## Declaration of Condominium of Via Del Mar (I)

## **Table of Contents**

1-	Purpose Name & Address	p1		
2-]	Lands DEFINITIONS	P2-6		
3-	DEVELOPMENT PLAN 3.1 Sharing by unit owner 3.2 Survey 3.3 Plans 3.4 Amendment of plans 3.5 Easements 3.6 Improvements-General Descripti 3.7 Unit Boundaries 3.8 Common Elements 3.9 Limited Common Elements	p6- 12 on		
	UNITS 4.1 Appurtances to Unit 4.2 Identification of Units 4.3 Liability for Common Expenses DESCRIPTION OF PHASING	p 12-13		
	REQUIRED BY FL STATUTE 718.403 P13-17 5.1 Anticipated Phases 5.2 Impact of Additional Phases on Initial Phase 5.3 Completion Dates 5.4 Description of entire Lands to be Submitted 5.5 Description of Each Phase 5.6 The Total Number and General Size of Each Unit 5.7 Proportionate Share of common Ownership, Expense and Surplus 5.8 Association Ownership and Voting Rights 5.9 Ownership of common elements if All Phases are not Built 5.10 Amendment			
	MAINTENANCE, ALTERATION AND IMPROVEMENT 6.1 Units a. By the Unit Owner 6.2 Common Elements a. By the Association 6.3 Limited Common Elements a. By the Association b. Alteration and Improvem	P17-21		

/ TREE BETTER (TE	1212.
7.1 Share of Common Expense	
7.2 Interest Application of Payments	
7.3 Lien for assessments	
7.4 Rental Pending Foreclosure	
7.5 First Mortgagee not Liable for D	elinguent Ass
7.6 Each Owner Pays Assessments	1
8-ASSOCIATION	P24
8.1 Articles of Incorporation	
8.2 By-Laws	
8.3 Restraint upon assignment of Sha	ares in Assets
8.4 Approval or Disapproval of Matt	
9-INSURANCE	P24-30
9.1 Unit Owner	
9.2 Authority to Purchase; Named In	sured
9.3 Coverage	
a. Casualty	
b. Public Liability	
c. Workmen's compensation	n policy
d. Such other insurance	i poney
9.4 Premiums	
9.5Trustee, shares of proceeds	
9.6 Distribution of Proceeds	
9.7 Association as an Agent	
10-RECONSTRUCTION OR REPAIR A	ETED
CASUALTY	P30-34
10.1 Determination to Reconstruct of	Керап
10.2 Plans and specifications	
10.3 Responsibility 10.4 Estimates of Costs	
10.5 Assessments	
10.6 Construction Funds	
11-USE RESTRICTIONS	P35-37
11.1 Units	1 33-37
11.1 Clifts 11.2 Common Elements	
11.3Loud Vehicles or Machines	
11.5 Loud Vehicles of Machines 11.4 Nuisances	
11.5 Unlawful Use	
11.6 Windows and Doors	
11.7 Guests	
11.8Children	
11.9 Pets	
11.10 Priviso	

P21-24

Assessments

7-ASSESSMENTS

12-MAINTEN	ANCE OF COMMON		
<b>INTEREST</b>		P37-44	
12.1 Trans	fers Subject to approval		
a.	Sale		
b.	Lease		
c.	Gift		
d.	Devise or Inheritance		
e.	Other transfers		
12.2 Appro	oval by Association		
12.3 Disap	proval by Association		
12.4 Mortg	gage		
12.5 Excep	otions		
12.6 Unaut	thorized Transaction		
13-COMPLIAN	ICE AND DEFAULT	P44-46	
13.1 Negligence			
13.2 Costs	and Attorney Fees		
13.3 No W	aiver of Rights		
14- AMENDMENTS			
14.1 Resol	ution		
14.2 Provis	so		
14.3Execu	tion and Recording		
15-TERMINAT	TION	P46-48	
15.1 Destri	uction		
15.2 Agree	ement		
15.3 Certif	ïcate		
15.4 Share	s of Owners after Termina	tion	
16-SEVERAB	ILITY	P48	
JOINER OF	MORTGAGE	P49-51	
SITE PLAN	IS/EXHIBITS	P51-100	