

Prepared by and Return to:
Harvey P. Halprin, Esquire
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd, Suite B
Tallahassee, FL 32308

**CERTIFICATE OF REVIVAL
DECLARATION OF RESTRICTIVE COVENANTS
OF LUNA PLANTATION**

We hereby certify that the attached Revived Declaration of Restrictive Covenants, (the Original Declaration which was originally recorded at Official Records Book 1173, Page 152, et seq.) were provided and consented to by a majority of the affected parcel owners as required by Section 720.405, Florida Statutes, and were approved by the Florida Department of Economic Opportunity as evidenced by a letter of approval dated February 3, 2023, which is attached hereto. As required by Section 720.407, Florida Statutes, attached hereto is the full text of the approved Revived Declaration of Restrictive Covenants, the subdivision plat, the legal description of each affected parcel, and the Articles of Incorporation and Bylaws of Luna Plantation Property Owners Association, Inc.

DATED this 1ST day of March 2023

Witnesses:

LUNA PLANTATION PROPERTY OWNERS
ASSOCIATION, INC.

sign Sherry Hall

By: Chris Hall
Chris Hall, President

print Sherry Hall

sign Ronald Moalli

print Ronald Moalli

Witnesses:

sign D Hayes

Attest: Ronald Moalli
Ron Moalli, Secretary

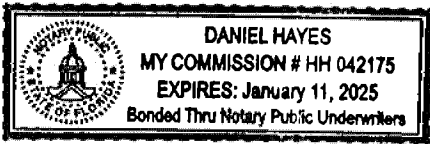
print D Hayes

sign Walter Herdement

print WALTER HERDEMENT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1 day of March 2023, by Chris Hall as President of Luna Plantation Property Owners Association, Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign D Hayes

print Daniel Hayes
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 1 day of March 2023, by Ron Moalli as Secretary of Luna Plantation Property Owners Association, Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign D Hayes

print Daniel Hayes
State of Florida at Large (Seal)

My Commission expires:

Ron DeSantis
GOVERNOR



Meredith Ivey
ACTING SECRETARY

February 3, 2023

Jeremy V. Anderson, Esq.
Anderson, Givens, & Fredericks
1689 Mahan Center Blvd., Suite B
Tallahassee, Florida 32308

**Re: Luna Plantation Property Owners Association, Inc., Approval;
Determination Number: 23020**

Dear Mr. Anderson:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Luna Plantation Property Owners Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/bp/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Jeremy V. Anderson, Esq.
February 3, 2023
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

THIS INSTRUMENT PREPARED BY:
JAMES O. SHELFER, Attorney
1300 Thomwood Drive
Tallahassee, FL 32312
(904) 385-0070

PLEASE MAIL TO: Luna Plantation Property Owners Assoc.
c/o Joanne M. Kraynak, Secretary/Treasurer
P.O. Box 37094
Tallahassee, FL 32315

**REVIVED
EXTENSION AND MODIFICATION
OF RESTRICTIVE COVENANTS OF
LUNA PLANTATION, AN UNRECORDED SUBDIVISION**

THIS EXTENSION AND MODIFICATION OF RESTRICTIVE COVENANTS OF LUNA PLANTATION, AN UNRECORDED SUBDIVISION in Leon County, Florida, is made and entered into this 2nd day of May, 1994, by LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., a non-profit Florida corporation (hereinafter referred to as "the Association").

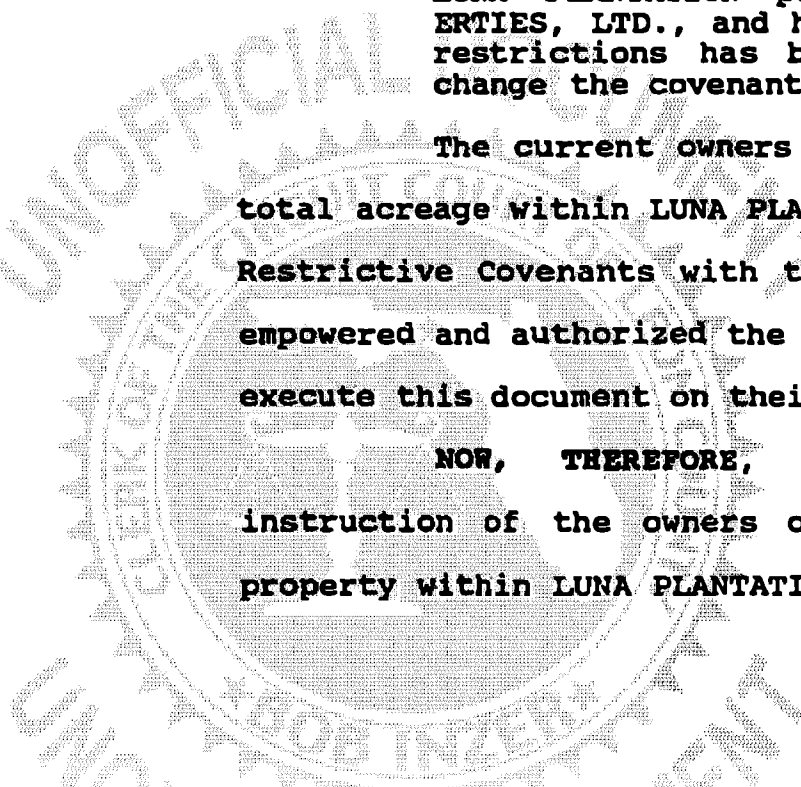
RECITATION OF FACTS

The Association was formed in February of 1985, by the then owners of lots within LUNA PLANTATION, an unrecorded subdivision in Leon County, Florida, consisting of two hundred (200) acres, more or less. The land known as LUNA PLANTATION is more particularly described in Exhibit "A" attached hereto, and referred to as the "Property". The Property was subdivided into lots and sold by the Developer, LUNA PROPERTIES, LTD., a Florida limited partnership. The Deed to each lot within LUNA PLANTATION contained identical restrictions. The preamble to the Restrictive Covenants in each Deed from LUNA PROPERTIES, LTD. states as follows:

SUBJECT TO the following Restrictive Covenants which are to run with the land and shall be binding on all persons claiming under them for a period of fifteen (15) years from June 1, 1979, after which time they will be extended automatically for successive periods of ten (10) years unless an instrument signed by the then owners of a majority of the property in LUNA PLANTATION purchased from LUNA PROPERTIES, LTD., and held subject to these same restrictions has been recorded agreeing to change the covenants in whole or in part.

