unit and at least two (2) parking spaces for each two (2) bedroom Unit for the exclusive use of the Unit Owner to which it is assigned. Unassigned spaces are for guest or overflow use or as otherwise provided by Board adopted rule.

B. Windows, Screens, and Doors. As applicable, all windows, doors, screens, and doors serving a Unit that are located outside the boundaries of the Unit shall be Limited Common Elements, reserved for the exclusive use of the Unit.

C. Air Conditioning and Heating Equipment. In the event any equipment comprising part of the heating and air-conditioning system serving only one (1) Unit is located outside the boundaries of the Unit, such equipment shall be Limited Common Elements, reserved for the exclusive use of the Unit.

D. Electric, Water and Waste Lines and Telephone and Television Fixtures. All electrical, plumbing, telephone and television fixtures, apparatus, equipment, meters, outlets, switches, wires, pipes and conduits serving only one (1) Unit are Limited Common Elements of the Unit served, including all electric lines between the Unit and its individual service panel or meter, and all water and waste lines between the Unit and the main lines.

The exclusive right of a Unit to use any Limited Common Element designated herein shall be an appurtenance to the Unit and shall be encumbered or conveyed as an appurtenance to the Unit without necessity or specific reference thereto. Such exclusive right may not be separately conveyed, assigned or encumbered except as an appurtenance to the Unit.

ARTICLE 4. PERCENTAGE OF OWNERSHIP OF THE COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS

4.1 THE CONDOMINIUM. The percentage of ownership and the undivided shares of the respective condominium Units in the Common Elements, and the manner of sharing expenses in the Condominium and owning common surplus attributable to the Condominium, shall be an equal undivided fractional ownership as follows: one ninety-six (1/96) interest.

4.2 COMMON EXPENSES. The Common Expenses of this Condominium are the Common Expenses directly attributable to the operation of this Condominium. Each Unit Owner shall be liable for the payment of a fraction of the common expenses in accordance with his percentage of ownership in the Common Elements hereinabove provided. The common expenses shall include the cost of maintenance and repair of the Common Elements, fire and liability insurance as provided hereinafter, costs of management of the Condominium, administrative costs of the Association, including professional fees and expenses, costs of water, electricity and other utilities (unless metered to individual Condominium Units), and supplies used in conjunction with the Common Elements and other costs and expenses that may be duly incurred by the Association through its management and from time to time in operating, protecting, managing and conserving the Condominium Property and carrying out its duties and responsibilities as provided by the Condominium Act, this Declaration or the Bylaws.

ARTICLE 5.
MAINTENANCE, ALTERATIONS AND IMPROVEMENTS

5.1 BY THE ASSOCIATION. The responsibilities and rights of the Association shall be as follows:

- A. To maintain the Common Elements of the Condominium Property.
- B. To maintain all portions of the Condominium Property contributed support of the Condominium Buildings, which portion shall include, but not be limited to: outside walls of the buildings and all fixtures on its exterior; those portions of boundary walls not part of Unit; floor and ceiling slabs; load-bearing columns; and load-bearing walls.
- C. To maintain, repair and replace all conduits, ducts, wiring and other facilities for the furnishing of utility services (i.e.: gas, electrical power, cold water and sewer disposal) contained in the portions of a Unit that services part or parts of the Condominium Property other than the Unit within which contained.
- D. To maintain, repair and replace all exterior doors, windows, and window screens, except that the Unit Owner shall be responsible for repairing any damage to an exterior door, window or window screen caused by the Unit Owner or a tenant, guest or family member of the Unit Owner. Lost window screens shall be replaced by the Unit Owner.
- E. The Association, its agents or employees, shall have the irrevocable right to have access to each Unit from time to time at reasonable hours (and at all hours in the event of an emergency) as may be necessary for inspection, maintenance, repair or replacement of any Common Elements, or for making emergency repairs therein necessary to prevent damage to the Common Elements, or to other Units, and for the purpose of carrying out the provisions referred to in this Declaration, including remedying violations hereof. The Unit Owner shall provide a working key to the Board for this purpose.
- F. Notwithstanding the duty of the Association to maintain and repair parts of the Condominium Property, the Association shall not be liable to Unit Owners for injury or damage caused by any latent condition of the property to be maintained and repaired by the Association or caused by the elements or other Owners or persons.

5.2 BY THE UNIT OWNER. The responsibilities and duties of each Unit Owner shall be as follows:

- A. To maintain, repair and replace, at the Unit Owner's sole expense, all portions of the Owner's Unit, with said Unit to be kept in a well-maintained and fully functioning condition that is sanitary and free of pests and rodents.

B. To maintain, repair and replace the paint, finish, covering, wallpaper and decoration of all interior walls, floors, and ceilings;

C. To maintain, repair and replace all built-in shelves, cabinets, counters, storage areas, and closets;

D. To maintain, repair and replace all mechanical, ventilating, heating and air conditioning equipment and portions thereof serving the individual Unit (whether located within the boundaries of the respective Unit or not), except for routine air conditioning maintenance as may be assumed by the Association from time-to-time by written policy;

E. To maintain any refrigerators, stoves, ovens, disposals, dishwashers and other kitchen equipment, all bathroom fixtures, equipment and apparatus, and hot water heaters;

G. To maintain, repair and replace all electrical, plumbing, telephone and television fixtures, apparatus, equipment, meters, outlets, switches, wires, pipes and conduit serving only one (1) Unit; all electric lines between the Unit and its individual service panel or meter, and all water and waste lines between the Unit and the main lines;

H. To maintain all interior doors, walls, partitions, and room dividers;

I. To maintain, repair and replace all furniture, furnishings and personal property contained within a Unit;

J. To promptly report to the Association any defect or need for repairs for which the Association is responsible;

K. To maintain any other Limited Common Element assigned to a Unit not otherwise addressed herein or the responsibility of the Association.

L. Not to make any alterations in the portions of the improvements of the Condominium Property which are to be maintained by the Association, or remove any portion thereof or make any additions thereto, or to do any work which would jeopardize the safety or soundness of the Unit, other Units or the Condominium building, or impair any easement;

M. To promptly perform all maintenance and repair work within the Unit and Limited Common Elements, which if omitted would affect any Common Elements, other Units, or the condominium property as a whole, it being the express intent of this Article that such Unit Owner shall be responsible for all damages and liabilities that any failure to repair or maintain may engender;

N. Unit Owners shall be responsible for and reimburse the Association for any expenditure incurred in maintaining, repairing or replacing any Common Elements, Limited Common

Elements, or Unit damaged through the fault of that Unit Owner or that Unit Owner's guests, tenants, employees or invitees;

O. All plumbing or electrical repairs within a Unit shall be performed by a licensed plumber or electrician;

P. The Association shall have a lien against a Unit for any expense its incurs for maintenance, repair, replacement, remediation or fumigation undertaken to correct a violation of Articles 5.2 or 10 or to remedy any damage caused by a violation, to the same extent as is provided by the Condominium Act for unpaid assessments, plus interest at the highest rate permitted by law, plus reasonable attorneys' fees and costs incurred by the Association in the collection thereof, including appellate fees.

5.3 ALTERATIONS AND IMPROVEMENTS.

A. **COMMON ELEMENTS.** The Common Elements are permanent in nature and no Unit Owner or occupant of any Unit shall alter or change the Common Elements, except with the prior written consent of the Board of Directors. The Board of Directors shall adopt a policy for reviewing Unit Owner applications to alter or change the common elements. Additionally, the Board of Directors may establish uniform standards for alterations or changes to the Common Elements. A material alteration or improvement to the Common Elements by the Board of Directors which requires the expenditure of Association funds may be made without prior Unit Owner approval so long as the material alteration or improvement does not exceed thirty thousand dollars (\$30,000). The prior approval of at least a majority of the Unit Owners voting (in person or by proxy) shall be obtained prior to any material alteration or improvement to the Common Elements if the proposed material alteration or improvement will cost the Association more than thirty thousand dollars (\$30,000). The requirement of prior approval of the Unit Owners does not apply to any maintenance, repair, replacement, preventative maintenance, compliance with a government order, or for security measures.

B. **ASSOCIATION PROPERTY.** The Board of Directors may materially alter or substantially improve the Association Property without prior Unit Owner approval so long as the material alteration or substantial improvement does not exceed twenty thousand dollars (\$20,000). The prior approval of at least a majority of the Unit Owners voting (in person or by proxy) shall be obtained prior to any material alteration or improvement to the Association Property if the proposed material alteration or improvement will cost the Association more than twenty thousand dollars (\$20,000).

C. **MODIFICATION TO UNITS.** No Unit Owner shall make any addition, alteration or improvement in or to the interior of the Unit without obtaining all appropriate governmental permits which are necessary for such work and provided that such alteration, addition or improvement will not adversely affect the structural integrity of the Buildings or cause any damage to or adversely affect the Common Elements, Limited Common Elements or other Units and/or the Condominium Property. The proposed additions, alterations and

Amended and Restated Declaration of Condominium

The Renegade Condominiums, A Condominium

improvements by the Unit Owners shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise.

A Unit Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after the date of installation or construction thereof as may be required by the Association. The Association's rights of review and approval of plans and other submissions under this Declaration are intended solely for the benefit of the Association.

Neither the Association nor any of its officers, directors, employees, agents, contractors, consultants or attorneys shall be liable to any Owner or any other person by reason of mistake in judgment, failure to point out or correct deficiencies in any plans or other submissions, negligence, or any other misfeasance, malfeasance, or nonfeasance arising out of or in connection with the approval or disapproval of any plans or submissions.

ARTICLE 6. ASSESSMENTS

6.1 ESTABLISHMENT. The Board of Directors shall fix and determine from time to time the sum or sums necessary and adequate to provide for the Common Expenses of the Condominium, the Common Expenses of the Association, and such other Assessments as are specifically provided for in this Declaration, the Articles of Incorporation and the Bylaws. The procedure for the determination of all Assessments shall be as set forth in the Bylaws and this Declaration. The Common Expenses shall include, but shall not be limited to the following:

- A. All expenses of administration, maintenance, repair, and replacement of the Common Elements.
- B. Insurance premiums on all policies of insurance obtained by the governing Board, managing agent, or manager, as the case may be.
- C. Working capital reserve.
- D. General operating reserve.
- E. Repair and replacement reserve.

F. Reserve for deficits accrued in prior years.

G. Reserve for acquisition or lease of Units, the Owners of which have elected to sell or lease the same, or that may become available at foreclosure or other judicial sale.

H. Utility rates for water and gas, and related sewer rents, except such services that are metered separately to each Unit.

I. Utility rates for electricity serving the Common Elements, other than leased portions thereof, which may be separately metered.

J. All other amounts that the Owners may agree upon or that the governing Board may deem necessary or appropriate for the operation, administration and maintenance of the condominium.

K. All other amounts designated common expenses by the Declaration, by these Bylaws, or by law, including special assessments necessary to cover unanticipated expenditures which may be incurred during the fiscal year.

6.2 SHARE OF COMMON EXPENSES. Common Expenses shall be assessed against each Unit Owner as provided for in Article 4 of this Declaration. One-twelfth (1/12) of each Unit's annual assessments shall be due and payable in advance to the Association on the first day of each month of each fiscal year unless the Board determines that annual assessments are due in four (4) installments paid on the first day of each quarter, which such days are January 1st, April 1st, July 1st, and October 1st.

6.3 INTEREST, APPLICATION OF PAYMENTS. Assessments paid on or before ten (10) days after the date when due shall not bear interest, but all sums not paid on or before ten (10) days after the date when due shall bear interest at the highest rate allowed by law from the date when first due until paid. The Association may also charge an administrative late fee not to exceed the greater of Twenty-Five Dollars (\$25.00) or five percent (5%) of each installment of the assessment. All payments upon account shall be first credited to interest, then to any administrative late fee, then to any costs and reasonable attorneys' fees incurred in collection, and then to the Assessment payments first due. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment. The Board of Directors may require each Unit Owner to maintain a minimum balance on deposit with the Association not to exceed one (1) month's assessment for working capital and to cover contingent expenses from time to time.

