

***CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Joint POA/CDD Meeting***

***Date/Time:  
Thursday, January 11, 2024  
6:00 P.M.***

***Location:  
Cory Lake Beach Club  
10441 Cory Lake Drive  
Tampa, Florida 33647***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# Cory Lakes Community Development District

c/o Breeze  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32745  
813-564-7847

Board of Supervisors  
**Cory Lakes Community Development District**

Dear Supervisors:

A Joint Meeting of the Board of Supervisors and the Property Owners Association (POA) of the Cory Lakes Community Development District is scheduled for **Thursday, January 11, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Larry Krause*

Larry Krause  
District Manager  
813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Thursday, January 11, 2024

**Time:** 6:00 P.M.

**Location:** Cory Lake Beach Club  
10441 Cory Lake Drive  
Tampa, Florida 33647

**Zoom:**

<https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>

**Dial In:** +1-305-224-1968

**Meeting ID:** 837 3143 1918

**Passcode:** 123456

**Mute/Unmute:** \*6

## *Agenda*

*Joint POA/CDD*

*For the full agenda packet, please contact [Larry@breezehome.com](mailto:Larry@breezehome.com)*

- I. Call to Order / Roll Call / Pledge of Allegiance**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Items**
  - A. Review/Discussion of Community Covenants and Bylaws **Exhibit 1**
- IV. Audience Comments – New Business** – *(limited to 3 minutes per individual)*
- V. Adjournment**

# **Cory Lakes**

**Community Development District**

# **EXHIBIT**

# **1**

**AGENDA**

# **CORY LAKE DECLARATION PROVISIONS FOR DISCUSSION (CDD)**

## **EXTERIOR WALL**

10.4h All exterior lot construction panel shall take into consideration that a perimeter security wall or fence may be constructed on the rear property line by the Developer or the Community Development District.

## **CERTAIN VECHICLES**

11.5 c Certain Vehicles. No motorcycle, motor bike, motor scooter, moped, ATV (all terrain vehicles) or other two-wheeled, three wheeled or four-wheeled ATV or go-cart, or the like, shall be permitted to be parked or stored on any Lot, or other Residential Property, street, road or any other part of CORY LAKE ISLES, unless the same shall be stored entirely within and fully enclosed by a garage. No such vehicles may be operated within CORY LAKE ISLES except for entering and leaving CORY LAKE ISLES AND THEN ONLY if such vehicle is licensed or registered by the State of Florida to operate on public roads and except to the extent any such vehicles may be used by the Cory Lakes Community Development District personnel, the Developer or the CORY LAKE ISLES Property Owners Association as approved by the Board of Directors or the Developer prior to Turnover.

## **LAKES, DOCKS and SHORELINE**

12.1 Objective and Purposes. Cory Lake is intended to be an amenity for the passive and active recreational use and enjoyment of the Owners, their tenants, families and guests, subject to the covenants, conditions, restrictions, easements, reservations, assessments, terms and provisions contained in this Declaration and the Rules and Regulations. Accordingly, the maintenance and Conservation of the beauty, environmental health and safety of Cory Lake and the islands therein and shoreline thereof is essential to the objectives and purposes of this Declaration. USE OF WATER VEHICLES AND ACTIVITIES IS AT YOUR OWN RISK.

12.2 Permitted Water Vehicles and Activities. Subject to the covenants, conditions, restrictions, easements, reservations, assessments, terms and provisions hereof, the following water vehicles and activities shall be permitted on Cory Lake, subject to the restrictions and requirements of this Declaration and the Rules and Regulations.