The current owners of more than one-half (1/2) of the total acreage within LUNA PLANTATION have reaffirmed the existing Restrictive Covenants with the following modifications and have empowered and authorized the Association through its President to execute this document on their behalf.

NOW, THEREFORE, in accordance with the written instruction of the owners of more than one-half (1/2) of the property within LUNA PLANTATION, the Association imposes upon the



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Property, the following Restrictive Covenants which shall run with the Property and be binding on all owners of the Property for a period of ten (10) years from June 1, 1994, and will automatically extend for successive ten (10) year periods unless an instrument signed by the then owners of a majority of the Property has been recorded agreeing to change these covenants in whole or in part:

1. No trailers or mobile homes shall be allowed on the Property.

2. The Property, except for parks, private roadways, the entrances to the subdivision, and other common areas owned by LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., shall be used for single family residential purposes only.

3. No residence shall occupy less than one and one-half (1 1/2) acres.

4. No building shall be erected within twenty (20) feet of any property line or within one hundred (100) feet of the ordinary high water line of Lake Iamonia as established by that certain unrecorded survey plat of LUNA PLANTATION prepared by R. H. ALCORN bearing a date of January 1980, which said plat shall be available with the corporate records of the Association.

5. No buildings shall be erected on any lot until the construction plans and specifications, including a site plan, have been approved by the Architectural Control Committee of the Association. Approval shall be based on compliance with these Restrictive Covenants and the established architectural standards (as adopted and approved by the Association to implement these restrictive covenants), quality of materials and workmanship, harmony of design with existing structures, and location on the lot. Approval shall not be arbitrarily withheld.

6. No dwelling shall be constructed on any lot that contains less than eighteen hundred (1,800) square feet of heated area, exclusive of porches and garages. Once construction starts, work shall be pursued diligently until completed.

OR 1737PG0154

7. Out buildings shall be limited to private stables, kennels, greenhouses and structures customarily associated with single family residential homes. All out buildings shall be approved as provided in paragraph 5.

8. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except horses and ordinary household pets, such as dogs and cats, provided they are not kept, bred, or maintained for any commercial purpose. In the event that an owner keeps horses on any lot, the total number of horses shall be limited to one (1) horse per acre or fractional acre of property owned.

9. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All owners and users of the Property must comply with all Federal, State and Local sanitary and environmental laws, rules and regulations.

10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which will become a nuisance or annoyance to the neighborhood.

11. The owner of each lot within LUNA PLANTATION subdivision shall pay an annual assessment to the Association. The assessment for the year 1994, is One Hundred Dollars and No Cents (\$100.00) per acre. The annual assessment shall not increase by more than ten percent (10%) per year unless approved by the owners of more than one-half (1/2) of the property within LUNA PLANTATION at a meeting duly noticed and called for the expressed purpose of considering an increase in the annual dues. No special assessments shall be levied by the Association in any year unless approved by the owners of more than one-half (1/2) of the property at a meeting duly noticed and called for that expressed purpose.

12. The Association was founded in February of 1985, by the then owners of lots within LUNA PLANTATION. All lot owners, by

OR 1737PG0155

acceptance of a Deed to a lot within LUNA PLANTATION, become members of the Association. The Association was formed and exists for the purpose of enforcing the restrictive covenants and architectural standards common to all lots within the Property; maintaining the entrance and private roadways; maintaining the parks and other common areas; assessing and collecting annual or special dues; and for conducting such other activities as are common to other Homeowners Associations and that may be undertaken in accordance with the Articles of Incorporation and Bylaws of the Association.

[Signature]
Witness - CARL ADAMS
[Signature]
Witness - ARVID NYSTROM

LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]
TERRY W. KNEPPER,
Its President

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing Reaffirmation of Restrictive Covenants was acknowledged before me by Terry W. Knepper, as President of LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., who is personally known to me or who produced _____ as proper identification, and who did not take an oath, on this 22nd day of May, 1994.

Joanne M. Kraynak
NOTARY PUBLIC -
(Please Type or Print Name of Notary)
My Commission Expires:

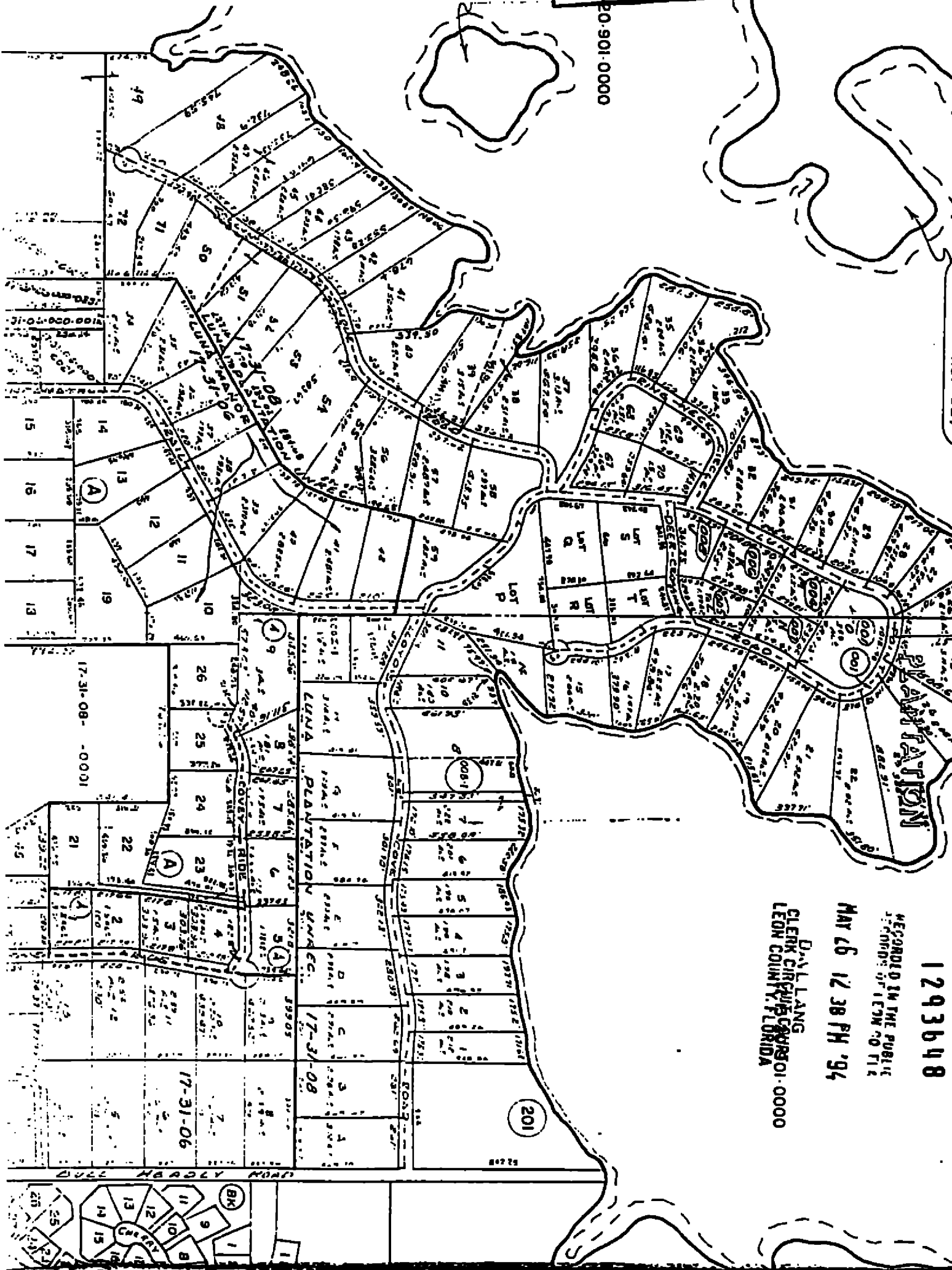


JOANNE M. KRAYNAK
MY COMMISSION # 00178172 EXPIRES
MARCH 1, 1993
LEON COUNTY, FLORIDA

Exhibit A

RECORDING
Document legibility unsatisfactory
for clear reproduction in the public
records.

20-901-0000



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RECORDED IN THE PUBLIC
RECORDS OF LEON COUNTY

MAY 26 12 38 PM '94

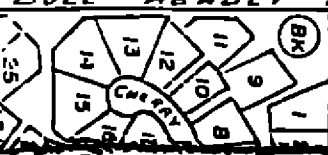
DALL LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

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17-31-08 - 0001

17-31-06

17-31-08



FILED
MAR 15 3 14 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

WE, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation (hereinafter called the "Association") is LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II. DEFINITIONS

1. "Association" shall mean and refer to LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns.
2. "Declarant" shall mean and refer to LUNA PROPERTIES, LTD., a Florida limited partnership.
3. "Restrictive Covenants" shall mean and refer to the Restrictive Covenants contained in the deeds from the Declarant to the members of the Association.
4. "Subdivision" shall mean and refer to that certain tract of real property known as LUNA PLANTATION, an unrecorded subdivision located in Leon County, Florida, which said property is served by the easements described in Official Records Book 969, Page 1500 of the Public Records of Leon County, Florida, and encumbered by common restrictive covenants.
5. "Owner" or "Member" shall and refer to any record owner of property within the subdivision.

ARTICLE III. PURPOSE AND POWERS

The specific primary purposes for which the Association is formed are to provide for maintenance of roads and architectural control of buildings on the property within the subdivision. Generally, the Association's purpose is to promote the

health, safety and welfare of the residents within the subdivision.

In furtherance of the specific and general purpose, the Association shall have power to:

A. Perform all of the duties and obligations of the Association as set forth in the Restrictive Covenants applicable to LUNA PLANTATION;

B. Affix, levy, collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable Restrictive Covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to conduct the business of the Association;

C. Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

D. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall be approved by two-thirds (2/3) vote of the members; and

E. Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Restrictive Covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE IV. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 217 John Knox Road, Tallahassee, Florida 32303, and the name of the initial registered agent at such address is FRED G. SHELPER, JR.

ARTICLE V. DURATION

The period of duration of the Association shall be perpetual.

ARTICLE VI. SUBSCRIBERS

The name and residence address of each subscriber is:

FRED G. SHELPER, JR.
Rt. 13, Box 375
Tallahassee, FL 32312

JEFFREY W. PEPPER
1118 Lothian Drive
Tallahassee, FL 32312

ARTICLE VII. OFFICERS

The affairs of the Association shall be managed by a Board of three (3) Directors. The Board of Directors shall choose a President, Secretary and Treasurer, who may be members of the Board of Directors. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

The names of the officers who shall serve until the first election are:

FRED G. SHELPER, JR. - President
JEFFREY W. PEPPER - Secretary/Treasurer

ARTICLE VIII. DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as Directors until the first election are:

FRED G. SHELPER, JR.,
Rt. 13, Box 375
Tallahassee, FL 32312

JEFFREY W. PEPPER
1118 Lothian Drive
Tallahassee, FL 32312

ARVID NYSTROM
Rt. 13, Box 380
Tallahassee, FL 32312

ARTICLE IX. BYLAWS

The Bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative majority vote of the members except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors at its first meeting.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative two-thirds (2/3) vote of the members.