6.4 LIEN FOR ASSESSMENTS. The Association shall have a lien on each Condominium Unit to secure the payment of unpaid Assessments, Special Assessments and any other charge permitted herein which are due and which may accrue subsequent to the recording of the claim of lien in the public records, as well as interest and all reasonable costs and

attorney's fees incurred by the Association incident to the collection process. Such lien shall be executed and recorded in the Public Records of Leon County, Florida, and perfected as provided by Section 718.116(4), Florida Statutes. A claim of lien for Assessments, special assessments and/or any other charge permitted herein shall be foreclosed in the same manner as a mortgage on real property, and the institution of a foreclosure proceeding shall be brought in the name of the Association. The Association is also authorized to bring an action to recover a money judgment for the unpaid Assessments or Special assessments without waiving any claim of lien. The Association's attorney is authorized to recover its reasonable attorney's fees incurred in either action. Upon payment in full, the person making the payment is entitled to a satisfaction of lien.

A. The liability for assessments may not be avoided by waiver of the use or enjoyment of any Common Element, Association Property, or the abandonment of the Unit for which the Assessments are made.

B. A Unit Owner, regardless of how his or her title has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments, special assessments, and/or other charges permitted herein which come due while he or she is the Unit Owner. Additionally, a Unit Owner is jointly and severally liable with the previous Owner for all unpaid assessments, special assessments, and/or other charges permitted herein that came due up to the time of transfer of title of the Unit. This liability is without prejudice to any right the Owner may have to recover from the previous Owner the amounts paid by the Owner.

ARTICLE 7. THE ASSOCIATION

7.1 THE ASSOCIATION. In order to provide for the proficient and effective administration of the Condominium and the Association Property by the Owners of Units, a non-profit corporation known and designated as THE RENEGADE CONDOMINIUMS ASSOCIATION, INC., has been organized under the laws of the State of Florida. The Association shall administer the operation and management of the Condominium, and undertake and perform all acts and duties incident thereto in accordance with the terms, provisions and conditions of this Declaration of Condominium, Articles of Incorporation, Bylaws and the Rules and Regulations promulgated by the Association from time to time. No Unit Owner, except an officer of the Association, shall have any authority to act for or on behalf of the Association. The powers of the Association shall include those set forth in this Declaration, Articles of Incorporation, Bylaws, the Condominium Act and Chapter 617, Florida Statutes, all as amended from time to time.

7.2 MEMBERSHIP IN ASSOCIATION. Membership in the Association shall be limited to Unit Owners in the Condominium. Such membership shall automatically terminate when such person is no longer an Owner of a Unit in the Condominium. Membership in the

Association shall be limited to such Owners. Change of membership in the Association shall be established by recording in the Public Records of Leon County, Florida, a Deed or other instrument establishing record title to a Unit in the Condominium and the delivery to the Association of a copy of such recorded instrument. The Owner designated by such instrument thus becomes a Member of the Association, and the membership of the prior Owner is terminated.

7.3 VOTING RIGHTS. Each Condominium Unit shall be entitled to one (1) vote at membership meetings of the Association in the manner provided in the Bylaws. The vote of a condominium Unit is not divisible.

7.4 RESTRAINT UPON ASSIGNMENT OF SHARES IN ASSETS. The shares of members in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a Unit.

7.5 LIMITATION UPON LIABILITY OF ASSOCIATION. Notwithstanding the duty of the Association to maintain, replace and repair parts of the Condominium Property and facilities, the Association shall not be liable to any Unit Owners for injury or damage caused by a latent condition of the property to be maintained, replaced and repaired by the Association, or caused by the elements, water intrusion through the Common Elements, or other Owners or persons.

ARTICLE 8. INSURANCE

The insurance, and other than title insurance, which shall be carried upon the Condominium Property and the property of the Unit Owners shall be governed by the following provisions:

8.1 AUTHORITY TO PURCHASE. The Association shall use its best efforts to obtain and maintain adequate insurance to protect the Condominium Property for the benefit of the Association and the Unit Owners and their mortgagees, as their interest may appear, and provisions shall be made for the issuance of certificates or mortgagee endorsements to the mortgagees of Unit Owners. Such policies and endorsements shall be deposited with the Insurance Trustee. Unit Owners shall obtain insurance coverage at their own expense upon their personal property and for their personal liability and living expense. Insurance policies issued to Unit Owners on individual Units shall provide that the coverage afforded by such policies is excess over the amount recoverable any under any other policy covering the same property without rights of subrogation against the Association. All policies purchased by the Association must be written by insurance companies authorized to do business the State of Florida, and with offices or agents in Florida; provided, however, all such insurance policies must be accepted and approved by the Institutional Mortgagee holding the largest aggregate dollar sum of mortgages

encumbering Condominium Parcels in the condominium, said sum to be ascertained at the time of purchase or renewal of each policy.

8.2 COVERAGE.

A. Casualty. All buildings and improvements upon the land, including Units of personal property of the Association included the Condominium Property, are to be insured in an amount equal to the maximum insurable replacement value, excluding foundation excavation cost as determined annually by the Board of Directors, and all such insurance must be may obtain, if possible, from the same company. Such coverage shall provide protection against:

1) Loss or damage by fire and other hazards covered by a standard extended coverage endorsement, and floor disaster insurance. Every hazard policy which is issued to protect the condominium building shall provide that the term "building" wherever used in the policy shall include, but not necessarily be limited to, fixtures, installments or additions comprising that part of the building with the unfinished interior surfaces of the perimeter walls, floors, and ceilings of the individual Units initially installed, or replacements thereof of like kind or quality, in accordance with the original plans and specifications, or as they existed at the time the Unit was initially conveyed if the original plans specifications are not available; however, the term "building" shall not include floor coverings, wall coverings, or ceiling coverings.

2) Such other risks as from time to time shall be customarily covered with respect to building similar in construction, location and use, including, but not limited to, vandalism and malicious mischief.

B. Public Liability. In such amounts and with such coverage as shall be required by the Administration which cross liability endorsements to cover liability of the Unit Owners as a group to a Unit Owner.

C. Worker's Compensation. As shall be required to meet the requirements of law.

D. Association Insurance. Such other insurance as the Board of Directors, in its discretion, may determine from time to time to be the best interest of the Association and the Unit Owners, including Directors' Liability Insurance or other insurance that an Institutional Mortgagee may reasonably require, so long as it is the owner of the mortgage on any Condominium Parcel.

8.3 PREMIUMS. Premiums for insurance policies purchased by the Association shall be paid by the Association.

8.4 INSURED. All insurance policies purchased by the Association shall be for the benefit the Association and the Unit Owners and their mortgagees as their interest may appear

(the Unit Owners and their mortgagees being additional insureds) and shall provide that all proceeds covering casualty losses shall be paid in trust any bank in Leon County, Florida, with trust powers, as may be approved and designated insurance trustee by the Board of Directors which trustee is herein referred to as the "Insurance Trustee". All insurance policies shall require written notification to each Institutional Mortgagee of record not less than thirty (30) days in advance of a lapse, cancellation or material modification of any insurance policy insuring the condominium property. An Institutional Mortgagee may record its name by providing written notice to the insurer or by causing an endorsement to the policy to be issued. The Insurance Trustee shall not be liable for payment of premiums, nor shall the renewal or sufficiency of the policies, nor for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid, and hold the same in trust for the purposes elsewhere stated herein and for the benefit of the Unit Owners in the mortgagees in the following shares, but such shares need not be set forth in the records of the Insurance Trustee.

A. Common Elements. Proceeds on account of Common Elements shall be held in shares equal to the Unit Owner's share of the Common Elements.

B. Unit. Proceeds on account of Units shall be held in the following undivided share.

1) Partial Destruction. When the building is to be restored, for the owners of damaged Units in proportion to the cost of repairing the damage suffered by each Unit Owner.

2) Total Destruction. When a building is to be restored, for the owners of all Units in the building in as many undivided shares as there are Units in the building.

3) Mortgagee. In the event a mortgagee endorsement has been issued as to a Unit, the share of the Unit Owner shall be held in trust for the mortgagee and the Unit Owner as their interests appear. In no event shall any mortgagee have the right to demand the application insurance proceeds to any mortgage or mortgages which it may hold against Units, except to such extent said insurance proceeds may exceed the actual cost of repair or restoration of the damaged building or buildings, and no mortgagee shall have any right to participate in the determination as to whether or not improvements will be restored after a casualty.

8.5 DISTRIBUTION OF PROCEEDS. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to or for the benefit of the beneficial owners in the following manner:

A. Expense of the Trust. All expenses of the Insurance Trustee shall be first paid or provisions made therefor.

B. Reconstruction or Repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the cost thereof as elsewhere provided. Any proceeds remaining after defraying such cost shall be distributed to the beneficial owners, remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by such mortgagee.

C. Failure to Reconstruct or Repair. If it is determined in the manner provided in this Declaration that the damages for which the proceeds are paid shall not be reconstructed or repair, the remaining proceeds shall be distributed the beneficial owners, remittances to Unit Owners and their mortgagees being payable jointly to them. This is a covenant for the benefit of any mortgagee of a Unit and may be enforced by such mortgagee.

D. Certificate. In making distribution to Unit Owners and their mortgagees, the Insurance Trustee may rely upon a certificate of the Association made by the President and Secretary as to the names of the Unit Owners and their respective shares of the distribution.

E. Association as Agent. The Association is hereby irrevocably appointed agent for each Unit Owners to adjust all claims arising under insurance policies purchased by the Association.

ARTICLE 9. RECONSTRUCTION OR REPAIR OF AFTER CASUALTY

9.1 DETERMINATION TO RECONSTRUCT OR REPAIR. If any part of the Condominium Property shall be damaged by casualty, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

A. Common Elements. If the damaged improvement is a Common Element, the damaged property shall be reconstructed or repaired, unless it is determined in the manner elsewhere provided that the condominium shall be terminated.

B. Condominium Property

1) Lesser Damage. If Units to which fifty percent (50%) or more of the Common Elements are appurtenant are found by the Board of Directors to be tenantable, the damaged property shall be reconstructed or repaired, unless within sixty (60) days after the casualty it is determined in the manner elsewhere provided in this Declaration that the condominium shall be terminated.

2) Major Damage. If the Units to which more than fifty percent (50%) of the Common Elements are appurtenant are found by the Board of Directors to be not tenantable, then the damaged property will not be reconstructed or repaired and the condominium will be terminated as elsewhere provided in this Declaration, unless within sixty

(60) days after the casualty the owners of seventy-five (75%) of the Common Elements agree in writing to such reconstruction or repair.

3) Certificate. The Insurance Trustee may rely upon a certificate of the Association made by the President and Secretary to determine whether or not the damaged property is to be reconstructed or repaired.

9.2 PLANS AND SPECIFICATIONS. Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original buildings, portions of which are attached hereto as exhibits, or if not, then according to plans and specifications approved by the Board of Directors, and, if the damaged property is the condominium buildings, by the owners of not less than seventy-five (75%) of the Common Elements, including the owners of all damage Units, which approval shall not be unreasonably withheld.

9.3 RESPONSIBILITY. If the damage is only to those parts of one (1) Unit for which the responsibility of the maintenance and repair is that of the Unit Owner, then the Unit Owner shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of construction or repair after casualty shall be that of the Association.

9.4 ESTIMATES OF COSTS. As soon as reasonably practicable after a casualty causing damage to property for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable detailed estimates of the cost to repair or rebuild.

9.5 ASSESSMENTS. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association, or if at any time during the reconstruction and repair the funds for the payment of the cost thereof are insufficient, assessment shall be made against the Unit Owners who own the damaged Units and against all Unit Owners in the case of damage to Common Elements, insufficient amounts to provide funds to pay the estimated costs. Such assessments against the Unit Owners for damage to Units shall be in proportion to the cost of reconstruction and repair of their respective Units. Such assessments on account of damage to Common Elements shall be in proportion to the Unit Owner's share in the Common Elements.

9.6 DEDUCTIBLE PROVISION. The funds necessary to cover any deductible amount under an insurance policy against which a claim is made shall be a Common Expense.

9.7 CONSTRUCTION FUNDS. The funds for payment of cost of reconstruction and repair after casualty, which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessments against the Unit Owners, shall be disbursed in payment of such costs in the following manner:

A. Association. If cost of reconstruction and repair which are the responsibility of the Association, are more than FIVE THOUSAND DOLLARS (\$5000), then the sums paid upon

assessments to meet such cost shall be deposited by the Association with the Insurance Trustee. In all other cases, the Association shall hold the sums paid upon such assessments and disburse the same in payment of costs of reconstruction and repaired.

