

**DECLARATION OF COVENANTS
AND RESTRICTIONS**

OF

WYNDWOOD AT LAKE HIGHLAND

THIS DECLARATION OF COVENANTS AND RESTRICTIONS FOR WYNDWOOD AT LAKE HIGHLAND is made this 17th day of September 2002, by Village Partners, a Florida General Partnership whose address is 209 Town Center Blvd. Davenport, Florida 33896 ("Declarant").

WITNESSETH:

WHEREAS, Declarant holds title to the real property described in Article II of this Declaration; and

WHEREAS, Declarant intends to develop the real property as a residential single family attached home (townhome) community with various common properties for the benefit of the Properties, as hereafter defined; and

WHEREAS, Declarant has deemed it desirable for the maintenance and preservation of property values and amenities established pursuant to this Declaration to establish Wyndwood at Lake Highland Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association") and to delegate and assign certain powers and duties of ownership, operation administration, maintenance and repair of certain properties within wyndwood and Lake Highland, the enforcement of covenants, restrictions and easements contained herein and the collection and disbursement of the assessments and charges hereinafter provided to the Association.

NOW, THEREFORE, Declarant hereby declares that all of the real property described in Article II is and shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the easements, covenants, conditions, restrictions, reservations, liens and charges as hereinafter set forth all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said real property. Said easements, covenants, conditions, restrictions, reservations, liens and charges shall run with the real property described in Article II, shall be binding upon all parties having and/or acquiring any right, title or interest in the real property described therein or in any part thereof, and shall inure to the benefit of each and every person or entity, from time to time, owning or holding an interest in said real property.