ARTICLE XI. MEMBERS; VOTING

All owners of property within the subdivision shall be members of the Association. For all matters to come before the Association, the owners of property within the subdivision shall be entitled to one (1) vote for each acre owned. When more than one (1) person or entity jointly owns property within the subdivision, they shall select one (1) voting member for the property. The vote for the property shall be cast by the voting member or by his proxy.

ARTICLE XII. DISSOLUTION

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation, this 14th day of February, 1985.

Fred G. Shelfer, Jr.
FRED G. SHELPER, JR., Subscriber
and Registered Agent of LUNA
PLANTATION PROPERTY OWNERS
ASSOCIATION, INC.

Jeffery W. Pepper
JEFFERY W. PEPPER, Subscriber

GARDNER, SHELPER & DUGGAR, P.A.
Attorneys for Corporation
300 Lewis State Bank Bldg.
Tallahassee, FL 32301
(904) 222-6543

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared FRED G. SHELPER, JR., who, first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 15th day of February, 1985.

James O. Shelfer
NOTARY PUBLIC

My Commission Expires:
[Faint text]

FILED
Feb 15 3 14 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally
appeared JEFFREY W. PEPPER, who, first being duly sworn by me,
and to me well known to be the individual described in the
foregoing Articles of Incorporation, acknowledged to and before
me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 14th day of
February, 1985.

Judith H. Taylor
NOTARY PUBLIC

My Commission Expires: Aug 23, 1985

JOS3:nk

FILED
FEB 15 3 14 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BYLAWS OF LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

A NON-PROFIT CORPORATION

(AMENDED NOVEMBER 2016)

ARTICLE I. NAME AND LOCATION.

LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., is a non-profit corporation under Chapter 617, Florida Statutes, and situated in Leon County, Florida. The resident agent is the President of the Association. The custodian of Association records is the Secretary of the Association or an association manager, if so hired by the Association Board of Directors.

ARTICLE II. DEFINITIONS.

Section 1. "Assessment" means a sum or sums of money payable to the Association by the owners of parcels as authorized by the Articles of Incorporation of Luna Plantation Property Owners Association, Inc., and these Bylaws, which if not paid, can result in a lien against the parcel(s).

Section 2. "Association" means LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., responsible for the operation of Luna Plantation subdivision in accordance with Chapter 720, Florida Statutes, and subject to the Articles of Incorporation of Luna Plantation Property Owners Association, Inc., and these Bylaws.

Section 3. "Board of Directors" means the five members of the Association elected from the membership at large to manage the affairs of the Association.

Section 4. "Member" means any record owner of a legal title to one or more parcels of property within Luna Plantation subdivision.

Section 5. "Restrictive covenants" means the recorded instrument "Extension and Modification of Restrictive Covenants of Luna Plantation, an Unrecorded Subdivision," a covenant entered into May 22, 1994, by the Association and recorded in Leon County Official Records Book 1737, page 0152.

ARTICLE III. MEETINGS OF MEMBERS

Section 1. Annual meetings: Meetings of members shall be held at least annually in November or December of each year at a time and place determined by the Board of Directors. This meeting shall be designated the Annual Meeting for conducting the main Association business, such as elections of the Board of Directors and approval of a budget for the following calendar year. The Treasurer of the Board of Directors shall provide a report of the Association's written statement of income and expenditures, along with the proposed budget.

Section 2. Special meetings: Special meetings of members may be called at any time by the Board President or Board, or by a written petition of members who equal at least 40% of all votes of the Association. Business conducted at a special meeting is limited to the purposes described in the notice of the meeting.

Section 3. Notice of meetings: Written notice of each meeting of members shall be given by, or at the direction of, the Secretary/Treasurer or other person authorized to call the meeting by mailing a copy of such notice to each member entitled to vote at the meeting, addressed to the member's address last appearing on the books of the Association for the purpose of receiving notice. The notice shall specify the day, hour, and place of the meeting. Notice can be mailed, delivered, or electronically transmitted to the members not less than 14 days prior to the meeting. Evidence of compliance with the 14-day notice shall be made by an affidavit executed by the person providing the notice and filed upon execution with the official records of the Association. In addition, the Association may, by reasonable rule, adopt a procedure for conspicuously posting the notice.

Section 4. Right to speak: Members have the right to attend all membership meetings and to speak at any meeting with reference to all items opened for discussion or included on the agenda.

Notwithstanding any provision to the contrary in governing documents or any rules adopted by the board or membership, a member and a parcel owner shall have the right to speak for at least 3 minutes on any item. The Association may adopt reasonable rules governing the frequency, duration, and other manner of member and parcel owner statements, which rules must be consistent with this subsection.”

Section 5. Adjournment: Adjournment of an annual or special meeting to a different time, date, or place must be announced at the meeting before an adjournment is taken, or a notice must be given of the new date, time and place pursuant to s. 720.303(2), Florida Statutes. Any business that might have been transacted on the original date of the meeting may be transacted at the adjourned meeting.

Section 6. Quorum: The presence at the meeting, in person or by proxy, of members entitled to cast at least thirty percent of the votes of the Association shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Restrictive Covenants, the Articles of Incorporation, or these Bylaws. Since Luna Plantation totals 200.05 acres, with the Park consisting of 11.40 acres, the number of members needed to constitute a quorum would be those whose acreage would total greater than 56.6 acres (200.05 minus 11.40 times .30). If a quorum is not present at any meeting, the members entitled to vote shall have the power to adjourn the meeting until a quorum is present.

Section 7. Proxies: At all meeting of members, each member may vote in person or by proxy. All proxies shall be in writing, duly noting how the member wishes to vote on the various items to be covered in the meeting and appointing a person to submit the vote on the members’ behalf, and filed with the Secretary. A proxy must be dated, must state the time, date, and place of the meeting for which it was given, and must be signed by the authorized person who executed the proxy. It is effective only for the meeting for which it was given, as the meeting may be lawfully adjourned from time to

time, and automatically expires 90 days after the date of the meeting for which it was given. If the proxy form so provides, a proxy holder may appoint, in writing, a substitute to act in his or her place.