B. Insurance Trustee. The proceeds of insurance collected on account of a casualty, and the sums deposited with the Insurance Trustee by the Association from the collections of assessments against Unit Owners on account for such casualty, shall constitute a construction fund which shall be disbursed in payment of cost of reconstruction and repair in the following manner:

1) Unit Owner. The portion of insurance proceeds representing damage for which the responsibility of reconstruction and repair lies with the Unit Owner, shall be paid by the Insurance Trustee to the Unit Owner, or if there is a mortgagee endorsement, then to the Unit Owner another mortgagee jointly.

2) Association-Lesser Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the Association is less than FIVE THOUSAND DOLLARS (\$5000), then the construction fund shall be disbursed in payment of such costs upon the order of the Association; provided, however, that upon request to the Insurance Trustee by a mortgagee which is a beneficiary of an Insurance policy, the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner hereafter provided for the reconstruction and repair of major damage.

3) Association-Major Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the Association more than FIVE THOUSAND DOLLARS (\$5000), then the construction fund shall be disbursed in payment of such costs in the manner required by the Board of Directors and upon approval of an architect qualified to practice in the State of Florida and employed by the Association to supervise the work.

4) Surplus. It shall be presumed that the first monies dispersed in payment of cost of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all cost of the reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial owners of the fund in the manner elsewhere stated; except, however, that the part of a distribution to beneficial owner which is not in excess of assessments paid by such owners into the construct fund shall not be made payable to any mortgagee.

5) Certificate. Notwithstanding the provisions herein, the Insurance Trustee shall not be required to determine whether or not sums paid by Unit Owners upon assessment shall be deposited by the Association with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the Association or upon approval of an architect or otherwise, nor whether a disbursement is to be made from the construction fund nor to determine the payee nor the amount to be paid, nor to determine

whether surplus funds to be distributed are less than assessments paid by owners. Instead, the Insurance Trustee may rely upon a certificate of the Association made by its President and Secretary as to any and all such matters and stating that sums to be paid are due and properly payable and stating the name of the payee and the amount to be paid; provided, that when a mortgagee is herein required to be named as payee, the Insurance Trustee shall also name the mortgagee as payee of any distribution of insurance proceeds to a Unit Owner, and further provided, that when the Association or a mortgagee which is the beneficiary of an insurance policy the proceeds of which are included in the construction funds, so requires, the approval of an architect named by the Association shall first be obtained by the Association upon disbursements in payment of costs of reconstruction and repair.

ARTICLE 10. USE RESTRICTIONS

In order to provide for congenial occupancy of the Condominium Property and to better protect the values of the condominium Units, the use of the Condominium Units and Condominium Property shall be restricted by and in accordance with the following provisions as long as the Condominium exists:

10.1 PERSONS BOUND. All provisions of this Declaration, the Bylaws of the Association and Board-adopted rules and regulations which govern the conduct of persons shall apply to all Unit Owners, tenants, occupants, guests, invitees, licensees, contractors, and visitors of any Unit. Every Unit Owner shall cause all tenants, occupants, guests, invitees, licensees, contractors, and visitors of his/her Unit to comply with this Declaration, the Association Bylaws, and any Board-adopted rule or regulation and shall be responsible for all violations and losses to the Common Elements caused by such tenant, occupants, guests, invitees, licensees, contractors, and visitors, notwithstanding the fact that such tenants, occupants, guests, invitees, licensees, contractors, and visitors of a Unit are fully liable and may be sanctioned for any violation of this Declaration, the Bylaws of the Association, or Board-adopted rule or regulation.

10.2 RESIDENTIAL AND BUSINESS USES. The Units and the Common Elements shall be used for residential purposes only. No trade or business may be conducted in any Unit or on the Common Elements, except that a Unit Owner, tenant or other Unit occupant may have a home office within the Unit so long as (1) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (2) the business activity conforms to all zoning requirements for the Condominium Property; (3) the business activity does not involve persons coming on the Condominium Property who do not reside in the Property or door-to-door solicitation of residents of the Condominium Property; and (4) the business activity is consistent with the residential character of the Condominium Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Condominium Property, as may be determined in the sole discretion of the Board.

10.3 OCCUPANCY. In no event shall permanent occupancy exceed two (2) persons for a one (1) bedroom Unit and four (4) persons for a two (2) bedroom Unit. Notwithstanding the above, total occupancy of a Unit when temporary guests are visiting shall not exceed six (6) persons. Temporary guests shall be defined as individuals gratuitously residing in a Unit at the request of the Unit Owner for not more than thirty (30) consecutive days or a total of forty-five (45) days in any twelve-month period.

10.4 LEASE OBLIGATIONS AND LIMITATIONS. The lease or rental of any dwelling Unit shall not release or discharge an Owner thereof from compliance with any obligations and duties hereunder.

10.5 USE OF COMMON ELEMENTS. The Common Elements are for the exclusive use of the Association members, tenants, and guests. The Association shall have the authority to limit the number of guests/invitees that a Unit Owner or Tenant may invite to use the Common Elements at one time.

10.6 EXTERIOR APPEARANCE. Alteration and repair of the exterior of the buildings is the responsibility of the Association. No exterior painting or change of the appearance of any exterior wall, door, or window is permitted without the prior written consent of the Board. Nothing shall be hung, displayed or placed on the exterior walls, doors or windows of the Unit or the building without the prior written consent of the Board. No exterior addition or improvement shall be made to the common elements without the prior written consent of the Board. No alteration may be made of any interior boundary wall without first obtaining written approval of the Board. Structural additions and alterations to the Unit are prohibited unless first approved in writing by the Board. No reflecting device may be used in any windows or in any of the aforementioned areas without the prior written approval of the Board. The Board may adopt rules providing permitted window dressings or tinting which shall be maintained in all Unit windows.

10.7 ANIMALS. Only caged birds, small marine animals kept in aquariums, cats and dogs may be kept in a Unit or brought onto the Condominium Property. Animals permitted herein which, in the sole discretion of the Association: 1) endanger the health and safety of the Unit Owners or their Tenants, Guests or Invitees; 2) make objectionable noise; 3) constitute a danger or nuisance; or 4) otherwise unreasonably inconvenience to Unit Owners or their Tenants, Guests or Invitees shall be removed upon the request of the Board of Directors. If the Unit Owner fails to honor such request, the animal may be removed by the Board of Directors. No animal shall be kept, bred, or maintained for any commercial purpose. Animals shall at all times, whenever they are outside a Unit, be restrained on a handheld leash. No animal shall be tethered or otherwise tied to any portion of the Common Elements. Animal waste shall be promptly removed from the Common Elements and discarded in a waste receptacle. The Board may adopt additional Rules and Regulations regulating animals permitted herein, including the number, size, registration and Common Area use limitations.

10.8 SIGNS, BANNERS, ADVERTISEMENTS, AND NOTICES. No signs, banners, advertising, or notices of any kind or type whatsoever, including, but not limited to, "For Rent" or "For Sale" signs, shall be permitted or displayed on the exterior of any Unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any Unit or on the Common Elements unless approved by the Board.

10.9 WASTE, RUBBISH, TRASH REMOVAL AND CHEMICAL STORAGE. No rubbish, refuse, garbage, trash or recyclables are to be permitted to accumulate in places other than the receptacles provided therefor. Further, nothing shall be placed outside of a Unit which obstructs the common way of ingress or egress to the other Units or the Common Elements. There shall not be kept in any Unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal home or office use.

10.10 NUISANCES, OFFENSIVE OR ILLEGAL ACTIVITIES. No portion of the Condominium Property shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean, untidy or unsanitary condition that will be obnoxious to the eye or otherwise, nor shall any substance, thing, animal or material be kept upon any portion of the Property that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, serenity, safety or health of the occupants or surrounding property. No noxious, illegal or offensive activity or unreasonable sound shall be carried on upon any portion of the Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the Condominium Property. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Condominium Property or which will increase insurance rates on any Unit or on the Common Elements. No apparatus or machine of any sort shall be used or maintained in any Unit which causes interference with television or other such reception in other Units.

10.11 OUTDOOR COOKING. Outdoor cooking is prohibited, except on Association grills provided for such use and pursuant to any Board adopted rules on same.

10.12 STORAGE. The storage of personal items or garbage in or on the entry areas, balconies, patios, and deck areas.

10.13 PROHIBITION OF PERSONS CONVICTED OF CERTAIN FELONIES. It shall be a violation of this Declaration for a Unit to be acquired for ownership (whether in whole or in part), leased, or occupied at any time for any duration by any person convicted (either via an adjudication of guilt or a withhold of adjudication) of felony drug trafficking, robbery, burglary, murder, sexual battery, child molestation, rape or their equivalent under federal or state laws. It shall also be a violation of this Declaration for any ownership or leasehold interest in a Unit to be provided in any manner to any such person. Notwithstanding any requirement in this Declaration that the Association provide an alternative purchaser for the transfer of a Unit, the

Association shall not be responsible for providing an alternative purchaser if the requested approval is denied because the person acquiring or being provided ownership of the Unit is convicted of any of the enumerated crimes listed herein. The Board shall have the authority to modify this provision to comply with any state or federal law or regulation.

10.14 SUBDIVISION OF UNITS. No Unit shall be divided or subdivided.

10.15 VEHICLES. Motor homes, trailers, recreational vehicles, boats and other watercraft, boat trailers, campers, camper trailers, and commercial vehicles shall not be permitted to be parked on the Condominium Property, except that commercial vehicles may be temporarily parked while providing a service to a Unit or Association.

All vehicles parked on the Condominium Property must maintain current registration and license plates and shall be road operable at all times. Vehicle washing, repair, maintenance and restoration is prohibited on all portions of the Condominium Property. Parking of vehicles, including motorcycles and scooters, anywhere within the Condominium Property other than in designated or assigned parking areas or spaces is prohibited. No person may park in an assigned parking space without permission of the Unit Owner or Tenant. The Association shall have the right to authorize the towing away of any vehicles which violate this Declaration or the Rules and Regulations of the Association, with the costs to be borne by the Unit Owner or violator. In addition, the Board of Directors may adopt Rules and Regulations from time to time further regulating the registration, parking and manner of operation of vehicles on the Condominium Property.

10.16 SATELLITE DISHES. No satellite dish or similar device shall be installed anywhere on the Common Elements. Nor shall any satellite dish or similar device protrude into common element airspace.

10.17 WELL-KEPT CONDITION. Each Owner or occupant shall maintain his or her Unit in good condition and repair, and each Owner or occupant shall maintain and repair the fixtures therein.

10.18 PROHIBITED INTERFERENCE. No person shall interfere with the use of any area reserved or assigned as a Limited Common Element for the benefit of another Unit or make use of any of the Common Elements in such a manner as to abridge the equal rights of the other Unit Owners to their use and enjoyment.

10.19 HOT WATER HEATER REPLACEMENT. Hot water heaters shall be replaced by the Unit Owner prior to the expiration of the manufacturer's stated life expectancy. Replacement hot water heaters shall be new at the time of installation.

10.20 NO TIME SHARING. Neither individual condominium Units nor the entire condominium shall create time-share estates or interval ownership estates, nor shall any Unit Owner or the Association allow such use.

10.21 LIABILITY FOR DAMAGE. The cost of repairing damage to the Condominium Property caused by a Unit Owner, his or her family, tenants, guests or invitees shall be the responsibility of the Unit Owner.

10.22 SOLICITATION. Soliciting is strictly forbidden. It is requested that Unit Owners and occupants notify the Association if a solicitor appears and appropriate action will be taken.

10.23 WASHERS, DRYERS, AND WINDOW/PORTAL AIR CONDITIONING UNITS. Permanent and non-fixed portable washers and dryers are prohibited in Units. Window air conditioning units are prohibited. Portable air conditioning units may be permitted subject to written Board approval and compliance with any adopted specifications.

10.24 UNIT OWNERSHIP. There shall be no limit on the number of Units that person, entity, or trust may own in the condominium.

10.25 DUAL USE PROHIBITION. Unit Owners who rent or lease their Units waive their rights and privileges enjoyed as a resident Unit Owner in favor of the renter or lessee and may not use the Common Elements of THE RENEGADE CONDOMINIUMS during the rental or lease period, except as a guest of their Tenant or another Unit Owner. However, Unit Owners still reserve the right to attend official Condominium Association meetings, exercise their right to vote, and utilize parking spaces during Florida State University home football games, subject to any Board regulations.