- a. Pleasure boats (power and sail) not exceeding eighteen feet (18') in length; subject to the approval of the Board of Directors.
- b. Pontoon boats not exceeding 18 feet (18') in length;
- c. Canoes not exceeding 18 feet (18') in length;

- d. Hobiecats not exceeding 18 feet (18') in length;
- e. Paddleboats non powered not exceeding twelve feet (12');
- f. Other recreational water vehicles approved in writing by the Board of Directors after demonstrations to review wake, noise and safety considerations. Such water vehicles shall be subject to all restrictions and requirements of this Declaration and the Rules and Regulations governing water vehicles and boats;
- g.
- h. Fishing;
- i. Sailing;
- j. Skiing;
- k. Windsurfing;
- l. Rafting;
- m. Swimming.

The Association, through the Board of Directors, shall have the right to eject and withhold approval for the operation on Cory Lake of any pleasure boat, ski boat or water vehicle for any reason. Owners, tenants, residents, members of their families and guests thereof are hereby advised that lakes and ponds in Florida generally will have alligators, poisonous snakes and snapping turtles living in and about them. Such lakes and ponds may also contain certain amoeba and other microorganisms (generally dwelling at the bottom of such lakes) that may be dangerous to human beings if they are allowed to enter the human body. All persons engaging in any activities on or about Cory Lake or any pond within CORY LAKE ISLES do so at their own risk. Neither the Developer, Community Development District, Association nor any partner, shareholder, member, officer, director, employee, agent, independent contractor nor any Owner shall be liable to any person for bodily injury or death of such person or any other person arising from any alligator, snake, snapping turtle, amoeba or other animal, reptile, insect or micro-organism in CORY LAKE ISLES including, without limitation, Cory Lake. Further, neither the Developer, Community Development District, Association partner, shareholder, member, officer, director, employee, agent or independent contractor nor any Owner shall be liable to any person for the bodily injury or death of such person or any other person arising from drowning, skiing, any water vehicle or activity on or about Cory Lake or any pond in CORY LAKE ISLES. The foregoing notwithstanding, nothing herein shall prohibit the liability of any person for the bodily injury or death of such person or any other person or for damage to the property of such person arising directly from his or her intentional or negligent act or omission.

12.3 Skiing and Water Vehicles. Skiing and other water vehicles will originate from a staging area and will be allowed only in an area designated for skiing. Use of the staging area and designated skiing area shall be on a first-come first-use basis with boats forming an orderly line in

the staging area. Each boat will be allowed six passes through the course at a speed not to exceed 35 mph and then shall return to the staging area at the end of the line.

- a. Forms of skiing allowed are standard, (one or two), barefooting and knee boarding.
- b. Not more than one skier at a time is allowed.
- c. Skiers must remain within the designated course.
- d. Ski boats shall always carry an observer.
- e. Ski boats shall have permanently installed wide angle mirrors.
- f. Ski ropes shall not be longer than 60 feet.
- g. Skiers and ski boat operators shall attend a boating and safety course for skiing and receive a certificate for successful completion thereof. As determined by the Association, other water vehicle operators may be required to complete a Boating Safety Course. Courses can be arranged for residents of CORY LAKE ISLES by the Association.
- h. Ski boat operators, skiers, and other users of Cory Lake will be monitored by the security personnel and others for violation of the restrictions and requirements of this Declaration and the Rules and Regulations. Violators will be subject to fine in an amount set by the Board of Directors, and suspension of their right to use Cory Lake.
- i. Ski boats cannot be operated by a non-resident or residents who have not passed a boating and ski safety course.
- j. Ski boats must proceed to ski area observing all speed and no wake areas. Once in the ski area, ski boat operators shall notify all water vehicles (other than ski boats engaged in skiing or waiting to ski) in the ski area that they will be skiing and to please leave the designated ski area.
- k. Skiing will not be allowed except during the following hours:
  - i. May through August: Daily 10am to 8pm
  - ii. September through April : Daily 10am to 6pm
  - iii. Christmas, Easter, Thanksgiving hours: 1pm to 4pm

Notwithstanding the forgoing, the Association may modify the above times and locations of where skiing may occur by rule.

- l. No skiing, knee-boarding or barefooting is allowed in any areas or at any time other than those specified above or by rule.