ARTICLE IV. BOARD OF DIRECTORS—Nomination, Election, Officers, and Term of Office

Section 1. Generally: The affairs of the Association shall be managed by a Board of five (5) Directors, who shall be members of the Association. The Board of Directors shall be elected at each annual meeting from the membership at large. All members of the Association are eligible to serve on the Board of Directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held. However, if the election process allows candidates to be nominated in advance of the meeting, the Association is not required to allow nominations at the meeting. An election is not required unless more candidates are nominated than vacancies exist.

Section 2. Removal: Any Director may be removed from the Board, with or without cause, by a majority vote of the members of the Association entitled to vote for the election of Director. In the event of death, resignation, or removal of a Director, a successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of the predecessor.

Section 3. Compensation: Directors shall not receive compensation for any service they may render to the Association in their capacity as Directors or Officers of the Board. However, they may be reimbursed for their actual expenses incurred in the performance of their duties as approved by the Board.

Section 4. Enumeration of Offices: The Board shall designate following officers for a term of one year: President, Vice-president, Secretary, and Treasurer. The Board may at its discretion also create the offices of Second Vice-President, Parliamentarian, or such special offices as it may deem necessary. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices, except in the case of special offices.

Section 5. Designation of Officers: The designation of officers shall take place at the first meeting of the Board of Directors following each annual meeting of members. Each officer shall hold office for a term of one year, coinciding with the Association fiscal year, unless an officer shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 6. Resignation, Removal, and Replacement of Officers: Any Board officer may be removed from office by the Board at any time with or without cause. Any officer may resign by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. A vacancy in any office may be filled by appointment of the Board. The officer appointed to such vacancy shall serve for the unexpired term of the officer being replaced.

Section 7. Special appointments: The Board of Directors may designate such other officers and make professional appointments as the affairs of the Association may require, as approved in the Association's budget.

Section 8. Director certification: As mandated by section 720.3033, Florida Statutes, each Director shall certify in writing to the Secretary of the Association, within 90 days of being elected or appointed to the board, that he or she has read the Association's restrictive covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the Association's members. Within 90 days after being elected or appointed to the Board, in lieu of such written certification, the newly elected or appointed Director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved provider within 1 year or 90 days after the date of appointment. The written certification is valid for the uninterrupted

tenure of the Director. A Director who does not timely file the written certification or educational certificate shall be suspended from the Board until her or she completes the requirement. The Board may temporarily fill the vacancy during the period of suspension. The written certification shall be retained by the Association for five years after election. However, the failure to have the certificate on file does not affect the validity of any Board action.

ARTICLE V. BOARD OF DIRECTORS—GENERAL POWERS AND DUTIES.

Section 1. Powers. The Board of Directors shall have the power to:

(a) Exercise on behalf of the Association, all powers, duties, and authority vested in or delegated to the Association and not specifically reserved to the membership by the Restrictive Covenants, Articles of Incorporation, or by other provisions of these Bylaws;

(b) Retain an association manager to assist the Secretary/Treasurer in the performance of the duties assigned to that office;

(c) Employ independent contractors from time to time through competitive selection if necessary to obtain a reasonable rate, as they may deem necessary to maintain roads and common areas. Contracts entered into by the Board on behalf of the Association shall comply with the provisions of sections 720.3055 and 720.309, Florida Statutes.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all of its acts and corporate affairs and present a statement thereof to the members at each annual meeting at which such a statement is requested in writing by at least forty percent of all voters of the Association;

(b) Supervise all officers and agents of the Association and to see that their duties are properly performed;

(c) As more fully provided in the Restrictive Covenants, to:

1. Adopt the amount of the annual assessment for all property within Luna Plantation subdivision for approval of the members at the annual meeting;
2. Send written notice of each assessment to every owner subject thereto; and
3. File a lien in the public records of Leon County against the property for which assessments are not paid within 180 days after the due date and foreclose such lien for which the assessments are not paid within one year after the date the assessment was made, or to bring an action at law against the owner personally obligated to pay the same.

(d) Issue, or cause to be issued, on demand by any member, a certificate setting forth whether the assessment of such member has been paid. A statement or certificate to the effect that an assessment has been paid shall constitute conclusive evidence of such payment. The Board may impose a reasonable charge for issuance of these certificates.

(e) Procure and maintain adequate liability and hazard insurance on any property owned by the Association; and

(f) Cause all officers or agents having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VI. BOARD OF DIRECTORS—OFFICER’S DUTIES.

Section 1. President: The President shall preside at all meetings; shall see that orders and resolutions of the Board are carried out; shall sign all contracts, and shall co-sign all checks and promissory notes.

Section 2. Vice-president: The Vice-president shall monitor and report on the work of committees. In addition, this officer shall preside over meetings in which the President is absent. Should two Vice-

presidents be elected, one shall serve as a "Senior Vice-president" who will have served already in the office of Vice President and be considered in line for election to the office of President and perform the duties of the President in his/her absence.

Section 3. Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; serve as custodian of the records of the Association, which records shall be maintained at a single location; maintain and provide ready access to Association records to members; present minutes of previous Board or member meetings for approval; keep the corporate seal of the association and affix it to all papers so requiring; serve written notice of the annual meetings of the members, including distribution of written details about items to be discussed and voted upon; keep appropriate current records showing the members of the Association together with their mailing addresses and e-mail addresses (where available); and perform other such duties as may be required by the Board or by law. It shall be the responsibility of every member to insure that the records maintained by the Secretary as to ownership of property, address, and voting status of members are current and accurate.

Section 4. Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; shall keep proper books of account; and shall prepare a written statement of income and expenditures, along with a proposed budget, copies of which documents shall be delivered to each member prior to the November/December annual meeting, and a report given at the November/December annual meeting of members.