10.26 RULES AND REGULATIONS. The Board may adopt Rules and Regulations consistent with this Declaration of Condominium concerning occupancy and use of the Units, Limited Common Elements and Common Elements.

**ARTICLE 11.
AMENDMENTS OF DECLARATION**

11.1 PROPOSAL. An amendment to this Declaration may be proposed by the Board of Directors. A proposal for an amendment may be presented to the Board of Directors by a Director or a Unit Owner in writing. If ten percent (10%) of the Unit Owners in this Condominium sign a petition recommending an amendment for adoption and deliver the petition to the Board, the Board must submit the proposed amendment to a vote of the Unit Owners in this Condominium at a duly-noticed membership meeting within sixty (60) days of delivery of the petition to the Board.

11.2 APPROVAL. This Declaration may be amended at any time by the affirmative vote of two-thirds (2/3rds) of the voting interests, which vote shall be conducted at a duly called membership meeting. However, the affirmative vote of one hundred percent (100%) of the Unit

Owners shall be required to amend the percentages of the Common Elements, Common Expenses and the Common Surplus as provided in Article 4 and the voting rights for Unit Owners under Article 7.3 may be amended only upon unanimous votes of all Units.

11.3 EXECUTION AND RECORDING. A copy of each Declaration amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by the appropriate officers of the Association with the formality of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the Public Records of Leon County, Florida.

**ARTICLE 12.
BYLAWS**

The operation of this Condominium shall be governed by the Bylaws. The Bylaws may be amended as provided in the Bylaws.

**ARTICLE 13.
REMEDIES FOR VIOLATIONS**

13.1 NEGLIGENCE. A Unit Owner shall be liable for any damage, liability, cost, expense, maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their contractors, guests, invitees, employees, agents or tenants.

13.2 COMPLIANCE AND DEFAULT. Each Unit Owner shall be governed by and shall comply with the terms of this Declaration of Condominium, Articles of Incorporation, Bylaws, Chapter 718, Florida Statutes, and Rules adopted by the Board of Directors. Failure of a Unit Owner to comply therewith shall entitle the Association or any Unit Owner to recover damages or obtain injunctive relief or both, but such relief shall not be exclusive of other remedies provided by law or this Declaration. The Association shall arbitrate prior to litigation in such instances and manner as required by state law.

13.3 COSTS AND ATTORNEYS' FEES. In any proceeding arising out of an alleged failure or refusal of a person or Unit Owner to comply with the requirements of the Condominium Act, this Declaration, the Articles of Incorporation, Bylaws, or the Rules adopted pursuant to said documents, as the same may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable arbitration, mediation, prelitigation, trial or appellate attorneys' fees and costs incurred therein or incident to any such proceeding.

13.4 NO WAIVER OF RIGHTS. The failure of the Association or any Unit Owner to enforce any covenant, restriction or other provision of the Condominium Act, this Declaration,

the Articles of Incorporation, the Bylaws, or the rules adopted pursuant thereto, shall not constitute a waiver of the right to do so thereafter.

13.5 ENFORCEMENT OF MAINTENANCE. In the event the Owner of a Unit fails or refuses to properly maintain the Unit as required in Article 5 above or places, constructs, or installs items or structures on the Common Elements in violation of this Declaration, the Association or any other Unit Owner shall have the right to proceed in a court of equity to seek compliance with the foregoing provisions. The prevailing party in such an action shall be entitled to recover court costs and their reasonable attorneys' fees. In addition or in the alternative, the Association (without liability to the Unit Owner or Unit occupant) may correct a failure or refusal to maintain the Unit as required in Article 5 or may remove/dispose of any item or improvement placed, constructed or installed on the Common Elements. The Association shall provide written notice prior to undertaking this additional or alternative remedial action. The Unit Owner shall be responsible for any cost or expense incurred by the Association in maintaining the Unit or for the removal/disposal of any item or improvement placed, constructed, or installed on the Common Elements, which such cost shall be collected in the same manner as an assessment herein and may become a lien on a Unit if not paid.

13.6 AUTHORITY TO LEVY FINES. In addition to other remedies provided to the Association for enforcement of the rules and restrictions, the Association may levy a fine against any Owner for failure of the Owner or of a tenant or guest of the Owner or tenant to comply with the Declaration of Condominium or Association Rules. The Association may impose fines as provided by law.

ARTICLE 14. TERMINATION OF CONDOMINIUM

The condominium may be terminated in the following manner in addition to the manner provided the Condominium Act:

14.1 DESTRUCTION. In the event that it is determined in the manner elsewhere provided that the Condominium Property shall not be reconstructed because of major damage, the Condominium plan of ownership will be thereby terminated without agreement.

14.2 AGREEMENT. The Condominium may be terminated by at the approval in writing of all of the owners of the Units therein and by all record owners of mortgages thereon. If the proposed termination is submitted to a meeting of the members of the Association, the notice of which meeting gives notice of the proposed termination, and if the approval of the owners of not less than seventy- five percent (75%) of the Common Elements, and of the record owners of all mortgages upon the Units, are obtained in writing not later than thirty (30) days from the date of such meeting, then the approving owners shall have an option to buy all of the Units of the

other owners for the period ending on the sixtieth (60th) day from the day of such meeting. Such approvals shall be irrevocable until the expiration of the option, and if the option is exercised, the approval shall be irrevocable. Such option shall be upon the following terms:

A. Exercise of Option. The option shall be exercised by delivery or mailing by certified mail, to each of the record owners of the Units to be purchased, of an agreement to purchase, signed by the record owners of the Units who will participate in the purchase. Such agreement shall indicate that which Units will be purchased by each participating owner and shall provide for the purchase of all the Units owned by owners not approving the termination, and the effect of said agreement shall be to create a separate contract between each seller and his purchaser.

B. Price. The sale price for each Unit shall be the fair market value determined by agreement between the seller and purchaser within thirty (30) days from the delivery or mailing of such agreement and in the absence of agreement as to price, it shall be determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be the two (2) appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of arbitration shall be paid by the purchaser.

C. Payment. The purchase price shall be paid in cash.

D. Closing. This sale shall be closed within thirty (30) days following the determination of the sale price.

14.3 CERTIFICATE. The termination of condominium in either of the forgoing manners shall be evidenced by a certificate of the Association, executed by the President and Secretary, certifying as to the facts effecting the termination, which certificate shall become effective upon being recording the public records of Leon County, Florida.

14.4 SHARES OF OWNERS AFTER TERMINATION. After termination of condominium, Unit Owners shall own the Condominium Property and all assets of the Association as tenants in common in undivided shares, and their respective mortgagees and lienors shall have the mortgages and liens upon the respective undivided shares of the Unit Owners. Such undivided shares of the Unit Owner shall be the same as the undivided shares of the Common Elements appurtenant to each of the Units prior to the termination.

14.5 AMENDMENTS. This section concerning termination cannot be amended without the consent of all Unit Owners and all record Owners of mortgages upon condominium parcels.

**ARTICLE 15.
EASEMENTS**

Each of the following easements is a covenant running with the land of the condominium and notwithstanding any of the other provisions of this Declaration, may not be substantially amended or revoked in such a way as to unreasonably interfere with their proper and intended use and purpose, and shall survive the termination of the condominium and the exclusion of any lands of the condominium from the condominium.

15.1 UTILITIES. As may be required for Utility Services in order to adequately serve the Condominium Property; provided, however, easements through a Unit shall only be according to the plans and specifications for the building or as the building is actually constructed, unless approved, in writing, by the Unit Owner.

15.2 PEDESTRIAN AND VEHICLE TRAFFIC. For pedestrian traffic over, through and across sidewalks, paths, lanes and walks, as the same may from time to time exist, upon the Common Elements; and for the vehicular traffic over, through and across such portions of the Common Elements as may be from time to time paved and intended for such purposes.

15.3 SUPPORT. Every portion of a Unit contributing to the support of the condominium building or an adjacent Unit shall be burdened with an easement of support for the benefit of all other Units and Common Elements in the building.

15.4 PERPETUAL NONEXCLUSIVE EASEMENT IN COMMON ELEMENTS. The common element shall be, and the same are hereby declared to be subject to, a perpetual, nonexclusive easement in favor of all Unit Owners for their use and the use of their immediate families, tenants, guests and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended, for the enjoyment of said Owners.

15.5 RIGHT OF ENTRY INTO PRIVATE DWELLINGS IN EMERGENCIES. In case of an emergency originating in or threatening any Unit, regardless of whether or not the owner is present at the time of such emergency, the Board of Directors, or any other person authorized by it, or the building manager or managing agent, shall have the right to enter each such Unit for the purposes of remedying or abating the cause of such emergency, and such right of entry shall be immediate.

15.6 RIGHT OF ENTRY FOR MAINTENANCE OF COMMON PROPERTY. Whenever it is necessary to enter any Unit for the purpose of performing any maintenance, alteration or repair to any portion the Condominium Property, the owners of each Unit shall permit other owners or their representatives, or a duly constituted and authorized agent the Association, to enter such Unit for such purpose, provided that such entry shall be made only at reasonable times and with reasonable advance notice.

15.7 EASEMENT FOR UNINTENTIONAL NON-NEGLIGENT ENCROACHMENT. In the event that any Unit shall encroach upon any of the Common

Elements for any reason not caused by the purposeful or negligent act of the Unit Owner or Owners, or agents of such Owners or Owners, then an easement appurtenant to such Unit shall exist for the continuance of such encroachment into the Common Elements for so long as such encroachment shall naturally exist; and, in the event that any portion the Common Elements shall encroach upon any unit, then an easement shall exist for the continuance of such encroachment of the Common Elements into any Unit for so long as such encroachment shall naturally exist.

15.8 AIRSPACE. An exclusive easement for the use of the airspace occupied by a Unit as exist at any particular time and as the Unit may lawfully be altered.

15.9 EASEMENT FOR ENCROACHMENTS. Easement for encroachments by the perimeter walls, ceilings and floor surrounding each unit.

15.10 EASEMENT FOR OVERHANGS. Easement for overhanging troughs or gutters, downspouts and a discharge therefrom of rainwater and the subsequent flow thereof over Units or any of them.

15.11 EASEMENT FOR AIRSPACE OF COMMON ELEMENTS. An exclusive easement for the use of the area and airspace occupied by the air conditioning compressor and the equipment and fixtures appurtenant thereof, situated in and/or on Common Elements but explicitly serving and individually owned by the owner of the Unit, as the same may exist in and on the land, which exclusive easements shall be terminated automatically in any airspace which is permanently vacated by such air conditioning compressor, and the equipment and fixtures appurtenant thereto; provided, however, that the removal of same for repair and/or replacement shall not be construed to be a permanent vacation of the airspace which it occupies.

ARTICLE 16. MISCELLANEOUS

16.1 SEVERABILITY. The invalidity or unenforceability in whole or in part of any covenant or restriction or any article, section, subsection, sentence, clause, phrase or word or other provision of this Declaration, the Articles of Incorporation, Bylaws or Rules shall not affect the remaining portions hereof.

16.2 BINDING EFFECT. All provisions of this Declaration of Condominium shall be enforceable as equitable servitudes and shall run with the land and shall be in full force and effect until a particular provision is duly amended or until the Declaration is duly revoked.

16.3 APPLICABLE STATUTES. The validity, application and construction of this Declaration and its exhibits shall be governed by the laws of Florida, particularly the Condominium Act, as amended from time to time.

16.4 CONFLICTS. If there is a conflict between any provision of this Declaration and the Condominium Act, the Condominium Act shall control. In the event of any conflict, the

Condominium documents shall take priority in the following order: this Declaration of Condominium, Articles of Incorporation, Association Bylaws and then the Association Rules and Regulations, all as amended from time to time.

16.5 HEADINGS AND CAPITALIZATION. The headings of paragraphs or sections herein, and the capitalization of certain words, are for convenience purposes only, and shall not be used to alter or interpret the provisions herein.

16.6 INTERPRETATION. The provisions of this Declaration shall be liberally construed to affect the purpose of creating a uniform plan for the operation of a condominium in accordance with the laws made and providing for the same. The terms of this Declaration, Articles of Incorporation, Bylaws and Rules shall not be construed in favor of or against the Association or a Unit Owner in the event of arbitration or litigation.