- m. Water skiing and towing are allowed only within the following designated place: The portion of Cory Lake bounded by Cory Lake Drive, Bermuda Isle Drive and St. Lucia Isle Drive. Skiing and towing is permissible in the area within orange buoys placed on the lake. Entry to this portion of the lake is through the passageway between Bermuda Isle Drive and St. Lucia Isle Drive.
- n. The portion of Cory Lake not within the ski and towing area is a no-wake zone. Particularly, there is a no-wake zone between the orange buoys and the shore. No-wake is defined as a minimum speed that will maintain steerageway (as set forth in Florida Statutes), or as dead slow with no visible movement of water behind the watercraft, whichever is more restrictive. No watercraft may have anything under tow on the no-wake part of the lake. Residents living off the ski lake must transport their towables and passengers in their watercraft to the ski lake.
- o. Personal watercraft (aka jet skis) are permitted on Cory Lake at the discretion of the Association. Personal watercraft shall be treated under this Article XII and under the Association's Rules and Regulations as ski boats with a skier or tuber in tow and shall be restricted in the same manner, including but not limited to the days and hours allowed for skiing. Personal watercraft are subject to the same noise restrictions that apply to all other watercraft, and their noise levels must not exceed (80) decibels as measured from the closest adjacent land.

#### 12.4 Lake Regulation and Requirements for Boat Operators.

- a. No one shall operate a boat or water vehicle in Cory Lake except for residents of CORY LAKE ISLES who have obtained a permit for the boat or water vehicle from the Association.
- b. Minimum age for operating a power boat exceeding 10 h.p. is 14 years of age.
- c. Boats and water vehicles must not exceed noise levels of eighty (80) decibels on adjacent land. Should any boat or water vehicle exceed the maximum allowable noise level of eighty (80) decibels, the boat or water vehicle shall not be operated on Cory Lake until a muffler system to meet the requirements has been installed.
- d. All outboard motors at or exceeding 40 h.p. shall have electric tilt and trim.
- e. All motorized water vehicles must be equipped with the recommended safety equipment, fire extinguisher, life vests, etc.
- f. No boat with the exception of boats owned by the Association shall exceed the maximum length permitted by Section 12.2.
- g. Persons operating watercraft on Cory Lake shall abide by all state and local laws. Boat operators must be in complete control of their watercraft at all times, such that the boat never poses a risk to other watercraft or persons using Cory Lake. Sliding out turns,



spinning, jumping wakes, speeding, racing and other “tricks” are not permitted under any circumstance. Any person demonstrating a lack of respect for safety as determined by the Board of Directors while operating a boat or water vehicles on Cory Lake, or violating this Article XII of the Declaration, or any other Rules and Regulations governing use of Cory Lake, may be fined and may have their right and privilege to operate a boat or water vehicle on Cory Lake suspended for a period of not to exceed three (3) years.

- h. No motorized water vehicle shall be on Cory Lake from 30 minutes before sunset to 30 minutes after sunrise without lights and shall not exceed idle speed during these hours.
- i. Boats shall not pull inner tubes, or other objects except skis and other equipment approved for same by the Board of Directors.
- j. Cory Lake is a no wake lake except for the designated water activity area for skiing and other water vehicles. The no wake area be strictly enforced and violators may be fined, reprimanded, or suspended for a period not to exceed three (3) years from operating a boat or water vehicle on Cory Lake if deemed necessary by the Board of Directors in the interest of safety for others, tranquility and the protection of property.

12.5 Permits. Each approved boat and water vehicle will receive a Boat/Water Vehicle Permit for the current year. A fee set by the Board for each boat or water vehicle will be charged. Permits will be renewed by June 30<sup>th</sup> of each year, and no boat or water vehicle will be allowed in Cory Lake without a current permit. Said permit shall be permanently placed on the front top left portion of each boat or water vehicle in an area easily visible. Each residence is limited to one power and one non-powered boat exceeding twelve feet in length for use on Cory Lake at any one time. Only permitted boats and water vehicles may be operated on Cory Lake.