Section 5. Delegation of duties: Should the approved budget provide for delegation of Secretarial and/or Treasurer duties to an association manager or management company, such manager or

management company shall report to, and be directly supervised by, the appropriate Association officer whose duties have been delegated.

ARTICLE VII. MEETINGS OF BOARD MEMBERS.

Section 1. Generally. Meetings of the Board of Directors may be held from time to time when called by the President or any three Directors. Regular meetings shall be held, however, at least semi-annually at a date, time and place set by the Directors. A meeting of the Board occurs whenever a quorum of the Board gathers to conduct Association business. Meetings of the Board are open to all members, except for meetings between the Board and its attorney with respect to proposed or pending litigation protected by attorney-client privilege. The meeting will be held at a location that is accessible to a physically handicapped person who has a right to attend a meeting, if requested. Board meeting requirements also apply to Board committees or similar body when a final decision will be made regarding the expenditure of Association funds, or to meetings of the Architectural Control Committee to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a member. The right of a member to attend Board meetings includes the right to speak at such meetings with respect to agenda items.

Section 2. Notice: Individual written notice to the membership at large of each Board meeting shall not be necessary; however, the date, time, and place shall be posted at the entrance to Luna Plantation at least 72 hours prior to the meeting, except in an emergency. Alternatively, if notice is not posted, notice of each Board meeting must be mailed or delivered to each member at least 7 days before the meeting, except in an emergency. The Association may provide notice by electronic transmission of Board and committee meetings. Directors may not vote by proxy or by secret ballot at board meetings, except secret ballot may be used for the election of officers.

Section 3. Minutes. Minutes of all Board of Director meetings shall be kept and made available to members where the Association's records are maintained. A vote or abstention from voting on each matter voted upon for each Board director present at a Board meeting shall be recorded in the minutes.

Section 4. Quorum. A majority of the Directors shall constitute a quorum for the transaction of business. Every act performed or decision made shall require the affirmative vote of at least three Directors present at a duly held meeting, which such votes recorded in the minutes, and shall constitute the act or decision of the entire Board.

ARTICLE VIII. COMMITTEES.

The Board of Directors may appoint such committees as it may deem appropriate for the performance of its duties. All committee meetings are open to members of the Association. The notice provisions for Board meetings apply to committee meetings when a final decision will be made regarding expenditure of Association funds or to meetings to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a member of the Association.

ARTICLE IX. OBLIGATIONS OF MEMBERS.

Section 1. Each member and the member's tenants, guests, or invitees, and Association are governed by and must comply with the provisions of Chapter 720 regulating homeowner's associations, and the governing documents of the Association. Actions at law or in equity, or both, to redress alleged failure or refusal to comply with these provisions may be brought by the Association or by any member against: the Association, a member, any director or officer of the Association who willfully and knowingly fails to comply with these provisions, or any tenants, guests, or invitees occupying a parcel or using common areas. The prevailing party is entitled to recover reasonable attorney's fees and costs.

Section 2. The Association may levy reasonable fines, not to exceed \$100 per day or \$1000 in aggregate, for each violation by any member for failure to comply with the Restrictive Covenants or Bylaws of the Association. In any action to recover a fine, the prevailing party is entitled to recover reasonable

attorneys' fees. A fine or suspension of voting rights or right to use common areas may not be imposed without 14 days' notice to the person sought to be fined and an opportunity for hearing before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the Association. The committee is limited to a determination of whether to confirm or reject the fine or suspension levied by the board. The Board must provide written notice of any fine or suspension imposed either by mail or hand delivery.

Section 3. The Association may suspend the voting rights of a parcel member for the nonpayment of any fee, fine, or other monetary obligation due to the Association that is more than 90 days delinquent. A voting interest that has been suspended by the Association shall be subtracted from the total number of voting interests and not considered in determining a quorum. All suspensions must be approved at a properly noticed Board meeting. Upon approval, the Association must notify the member either by mail or hand delivery.

ARTICLE X. ASSESSMENTS

Section 1. Each member is obligated to pay the Association annual and special assessments which, if not paid, may be secured by a continuing lien on the property against which such assessments are made. Any assessments not paid when due are considered delinquent. If an assessment is not paid within sixty days after the due date, the assessment bears interest from the date of delinquency at the rate of 18% per annum, or such higher amount as may be allowed by law and set by the Board of Directors. The Association may bring an action at law against the owner(s) personally obligated to pay the same, or may foreclose the lien against the owner's property.

Section 2. Failure to pay dues which are delinquent for one year shall result in foreclosure proceedings to be instituted by the Board of Directors. Foreclosure proceedings shall begin only after a certified letter has been sent to the property owner at the last known address, explaining the impending action

and advising of a final payment date to avoid the foreclosure action. Interest, costs, and attorneys' fees of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by abandoning the property. Further, any action at law brought by the Association for failure to pay an assessment shall disqualify that owner from a vote in the Association, so long as the action at law exists.

Section 3. Assessments and charges levied pursuant to the annual budget or special assessments shall comply with the provisions of section 720.308, Florida Statutes. Enforcement of payments for assessments, claims of lien, and release of lien, shall comply with the provisions of section 720.3085, Florida Statutes.

ARTICLE XI. BOOKS AND RECORDS, INSPECTION

Section 1. The books, records, and papers of the Association shall be subject to inspection by any member during ordinary business hours. The Restrictive Covenants, Articles of Incorporation, and Bylaws of the Association shall be available for inspection by any member at the principle office of the Association, where copies shall be made available for sale at a reasonable price. The Association shall maintain an adequate number of copies of the recorded governing documents, to ensure their availability to members and prospective members.

Section 2. As provided by section 720.303(4), Florida Statutes, the following items constitute the official records of the Association:

(a) Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the Association is obligated to maintain, repair, or replace.

(b) A copy of the by-laws of the Association and of each amendment to the bylaws.

(c) A copy of the articles of incorporation of the Association and of each amendment thereto.

(d) A copy of the restrictive covenants and a copy of each amendment thereto.