The North 24.00 feet less the Western 2.8 feet, more or less, for the right-of-way of Hayden Road of Lot 38 of Prince Murat Hills, a subdivision as per map or plat thereof recorded in Deed Book 29, Page 111-1/2 of the Public Records of Leon County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 38 and run thence South 00 degrees 26 minutes 03 seconds West 24.00 feet to an iron pin; thence West 252.72 feet to an iron pin on the Eastern right-of-way of Hayden Road; thence North 00 degrees 34 minutes 17 seconds East along said right-of-way 24.00 feet to a concrete monument on the North boundary of said Lot 38; thence East along said North boundary 252.67 feet to the POINT OF BEGINNING; containing 0.14 acres, more or less.

and

Begin at the Southwest corner of Lot 37 of Prince Murat Hills, a subdivision, as per map or plat thereof recorded in Deed Book 29, Page 111-1/2, of the Public Records of Leon County, Florida, said point being the POINT OF BEGINNING. From said POINT OF BEGINNING run thence East along the Southerly boundary of Lot 37 of said Prince Murat Hills a distance of 255.53 feet to an iron pipe, said iron pipe being the Southeast corner of Lot 37 of said Prince Murat Hills, thence run South 426.00 feet to an iron pipe, thence West along the Northerly boundary of Lot 38 of said Prince Murat Hills a distance of 255.53 feet to an iron pipe on the Easterly right-of-way boundary of Hayden Road, thence North along said Easterly right-of-way boundary of Hayden Road a distance of 426.00 feet to the POINT OF BEGINNING.

DR136810204

LESS AND EXCEPT:

Parcel 8

Commence at the Southwest corner of Lot 37 of Prince Murat Hills, a subdivision as per map or plat thereof recorded in Deed Book 29, Page 111-1/2 of the Public Records of Leon County, Florida, on the Easterly right-of-way boundary of Hayden Road; thence South along said Easterly right-of-way boundary of Hayden Road a distance of 356.00 feet to a POINT OF BEGINNING. From said POINT OF BEGINNING continue South along said Easterly right-of-way boundary a distance of 70.00 feet, thence East along the Northerly boundary of Lot 38 of said Prince Murat Hills a distance of 5.0 feet, thence North 5.0 feet East of and parallel to said Easterly right-of-way boundary of Hayden Road, a distance of 70.00 feet, thence West a distance of 5.0 feet to the POINT OF BEGINNING. Containing 350 square feet, more or less.

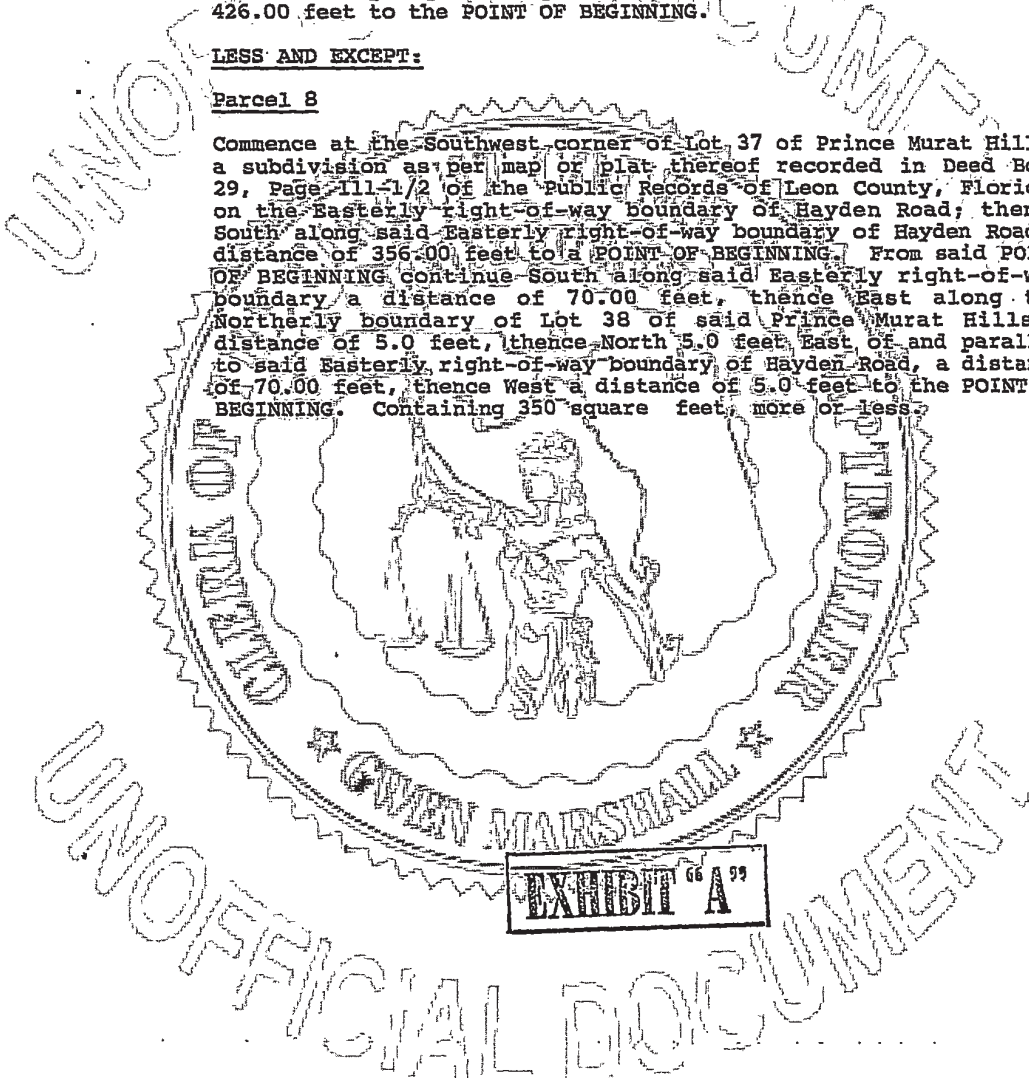


EXHIBIT "A"

DRAWING INDEX

- Condominium Building 'A'
- 24 Total Units
- Condominium Building 'B'
- 24 Total Units
- Condominium Building 'C'
- 24 Total Units
- Condominium Building 'D'
- 24 Total Units
- Building 'E'

Swimming Pool

ON SITE PARKING

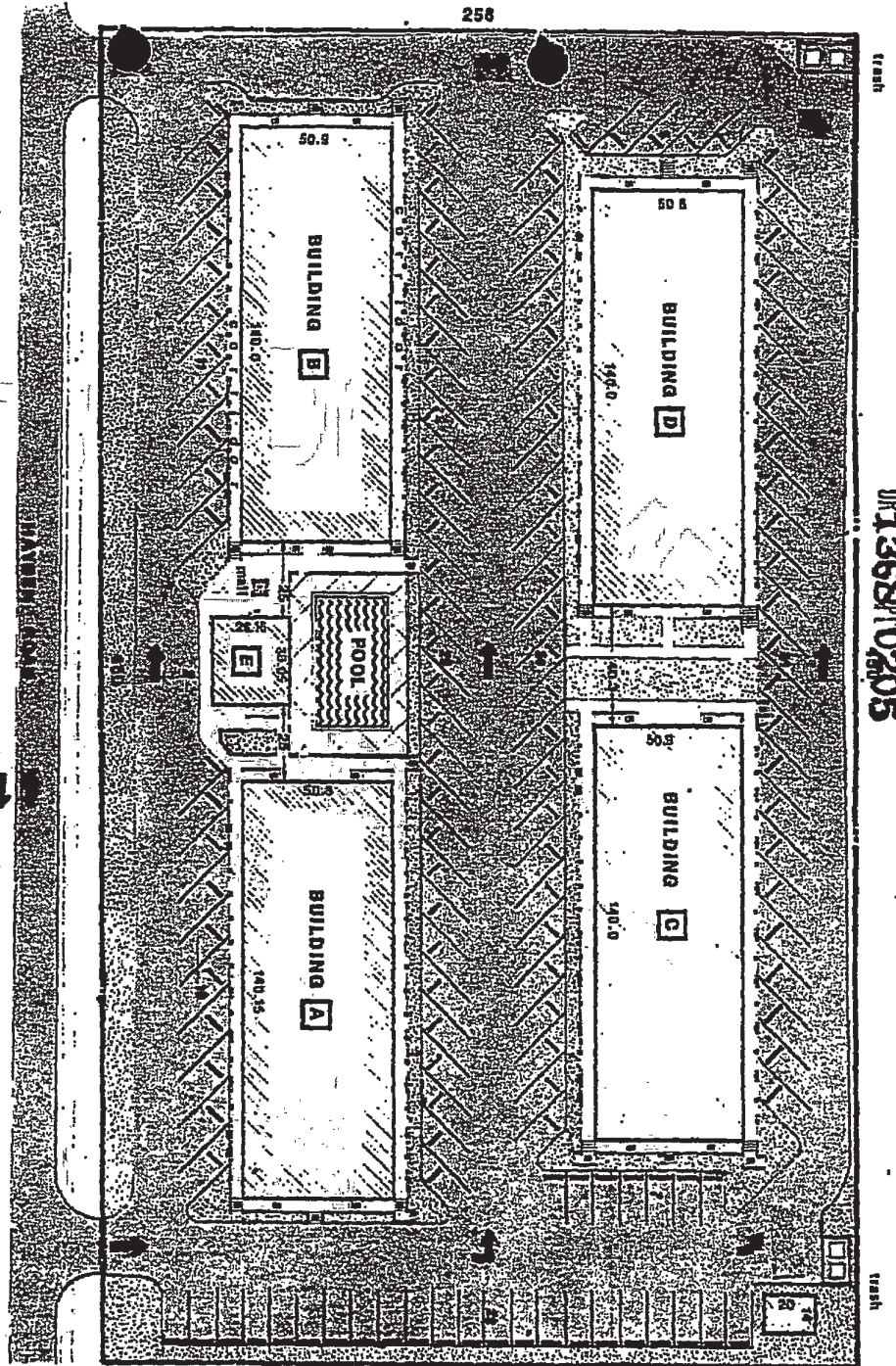
136 - Total Parking Spaces
Exclusive (4 Handicap
Spaces)

NOTE

All improvements are common
areas other than the units
themselves.

Each item is existing
except:

- A. South 22 parking spaces
and new parking layout



OR 1368710205

268
north



0 10 20 40 80 feet



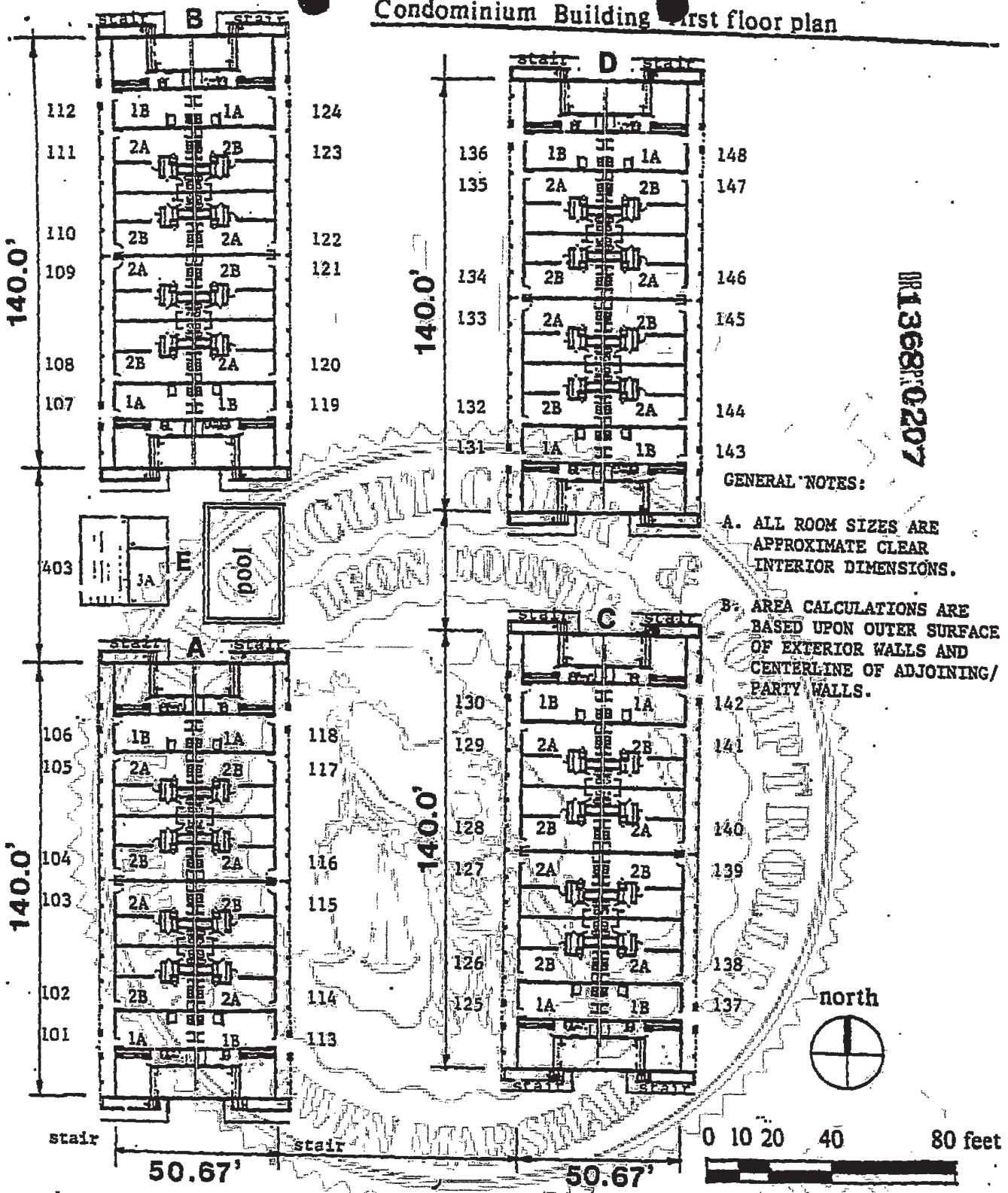
**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee
Florida

June 1988

Condominium Building First floor plan

OR 136810207



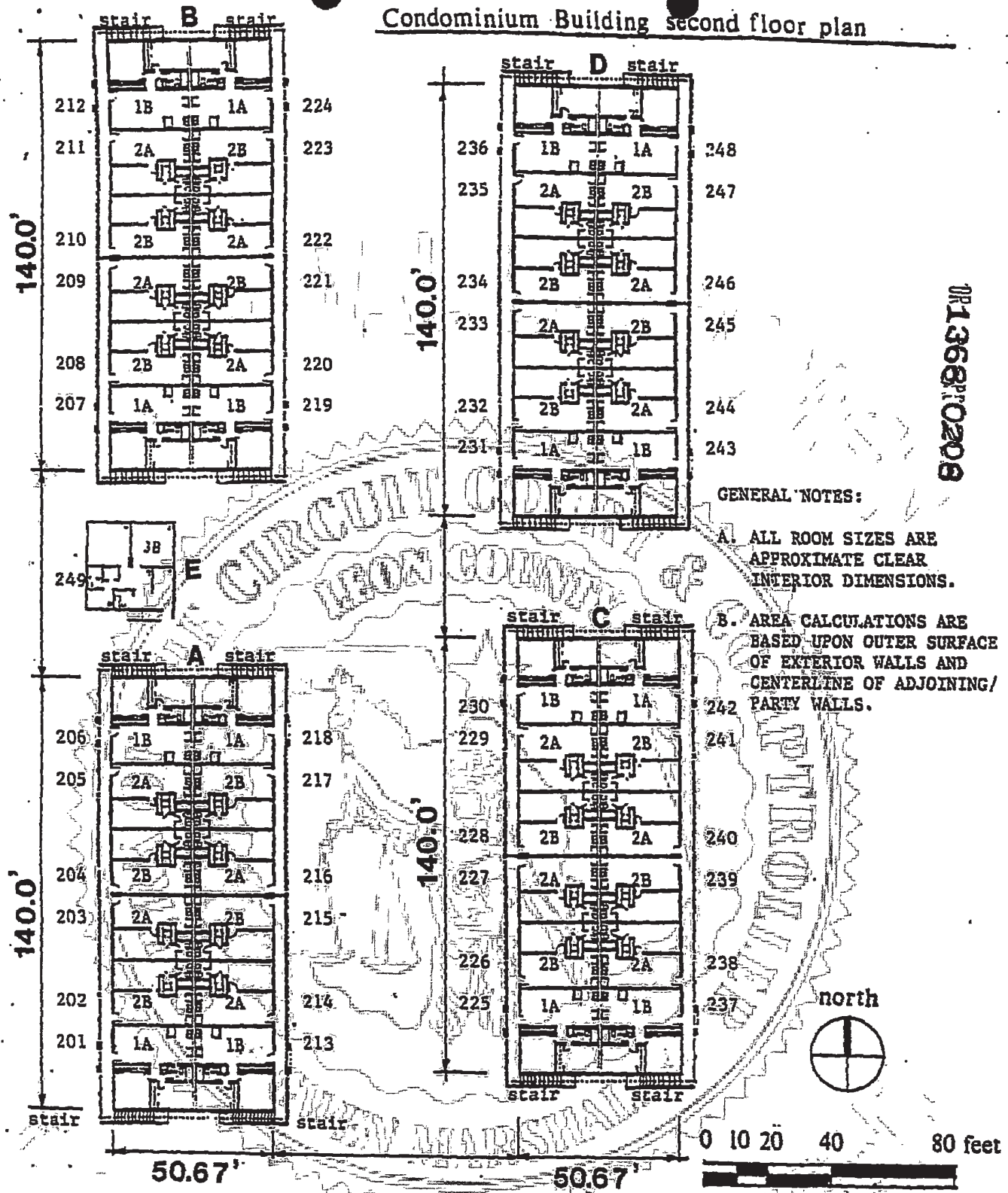
- GENERAL NOTES:**
- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
 - B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.



**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee
Florida

Condominium Building second floor plan



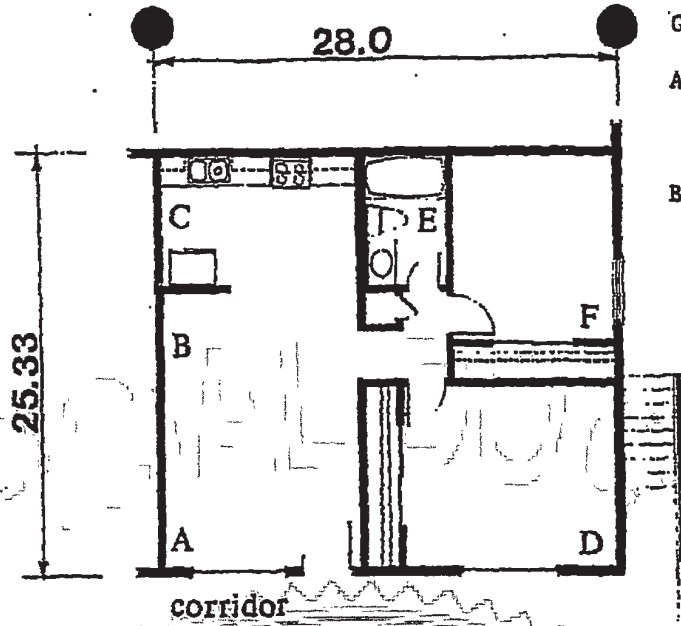
OR 136810209

- GENERAL NOTES:**
- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
 - B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.



**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee
Florida

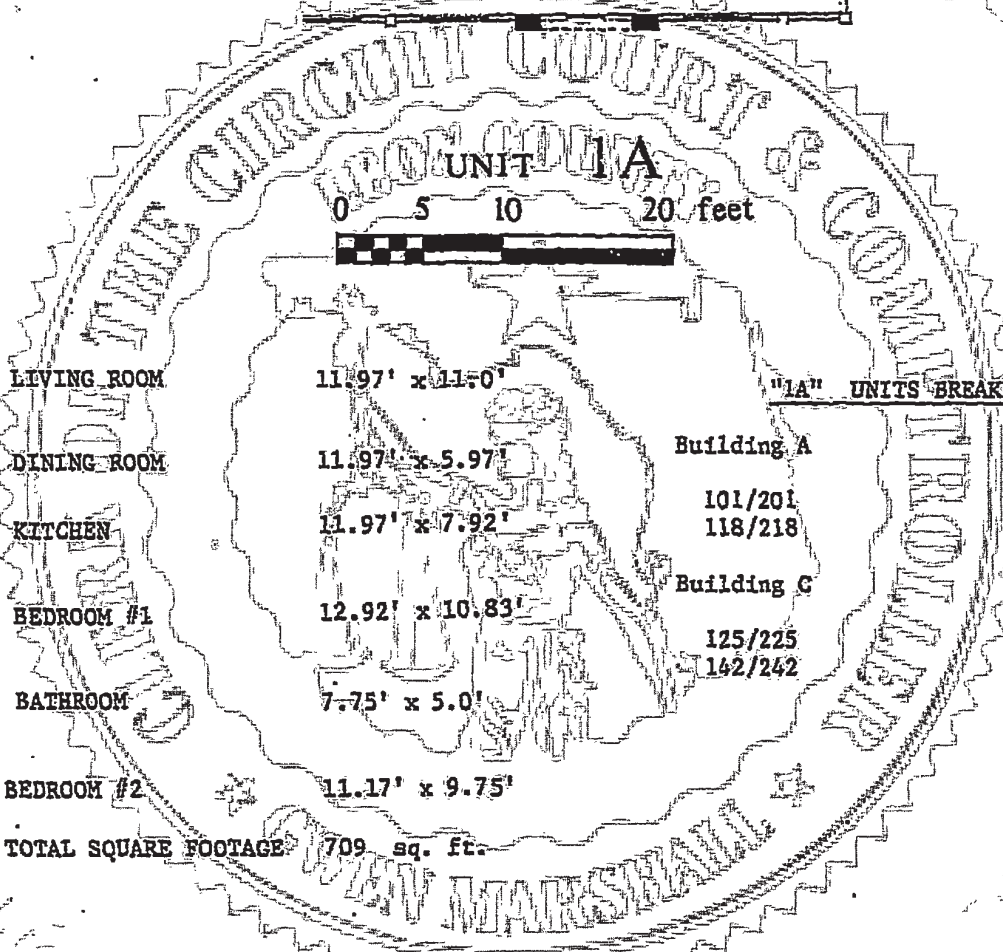


GENERAL NOTES:

A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.