12.6 Quarantine and Treatment. Boats and water vehicles must be placed in storage for a period not to exceed seven days to be inspected and sprayed if said boat or water vehicle has been in water outside of Cory Lake. This is to prevent foreign weeds and fish from entering Cory Lake from other lakes or bodies of water that could harm Cory Lake. A fee determined by the Board will be assessed for this inspection and treatment.

12.7 Changes in Permitted Activities. If the Association decides at any time that skiing or any form of water vehicle activity on Cory Lake is not in the best interest of the residents of CORY LAKE ISLES, then it shall have the power through the Board of Directors to ban such activities for any reason.

12.8 Moorings and Gas Tanks. When not in use all boats shall be property moored to docks approved by the Design Review Committee or stored in garages. All boats shall be stored in an aesthetically pleasing manner and no boats shall be stored on the Lake bank. All gas tanks on boats shall be filled only with non-spill containers and funnels, and no condition will be allowed to exist that allows leakage of gas, oil or solvent into the lake or shoreline.

12.9 Use of Lot Shoreline and Docks. No owner shall use its dockage or waterfront area for any manner of multiple ingress and egress by persons other than himself, the members of his family residing with him and guests and invitees when in the company of Owner or other member of his family.

12.10 Violations and Suspensions. An Owner, his tenants, family, guests and invitees may be prohibited from using the Lake in the event that there is any disregard or violation of the covenants, conditions, restrictions, easements, reservations, assessments, terms and provisions of this Declaration or the Rules and Regulations promulgated by the Board of Directors for use and enjoyment of Cory Lake. Such prohibition shall not exceed three months for each violation, except that repeat violators may be prohibited from using Cory Lake for any period of time in the discretion of the Board of Directors upon a review of reasonable evidence of such habitual violation and the provisions of an opportunity for such violator to be heard.

12.11 Damage to the Environment. Transplanting or destruction of any of the natural foliage, trees or vegetation in any of the cypress conservation areas or the hardwood hammock conservation areas is strictly prohibited.

12.12 Fires. Lighting of fires in the Community Development District Property, Conservation Area, cypress conservation areas or hardwood hammock conservation area is strictly prohibited.

12.13 Adding or Withdrawing Water Prohibited. Neither Cory Lake nor any pond shall be filled or taken from, except by the Association, or Community Development District.

12.14 Introduction of Substances Prohibited. No solid or liquid material shall be placed in Cory Lake or any pond, except by the Association or the Community Development District. This prohibition does not apply to natural or storm drainage.

12.15 Docks, Boathouses and Gazebos. No boathouses shall be permitted or allowed to remain on, in or near any Lakes, ponds or Property within CORY LAKE ISLES. No dock shall be constructed except upon the prior written approval of the plans and specifications therefor by the Design Review Committee, which shall be in its sole discretion. In considering any application by a Lot Owner for a dock, the Design Review Committee shall consider the width of the Lake in the vicinity of the dock, the effect of the dock on the shoreline, neighboring Lots or other Property and such other matters as the Design Review Committee may consider relevant. The Design Review Committee will approve a limited number of dock designs which shall be available to all affected Lot owners. Prior to the construction or installation of any dock, the plans and specifications therefor must have been first approved in writing by the Design Review Committee and provided further that any such dock shall be in compliance with the following requirements:

- (1) All necessary governmental permits and approvals for such dock and for any associated dredging or filing in connection with construction of such dock must have been issued, including, but not limited to, the City of Tampa, Hillsborough County, the State of Florida Department of Environmental Regulation, Natural Resources, the United States

Army Corps of Engineers and such other governmental authorities as may have jurisdiction over the construction of such dock, if any.