(e) A copy of the Architectural Standards of the Association, if any.

(f) The minutes of all meetings of the Board of Directors and the members, which minutes must be retained for at least 7 years.

(g) A current roster of all members and their mailing addresses and parcel identifications. The Association shall also maintain the electronic mailing addresses and the numbers designated by members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by owners to receive notice by electronic transmission shall be removed from the Association records when consent to receive notice by electronic submission is revoked. However, the Association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.

(h) All of the Association's insurance policies, or a copy thereof, which policies must be retained for at least 7 years.

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has any obligation or responsibility. Bids received by the Association for work to be performed must also be considered official records and must be kept for a period of 1 year.

(j) The financial and accounting records of the Association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least 7 years. The financial and accounting records must include:

1. Accurate, itemized, and detailed records of all receipts and expenditures;

2. A current account and periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due;

3. All tax returns, financial statements, and financial reports of the Association; and

4. Any other records that identify, measure, record, or communicate financial information.

(k) A copy of the disclosure summary required by section 720.401, Florida Statutes, presented to a prospective parcel owner before the owner executes a contract for sale. The disclosure summary must be in a form substantially similar to that provided at section 720.401(1)(a), Florida Statutes.

(l) All other written records of the Association not specifically included in the foregoing which are related to the operation of the Association.

Section 3. The official records shall be maintained for at least 7 years and shall be made available to a parcel owner for inspection or photocopying within 10 business days after receipt by the Board or its designee of a written request submitted by certified mail. The member shall not be required to demonstrate any proper purpose or state any reason for the inspection. The Association may comply with the 10-day requirement by making the records available to a member electronically via the internet or by allowing the records to be viewed in electronic format on a computer screen and printed upon request. Failure of the Association to comply with the 10-day requirement after receipt of a written request creates a rebuttable presumption of willful failure to comply with the 10-day notice requirement. A member who is denied access to official records is entitled to the actual damages as provided by section 720.303 (5)(b), Florida Statutes.

Section 4. The following records are not accessible to members:

(a) Any record protected by lawyer-client privilege or work-product privilege, including any record prepared by or at the direction of an Association attorney for use in or in anticipation of civil or criminal litigation or adversarial administrative proceedings until the conclusion of the litigation or proceedings.

(b) Information obtained by the Association in connection with the approval of the lease, sale, or transfer of a parcel.

(c) Personnel records of the Association management, such as disciplinary, payroll, or health information. The following are not considered personnel records: written employment agreements with a management company or management employee, and budgetary or financial records that indicate compensation paid to a management company or management employee.

(d) Social security numbers, driver's license numbers, credit card numbers, electronic mailing addresses, telephone numbers, facsimile numbers, emergency contact information, any addresses for an owner other than as provided for Association notice requirements, and other personal identifying information for any person, excluding the person's name, parcel designation, mailing address, and property address. Notwithstanding these restrictions, the Association may print and distribute to members a directory containing the name, property address, and all telephone numbers of each member, unless the member requests the Association in writing to exclude his or her telephone numbers. The Association is not liable for disclosure of protected information that is included in an official record of the Association or voluntarily provided by a member and not requested by the Association.

(e) Software, operating systems, or electronic security measures used by the Association for manipulation of data purposes.

Section 5. The Association is not required to provide a prospective purchaser or lienholder with information about the subdivision or Association other than information or documents required to be provided by section 720.30, Florida Statutes.

ARTICLE XII. FISCAL YEAR AND ANNUAL BUDGET.

Section 1. The fiscal year of the Association shall be the calendar year.

Section 2. The Board of Directors will prepare an annual budget that sets out the annual operating expenses, estimated revenues and expenses for the year, and estimated deficit or surplus at the end of the current year for the annual member meeting. The Association will provide each member with a copy of the annual budget, or a written notice that a copy of the budget is available upon request at no charge to the member.

ARTICLE XII. AMENDMENTS

These Bylaws may be amended at a regular or special meeting of members by a majority vote of members, in person or by proxy. Amendments to the Bylaws become effective immediately upon passage.

ARTICLE XIV. CONFLICTS.

In case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; in the case of conflict between the Restrictive Covenants and these Bylaws, the Restrictive Covenants shall control.

ARTICLE XV. MAINTENANCE OF ROADS.

Section 1. Easement for roads: Article III of the Articles of Incorporation of Luna Plantation Property Owners Association, and Paragraph 12 of the Extension and Modification of Restrictive Covenants, dated May 22, 1994, state that a primary purpose of the Association is to provide for maintenance of the

private roadways in Luna Plantation as designated in the “Legal Descriptions of Rights of Way”, incorporated into the Grant of Easement, dated August 29, 1980, and recorded in Official Records 969, Page 1501. The easement is reserved to the Luna Plantation Property Owners Association for purposes of ingress and egress to Bull Headley Road and for utility use and provides for rights of way sixty feet wide, thirty feet on either side of the centerline of the roads described therein.

Section 2. Roads Committee: The Association Board of Directors shall appoint a Roads Committee to monitor the private roadways in Luna Plantation in order to ensure road maintenance and structural integrity. The Committee will provide recommendations regarding road maintenance and repairs to the Board of Directors.

Section 3. Safety. Because a legal duty exists to maintain an easement in a safe condition, and potential liability of the Association and its members may exist for injuries caused by dangerous conditions on road easements, road maintenance includes the following:

(1) Provisions for roadway safety, and periodic review of the Association roads and rights of way; and

(2) Identification of safety hazards, such as vegetation or signs that may obscure or limit a driver’s view of approaching vehicles, pedestrians and bicycles.

Section 4. Vegetation control. Vegetation within the easements must be controlled in order to keep road signs visible to drivers, ensure that vehicles, bicycles, and pedestrians are visible to other drivers and users, and improve visibility of wildlife near the road.