B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

01136810209

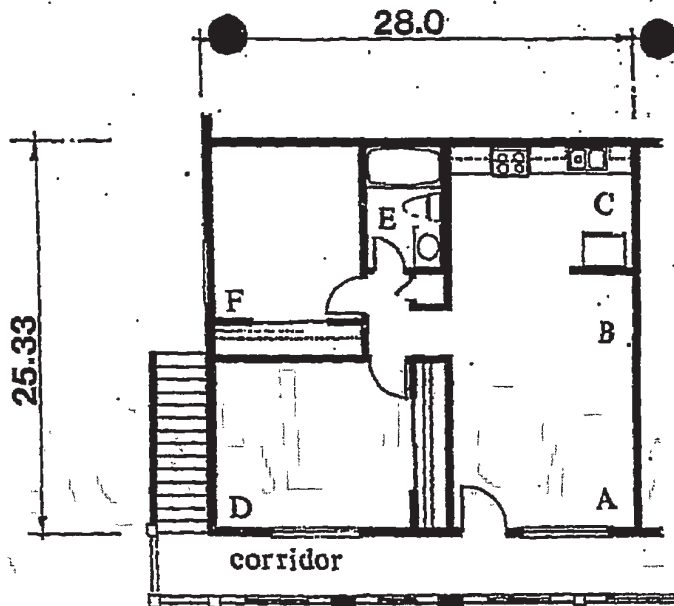


		<u>"1A" UNITS BREAKDOWN</u>	
A	LIVING ROOM	11.97' x 11.0'	
B	DINING ROOM	11.97' x 5.97'	Building A
C	KITCHEN	11.97' x 7.92'	101/201 118/218
D	BEDROOM #1	12.92' x 10.83'	Building C
E	BATHROOM	7.75' x 5.0'	125/225 142/242
F	BEDROOM #2	11.17' x 9.75'	Building B
	TOTAL SQUARE FOOTAGE	709 sq. ft.	107/207 124/224 131/231 148/248



**Barrett
Daffin &
Carlan, Inc.**

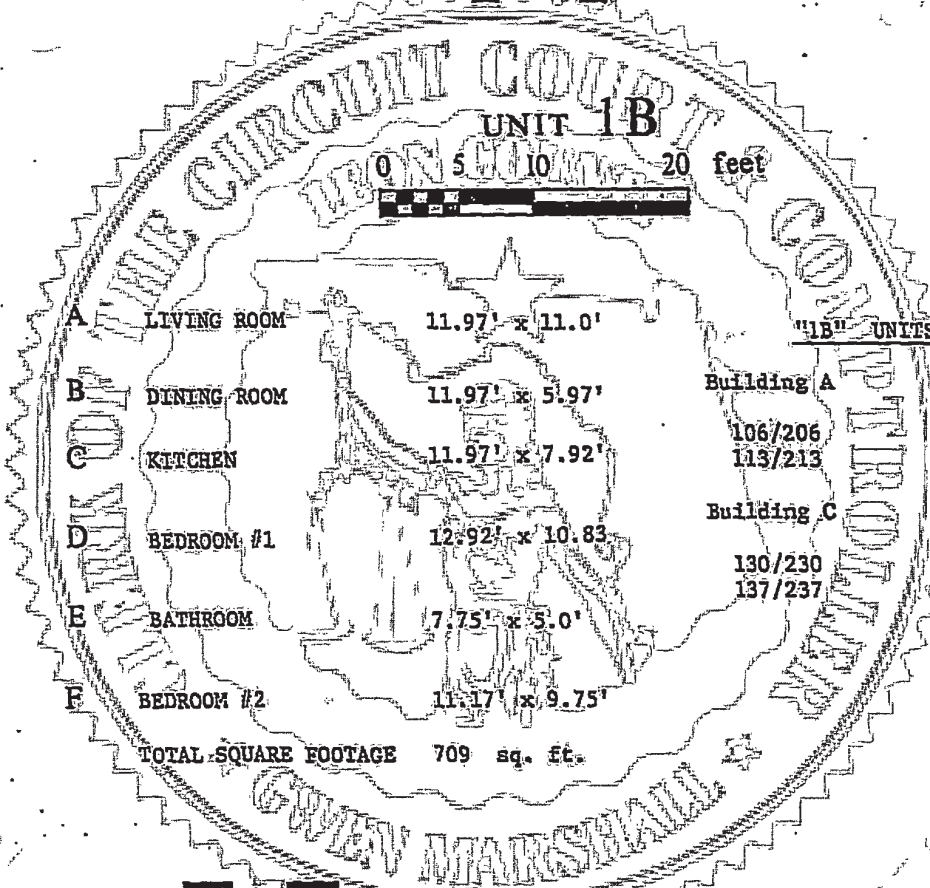
Renegade Condominiums
Tallahassee Florida



GENERAL NOTES:

- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
- B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

11136810210



UNIT 1B



A	LIVING ROOM	11.97' x 11.0'
B	DINING ROOM	11.97' x 5.97'
C	KITCHEN	11.97' x 7.92'
D	BEDROOM #1	12.92' x 10.83'
E	BATHROOM	7.75' x 5.0'
F	BEDROOM #2	11.17' x 9.75'

"1B" UNITS BREAKDOWN

	Building A	Building B
	106/206	112/212
	113/213	119/219
	Building C	Building D
	130/230	136/236
	137/237	143/243

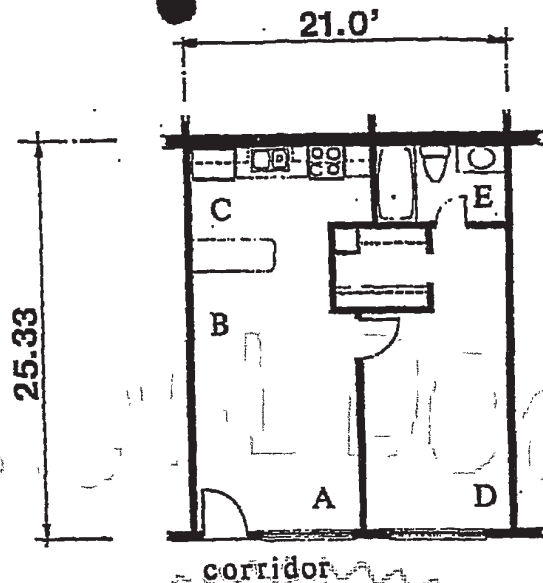
TOTAL SQUARE FOOTAGE 709 sq. ft.



**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee Florida

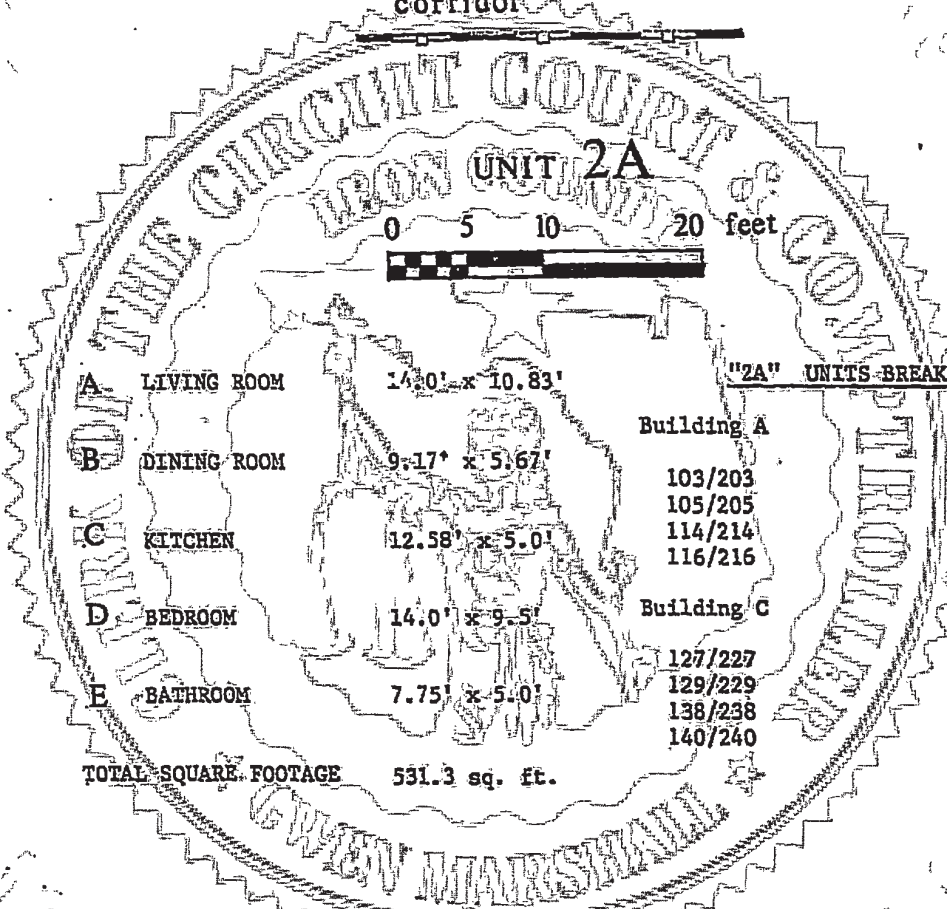
TALLAHASSEE



GENERAL NOTES:

- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
- B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

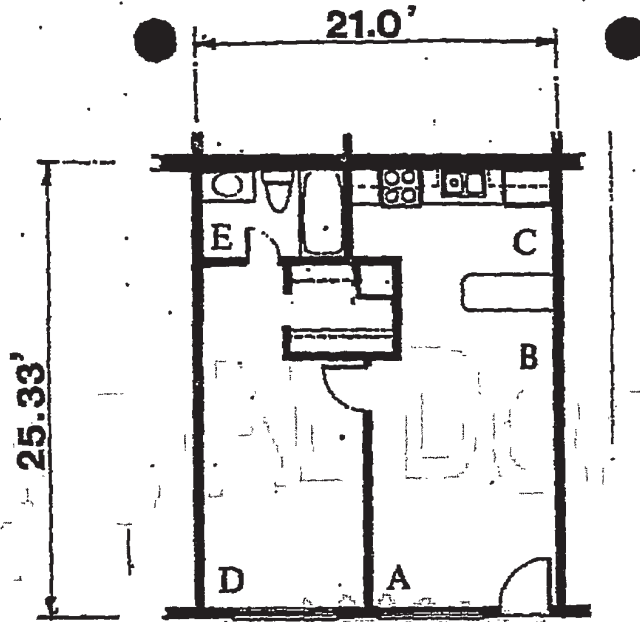
DR136810211



		<u>"2A" UNITS BREAKDOWN</u>	
A	LIVING ROOM	14.0' x 10.83'	
B	DINING ROOM	9.17' x 5.67'	
C	KITCHEN	12.58' x 5.0'	
D	BEDROOM	14.0' x 9.5'	
E	BATHROOM	7.75' x 5.0'	
TOTAL SQUARE FOOTAGE		531.3 sq. ft.	
		Building A	Building B
		103/203	109/209
		105/205	111/211
		114/214	120/220
		116/216	122/222
		Building C	Building D
		127/227	133/233
		129/229	135/235
		138/238	144/244
		140/240	146/246

**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee Florida



GENERAL NOTES:

- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
- B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

DR136810212

corridor

UNIT 2B

Unit 132-Resident Manager's Office

0 5 10 20 feet



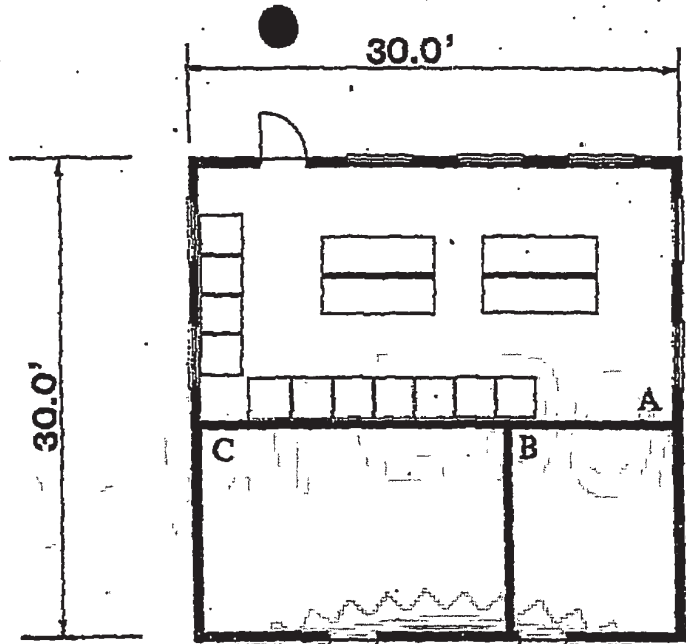
"2B" UNITS BREAKDOWN

	Building A	Building B
A Reception/Office	14.0' x 10.83'	
B DINING ROOM	9.17' x 5.67'	
C KITCHEN	12.58' x 5.0'	
D BEDROOM	14.0' x 9.5'	
E BATHROOM	7.75' x 5.0'	
	102/202	108/208
	104/204	110/210
	115/215	121/221
	117/217	123/223
	126/226	132/232
	128/228	134/234
	139/239	145/245
	141/241	147/247
TOTAL SQUARE FOOTAGE	531.3 sq. ft.	