- (2) No more than one (1) dock shall be permitted for any lakefront Lot or combination of lakefront Lots owned in common and developed and improved as a single unified homesite.
- (3) All docks shall project into the water approximately perpendicular to the shoreline not more than the distance approved by the Design Review Committee for such dock. Right angles to such projection may be approved by the Design Review Committee for such dock.
- (4) All docks shall be set back at least fifteen (15) feet from a side Lot line; provided, however, that such setback may be reduced to as little as five feet (5') with the written approval of the Design Review Committee.
- (5) No dock or dock ramp railings shall exceed three feet (3') in height.
- (6) No dock shall contain toilets or shall be constructed in such fashion as to contemplate occupancy as a living space, whether temporary or permanent. Lakefront gazebos shall not exceed a maximum of 144 square feet and 56 square feet of deck area around or adjacent to the gazebo. The maximum height of gazebo roofs shall be twelve feet, and the roof must be the same color and material as the residence roof. Site approval for gazebos is required by the DRC.
- (7) No davits for storing boats out of the water shall be allowed. Canoe hangers will be allowed for attachment to docks.
- (8) All lighting for docks shall be approved by the Design Review Committee. One 110 volt light, with light sensor, will be mounted on each dock.

12.16 Lakeshore Retaining Walls. No retaining walls or bulkheads shall be constructed on or abutting any lakeshore Lot or other Property, whether on or abutting any Lot or any Common Property, except as the Design Review Committee, in its reasonable discretion, may determine in writing to be necessary to prevent erosion and for grade changes, and then only in accordance with plans and specifications for such retaining wall expressly and specifically approved in writing by the Design Review Committee. No retaining wall or bulkhead shall be constructed on or abutting any lakeshore property, unless:

- (1) all necessary governmental permits and approvals for such dock and for any associated dredging or filling in connection with construction of such dock must have first been issued, including, but not limited to, the City of Tampa, Hillsborough County, State of Florida Departments of Environmental Regulation, Natural Resources, the United States Army Corps of Engineers and such other governmental authorities as may have jurisdiction over the construction of such dock, if any, and

- (2) such retaining wall or bulkhead is constructed in accordance with all applicable governmental laws and regulations and such other conditions as may be reasonably imposed by the Design Review Committee, in its sole discretion.

12.17 No solicitation, selling or advertising, are permitted at any place in CORY LAKE ISLES, except as authorized by the Association

12.18 Owners shall be responsible for the maintenance, repair and replacement of the shoreline associated with the Owners

## EASEMENTS

13.1 Side Yard Drainage and Utility Easements. There is hereby created, declared, granted, conveyed and reserved for the benefit of the Developer, the Association, the Community Development District, each and every Owner of each and every Lot and all public or private providers of utility services to the real property now and at any and all time hereafter subject to this Declaration and their respective heirs, successors and assigns a perpetual non-exclusive easement for drainage and utility purposes in that area adjacent to and within seven (7) feet on either side of any side boundary or Lot line of any Lot and a perpetual non-exclusive easement for utilities, gas, water, sewer, electricity, telephone, security, and cable or community antenna television lines and equipment over and under the front fifteen (15') feet of each and every Lot measured from front Lot line. It is expressly provided, however, that to the extent that any two (2) or more contiguous Lot or portions of contiguous Lots which share a common side yard Lot or boundary line and are owned in common by a single Owner are combined, developed and improved by the Owner thereof as a single unified residential home site, any Side Yard Drainage and Utility easement lying adjacent to the boundary between the Lot so conformed shall automatically be terminated, canceled and extinguished without the requirement of any separate instrument and without the necessity for the joinder of the Developer, the Association, the City of Tampa or any utility company providing utility services to CORY LAKE ISLES; provided and to the extent that such Side Yard Drainage and Utility Easement is not then in use. However, in the event that any setback(s) for any Lot(s) as approved by the Design Review Committee is less than the size of any easement(s) granted pursuant to this Section 13.1 of the Declaration (resulting in the Dwelling Unit on said Lot(s) encroaching into the easement), Section 13.1 shall be deemed automatically amended with respect to said Lot(s) to reduce the size of the applicable easement to equal the size of the applicable approved setback (for example, if a Lot has a five foot (5') side yard setback, the seven foot (7') side yard drainage and utility easement granted pursuant to this Section 13.1 shall be changed to a five foot (5') easement with respect to said Lot). The amendments to this Section 13.1 of the Declaration as set forth above apply both retroactively and prospectively, and all current encroachments into the easements granted pursuant to Section 13.1 as a result of reduced setbacks approved by the Design Review Committee are hereby approved and ratified. Added amend 21568/745

