

J. "Declarant" shall mean Village Partners, a Florida General Partnership, and its successors and assigns who take title to any portion of the Properties for the purpose of development and sale, but only if designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.

K. "Declaration" shall mean and refer to this Declaration of Covenants and Restrictions of Wyndwood at Lake Highland and include the same as it may, from time to time, be amended.

L. "Dwelling" shall mean and refer to the individual townhome building constructed on each Lot and any extensions of said structure (i.e. garages, driveways, porches, etc.).

M. "Institutional Lender" shall mean and refer to the owner and holder of a Mortgage encumbering a Lot, which owner and holder of said Mortgage may be a bank, savings bank, mortgage company, life insurance company, federal or state savings and loan association, an agency of the United States government, private or public pension fund, Veteran's Administration, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, a credit union, real estate or mortgage investment trust or a lender generally recognized in the community as an institutional lender.

N. "Lot" shall mean any parcel of land shown upon any recorded subdivision map or plat of the Properties upon which in the future will be located an attached or detached single-family residential dwelling.

O. "Member" shall mean and refer to all those Owners who are Members of the Association as provided in Article III hereof.

P. "Mortgage" shall mean a permanent or construction mortgage, a deed of trust, a deed to secure debt, or any other form of security deed, including any collateral security documents executed in connection therewith.

Q. "Plat" shall mean and refer to the plat of ~~HIGHLAND PHASE TWO~~ <sup>VILLAGE AT LAKE</sup> recorded in Plat Book 119, Pages 50, 51, Public Records of Polk County, Florida, and any additional plats of properties annexed into the Association.

R. "Owner" shall mean and refer to the record owner of fee simple title to any Lot located within the Property. Owner shall not mean or refer to the holder of a Mortgage or security deed, its successors or assigns, unless and until such holder has acquired title pursuant to foreclosure or a proceeding or deed in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee or tenant of an Owner.

S. "Properties" or "Property" shall mean and include the real property described in Exhibit "A" attached hereto and, when added in accordance with the terms and conditions hereof, shall also include real property which is in the future subjected to this Declaration under the provisions of Article II hereof.