**Barrett
Daffin &
Carlan, Inc.**

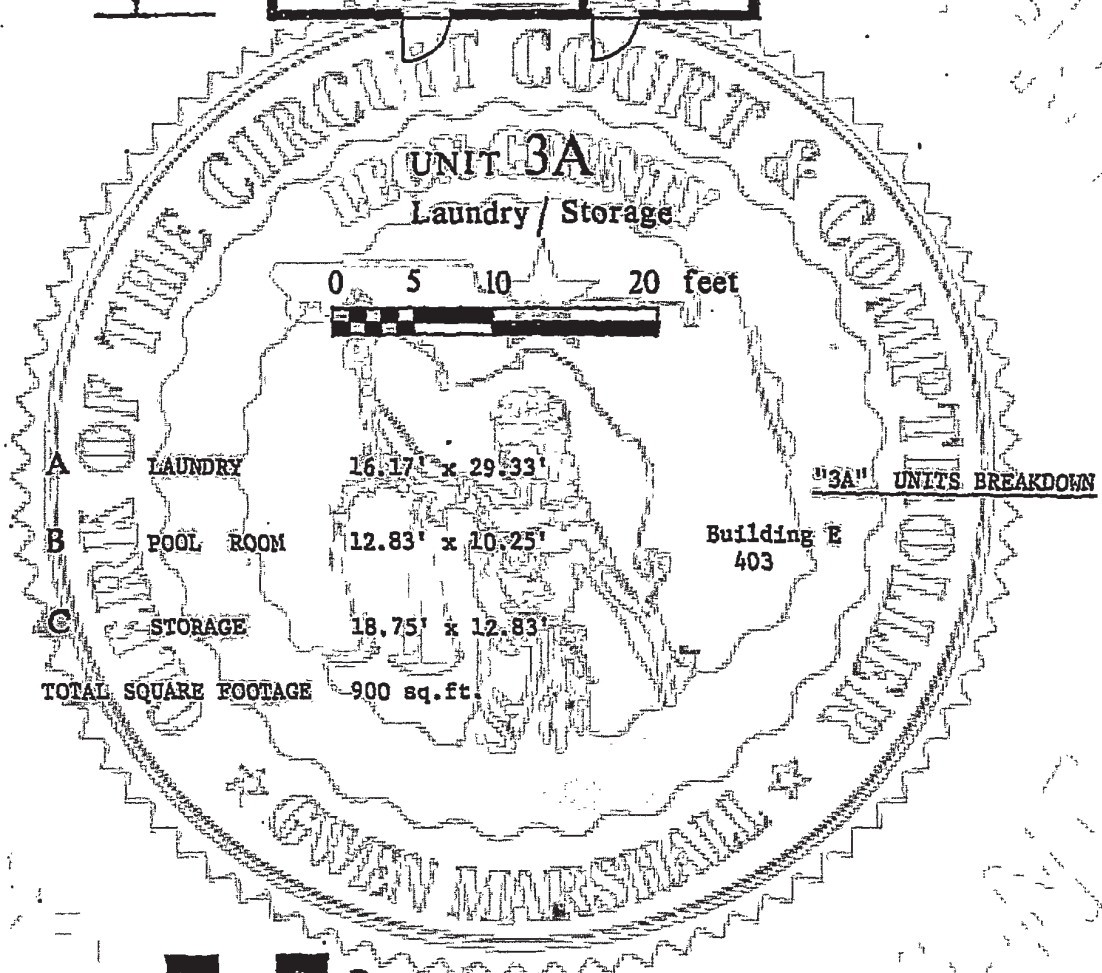
Renegade Condominiums
Tallahassee Florida



GENERAL NOTES:

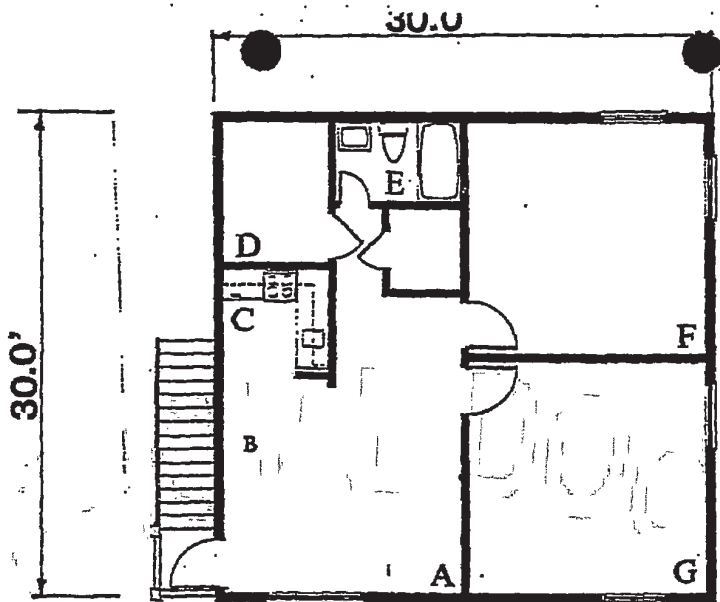
- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
- B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

0136810213



**Barrett
Daffin &
Carlan, Inc.**

Renegade Condominiums
Tallahassee Florida



GENERAL NOTES:

- A. ALL ROOM SIZES ARE APPROXIMATE CLEAR INTERIOR DIMENSIONS.
- B. AREA CALCULATIONS ARE BASED UPON OUTER SURFACE OF EXTERIOR WALLS AND CENTERLINE OF ADJOINING/PARTY WALLS.

DR136810214

UNIT 3B

0 5 10 20 feet

"3B" UNITS BREAKDOWN	
A Living Room	14.75' x 9.69'
B Dining Room	8.0' x 6.5'
C KITCHEN	7.33' x 6.5'
D STORAGE	9.0' x 6.5'
E BATHROOM	7.67' x 5.17'
F Bedroom	14.5' x 14.5'
G Bedroom	14.5' x 14.5'
TOTAL SQUARE FOOTAGE	900 sq. ft.

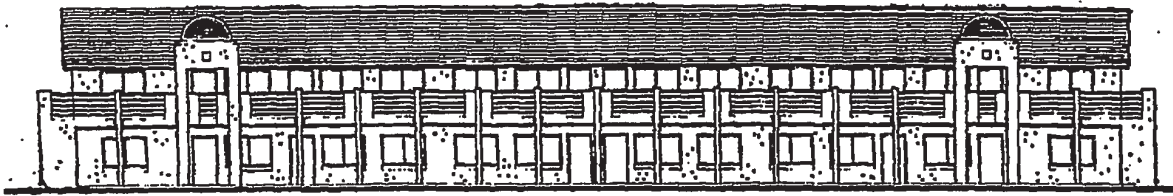
Building E
249



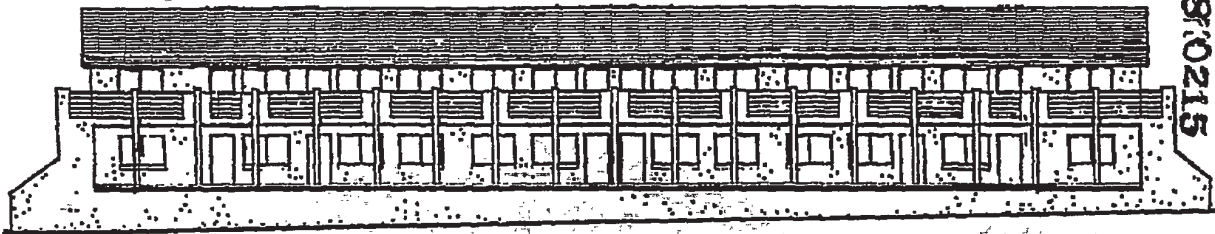
**Barrett
Daffin &
Carlan, Inc.**

Renegade
Tallahassee

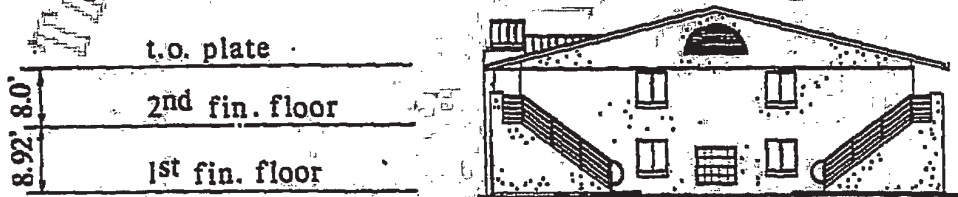
Condominiums
Florida



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

TYP. CONDOMINIUM ELEVATIONS

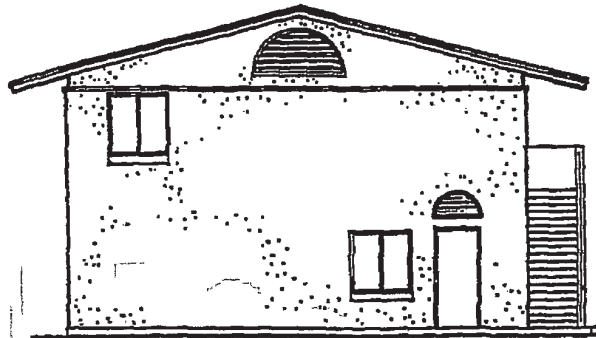
0 5 10 20 40 feet



Barrett
Daffin &
Carlan, Inc.

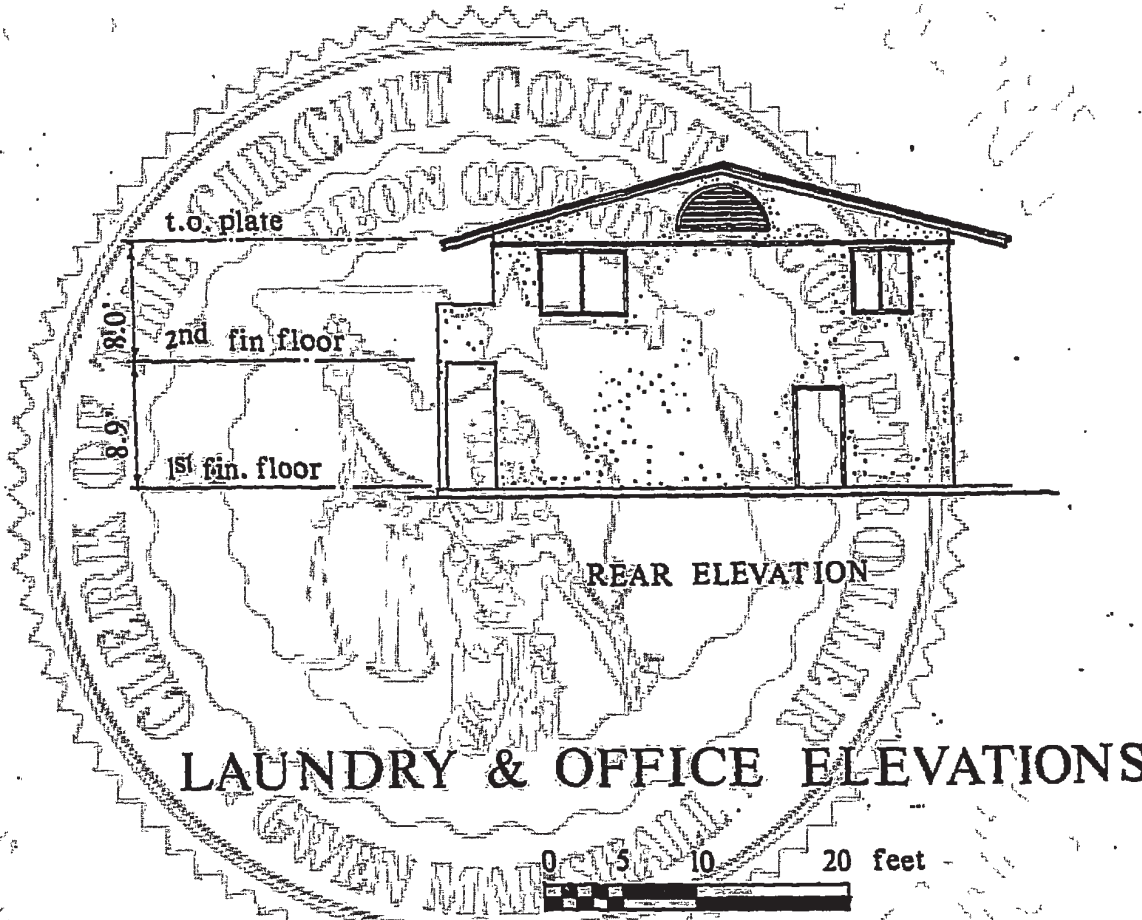
Renegade Condominiums
Tallahassee Florida

0136810215



FRONT ELEVATION

DR136810216



REAR ELEVATION

LAUNDRY & OFFICE ELEVATIONS



Barrett
Daffin &
Carlan, Inc.

Renegade Condominiums
Tallahassee Florida