13.2 Wall and Landscape Easements. There is hereby created, declared, granted, conveyed and reserved for the benefit of the Developer, the Community Development District, and the Association a non-exclusive easement for the duration of the term of this Declaration and

any renewal or extensions of such term over and upon all Wall and Landscape Easement areas shown on each plat of any phase of CORY LAKE ISLES recorded from time to time together with the easement and license to enter upon such Wall and Landscaping Easement areas for the purpose of erecting, construction, installing, inspecting, maintaining, repairing and replacing any and all security or screening walls or fences, and the installation and irrigation of any landscaping therein, which may be required by the City of Tampa and/or deemed to be necessary or desirable by the Developer or the Association.

13.3 Landscape Easements. There is hereby created, declared, granted, conveyed and reserved for the benefit of the Developer, the Community Development District and the Association an easement for the duration of the term of this Declaration and any renewal or extension of such term for landscaping purposes over and upon all Landscape Easement areas shown on each plat of any phase of CORY LAKE ISLES recorded among the Public Records of Hillsborough County, Florida, at any time, together with the easement and license to enter upon such Landscape Easement areas for the purposes of installing, maintaining, inspecting, repairing and replacing any and all landscaping, including trees, grasses, shrubs, bushes, ground covers and other plant materials and irrigation systems of any kind, whether the same shall be required by the City of Tampa and/or deemed necessary or desirable by the Developer or the Association.

13.4 Sidewalk Easements. There is hereby created, declared, granted, conveyed and reserved for the benefit of the Developer, the Community Development District, the Association and each and every Owner a perpetual non-exclusive easement for sidewalk purposes over, within and upon all Sidewalk Easement areas over and across all Lots, other Residential Property and certain Property as shown on each plat of any phase of CORY LAKE ISLES recorded among the Public Records of Hillsborough County, Florida, at any time and more particularly located within fifteen (15) feet of and immediately adjacent to all of the streets and roads within CORY LAKE ISLES, for the purposes of constructing, installing, maintaining, repairing and replacing from time to time the sidewalk system of CORY LAKE ISLES. All of such benefited persons and parties shall have non-exclusive easement for pedestrian ingress, egress and passage over and upon any sidewalk system of CORY LAKE ISLES. All of such benefitted persons and parties shall have a non-exclusive easement for pedestrian ingress, egress and passage over and upon any sidewalks from time to time located, constructed, installed and maintained within said Sidewalk Easement areas. The Sidewalk Easements and the sidewalks from time to time constructed, installed and located therein are hereby declared and shall hereafter be deemed to be Common Property; notwithstanding that the same are located upon Lot and other Residential Property, the fee simple title to which is vested in each Owner of each affected Lot and other Owners of affected other Residential Property. As provided in Section 10.4.e. of this Declaration, the Owner of each Lot encumbered by a Sidewalk Easement shall be obligated, at his expense, to initially construct and install the portion of the CORY LAKE ISLES sidewalk system which is to be located on such Lot, of a width and grade as designated by the Developer or Design Review Committee. However, no sidewalks shall be installed by any Owner within any Sidewalk Easement area, unless and until the Developer shall first make the determination that sidewalks are to be constructed in particular areas designated by the Design Review Committee. Following the initial construction and installation of any sidewalks within the Sidewalk Easement areas, the maintenance and repair of the CORY LAKE ISLES sidewalk system shall be the responsibility of the Association or the Community Development District. It is expressly provided that the construction, installation and

pedestrian and vehicular use of driveways and/or driveway approaches within the Sidewalk Easement areas shall be permitted encroachments into such Sidewalk Easement area.

13.5 Shoreline Protection Easement. There is hereby created, declared, granted, conveyed and reserved for the benefit of the Community Development District and the Association a non-exclusive easement for the duration of the term of this Declaration and all renewals and extensions of such term for the protection of lake shorelines adjacent to or included within any and all Lots, other Residential Property and all other Property now and at any time hereafter subject to this Declaration. Such Shoreline Protection Easement shall extend the full width of each waterfront lot from the waterfront lot line to a distance fifteen feet perpendicular to such line. The clearing and alteration of any vegetation and landscaping within such Shoreline Protection Easement shall be prohibited except as expressly approved in writing by the Design Review Committee. Except for docks as approved by the Design Review Committee, Surface Water Management System and Common Property lake control devices, construction of any improvements within the Shoreline Protection Easement area is hereby prohibited.

## **STREET PARKING**

14.1 General Traffic Laws Adopted by Reference. Traffic on any of the streets and roads or ways in CORY LAKE ISLES shall be subject to the same provisions, to the extent applicable, as are provided by the laws of the State of Florida and ordinances of the City of Tampa with respect to public streets concerning operation of motor vehicles. Such laws and ordinances are hereby incorporated herein by reference. In lieu of criminal penalties, the traffic laws shall operate as restrictive covenants and shall be enforceable by the powers of the Association which may impose fines for violations.

14.2 Speed Limits. Reasonable speed limits, less than those imposed by the City of Tampa, may be designated by the Board of Directors and shall be posted in CORY LAKE ISLES.

14.3 Licenses Required. Only drivers properly licensed to operate a given type of motor vehicle by the State of Florida or by another state in the United States may operate such type of motor vehicle on the streets of CORY LAKE ISLES.

14.4 Rules and Regulations. The Association is empowered to pass, administer and enforce reasonable rules and regulations for control of traffic and for security. These may include provisions governing the issuance, use, and return of security decals for access into CORY LAKE ISLES. A fee will be charged for Security Decals.

14.5 Exhaust System. Vehicles with noisy exhaust systems shall not be operated in CORY LAKE ISLES.

14.6 Racing Prohibited. There shall be no racing or reckless driving whatsoever on the streets in CORY LAKE ISLES.

14.7 Quiet Manner. All vehicles of every kind and nature which are operated on the streets in CORY LAKE ISLES shall be operated in a careful and quiet manner, and with

consideration for all members of the community, and in a manner expected from a reasonable, prudent person.

14.8 Parking. Except as provided hereinafter, all vehicles including private passenger automobiles owned, leased, or otherwise in the control of a person residing in CORY LAKE ISLES are prohibited from being regularly parked on any CORY LAKE ISLES street except for brief periods for reasonable purposes. Vehicles may be parked in garages, driveways or in any area screened from view approved by the Design Review Committee. In the event there are more vehicles, regularly driven by an Owner or members of his family, than garage stalls at any one home, a maximum of two (2) vehicles exceeding the number of garage stalls may be parked in driveways. There shall be exempted from the foregoing prohibition on the parking of vehicles on any CORY LAKE ISLES street, the parking of vehicles of guests or invitees of any Owners at social occasions of limited duration; parking by vendors of goods and/or services to any Owner during the time of provision of such goods and/or service, parking by persons affiliated with the Association while conducting activities on behalf of the Association; parking by fire, safety, security, emergency, etc., personnel as necessary for the conduct of appropriate activities by such persons; and any other parking exceptions specifically declared by the Board of Directors. Any vehicle parked on a CORY LAKE ISLES street shall be parked at the edge of curb of the street so as not to interfere with passage of vehicular traffic on the street.

#### **ENFORCEMENT (FYI)**

18.1 Parties Entitled to Enforce. Subject to the provisions of Section 18.2 of this Declaration, the terms, provisions, covenants, conditions, restrictions, easements and reservations set forth in this Declaration, as changed, amended or modified from time to time, shall be enforceable by the Developer, the Association and any Owner. *Additionally, to the extent that particular rights or interests are expressly conferred upon or granted to the CORY LAKES Community Development District, City of Tampa, Florida Department of Environmental Regulation ("FDER"), Southwest Florida Water Management District ("SWFWMD") and any other governmental agencies and authorities pursuant to this Declaration, the particular terms and provisions of this Declaration conferring or granting such rights or interest shall be also enforceable by the beneficiaries thereof.* Those so entitled to enforce the provisions of this Declaration shall have the right to bring proceedings at law or in equity against the party or parties violating or attempting to violate any of said covenants, conditions, restrictions, easements, reservations, terms or provisions or against the party or parties defaulting or attempting to default in his, its or their obligations hereunder in order to (a) enjoin any such violation or attempted violator or any such default or attempted default, (b) cause any such violation or attempted violation or default or attempted default to be cured, remedied or corrected, (c) recover damages resulting from or occasioned by or on account of any such violation or attempted violation or default or attempted default and (d) recover costs and expenses including attorneys' fees, incurred in connection with the enforcement of this Declaration. The Association shall have no liability for such fees and costs.

#### **AMENDMENTS (FYI)**

19.5 Amendments. The covenants, conditions, restrictions, easements, reservations, assessments, terms and provision of this Declaration may be amended by an instrument signed by the Board of Directors with an attached certification by the President or Secretary of the Association that the amendments have been approved by fifty-one percent (51%) – Amend 22283/1853 of the Lots subject to this Declaration on the date of the vote, who vote in a membership referendum or who vote in person or by proxy in a membership meeting at which a quorum exists and for which notice of such proposed amendment was given to all Owners; provided, however, that no amendments shall abridge or in any way degrade, amend, change, modify or eliminate any right, easement or reservation of the Developer or any utility providing electrical power, gas, potable water or telephone, or the City of Tampa, or the Hillsborough County Environmental Protection Commission, Southwest Florida Water Management District, or the Florida Department of Environmental Regulation, provided in this Declaration, without the written consent of such Developer, utility, City or agency so affected. Further, to the extent that any covenant, condition, restriction, easement, reservation, assessment, term or provision of this Declaration may be included herein in satisfaction of the conditions of the zoning or plat approval of the City of Tampa for CORY LAKE ISLES or in satisfaction of and conditions of any order, approval, consent or permit of the City of Tampa, the Florida Department of Environmental Regulation (“FDER”), Hillsborough County Environmental Protection Commission (“HCEPC”), SWFWMC or any other governmental agency or authority, such covenant, condition, restriction, easement, term or provisions of this Declaration shall not be amended, changed, modified or deleted without the prior written consent of the City of Tampa, FDER, HCEPC, SWFWMD or other governmental agency or authority so affected, as the case may be. Still further, without the prior written consent of the Developer, no change, amendment or modification to or deletion from this Declaration shall be made which may affect the Surface Water Management System without the prior written approval of SWFWMD or which may result in or facilitate the dissolution of the Association or the abandonment or termination of the obligation of the Association to maintain all of the Common Property or which may amend, change, modify or delete this Section. *No amendment shall be made, without the consent of the City of Tampa, which would lessen or alleviate the Association’s responsibility to maintain the water, sewer, streets, drainage facilities, or other subdivision improvement owned by the Cory Lakes Community Development District in the event that the Community Development District dissolves or it or its successor otherwise fail to maintain such improvements.*