Section 5. The safety guidelines articulated by the U.S. Department of Transportation in “Vegetation Control for Safety,” revised August 2008, are incorporated herein by reference for the purpose of enforcing road safety in Luna Plantation, including but not limited to the following requirements:

(a) Sign visibility: Signs must be visible to drivers at all times. The Committee will identify trees and brush that obscure the view of signs, including STOP and YIELD signs. Vegetation blocking the view of signs shall be trimmed as soon as possible.

(b) Clear sight lines: Shrubs, tall grass, weeds must not obscure the road shoulder, and maintenance such as grading or mowing shall be done to define the edge of the shoulder so motorists can see the shape, condition, and limits of the roadside. On the inside of horizontal curves, vegetation growth close to the edge of pavement shall not block a driver's view of motor vehicles, bicycles, and pedestrians. Roadsides shall be maintained so that vehicles can be seen around the inside of horizontal curves.

(c) Side road visibility: Roadway intersections increase the chance of vehicle crashes, so safe and efficient vehicle movement through an intersection requires good visibility. Drivers pulling out from a STOP sign must have a clear view of oncoming traffic. A clear vision at each corner of an intersection is necessary to safe ingress and egress on roads maintained by the Association; therefore, vegetation or signs interfering with side road visibility shall be controlled or eliminated.

Section 6. Association members' property ownership extends to the center lines of the road easements; therefore, members' responsibility for maintaining their property also includes maintenance of the easement in a way that does not impede safe ingress and egress over the roads. No trees, hedges, shrubs, or other landscaping shall be planted or permitted to remain in an easement unless maintained in a manner that prevents obstruction of cross-visibility of traffic approaching an intersection or driveway.

Section 7. Correction of road safety hazards caused by vegetation is the responsibility of the member owning the property over which the road easement lies, and the Association shall provide written notice to the member of any area deemed hazardous and requiring correction. Any disagreement with the

notice requiring correction may be brought before the Board of Directors for resolution. The decision of the Board is final, and failure of the member to thereafter correct the hazard will result in correction taken by the Board at the member's expense.

ARTICLE XVI. ARCHITECTURAL STANDARDS AND ARCHITECTURAL CONTROL COMMITTEE.

Section 1. The Restrictive Covenants adopted May 22, 1994, and recorded at Official Records 1737, Page 0152, provide that no building shall be erected on any lot until the construction plans and specifications have been approved by the Architectural Control Committee of the Association. Approval by the Committee shall be based on the building's compliance with the Restrictive Covenants and the established architectural standards adopted pursuant to Article IX as rules and approved by the Association to implement the Restrictive Covenants. The Architectural Standards shall incorporate the architectural restrictions contained in the Restrictive Covenants and provide options for use of materials, size of the structure, harmony of design of the structure or improvement with existing structures, and location on the lot. Approval by the Committee shall be based solely on the restrictions in the Architectural Standards and Restrictions, and shall not be unreasonably withheld.

Section 2. The Luna Plantation Property Owners Association Architectural Standards, proposed by the Architectural Control Committee and approved by a majority vote of the Association members, are incorporated herein by reference. The Standards are enforceable by the Association as provided in the Architectural Standards, the Bylaws, and through any remedies available in Chapter 720, Florida Statutes.

Section 3. Each parcel owner shall be entitled to the rights and privileges set forth in the Restrictive Covenants concerning architectural use of the parcel. The construction of permitted structures and improvements on the parcel and such rights and privileges shall not be impaired by the Association, the Architectural Control Committee, or other such committee. If the Association, Architectural Control

Committee, or other committee should unreasonably, knowingly, and willfully infringe upon or impair the rights or privileges set forth in the Restrictive Covenants, the affected owner shall be entitled to recover damages caused by such infringement or impairment, including costs and reasonable attorneys' fees incurred in restoring or preserving the rights and privileges.

Section 4. No architectural policy or restriction may be enforced that is inconsistent with the rights and privileges of an owner, as provided in the Restrictive Covenants and Association Architectural Standards, whether uniformly applied or not. No policy or restriction not contained in, or inconsistent with, the stated Restrictive Covenants or the Architectural Standards may be relied upon by the Association or Architectural Control Committee in defense of any action taken in the name of or on behalf of the Association against an Association member.

Section 5. Amendments to the Association Architectural Standards may be made in the same manner as amendments to the Bylaws, as provided herein.

Luna Plantation Owner's List/Legal Descriptions

Name and Mailing Address	Lot/Property Address / Short Legal Luna Plantation
Callie R Neal & Bryan C. Neal 1500 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 1 1500 Lloyds Cove Rd. Tallahassee, FL 32312
Carol Rippee 1466 Lloyds Cove Rd Tallahassee, FL 32312	Lot 2 1466 Lloyds Cove Rd Tallahassee, FL 32312
Adrian H. Trautmann III & Cynthia R. Trautmann 1462 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 3 1462 Lloyds Cove Rd. Tallahassee, FL 32312
Thomas L. Heinz & Mary T. Heinz 1454 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 4 1454 Lloyds Cove Rd. Tallahassee, FL 32312
Carl L. Adams & Lynne D. Adams 1446 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 5 1446 Lloyds Cove Rd. Tallahassee, FL 32312
Nancy C. McKee & Alfred J. D' Antonio Jr 1438 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 6 1438 Lloyds Cove Rd. Tallahassee, FL 32312
James O. Shelfer & Kathleen S. Shelfer 1430 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 7 1430 Lloyds Cove Rd. Tallahassee, FL 32311
Jackson Jenkins & Lyndsay Jenkins 1406 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 8 West Part 1406 Lloyds Cove Rd. Tallahassee, FL 32312
John Paul Kraynak 1414 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 8 East Part 1414 Lloyds Cove Rd. Tallahassee, FL 32312
Elizabeth Brooke Lewis 1505 Lloyds Cove Rd. Tallahassee, FL 32312	Lot A Sub Lot 1 1505 Lloyds Cove Rd. Tallahassee, FL 32312
Ellen L Hicks 10097 Bull Headley Rd. Tallahassee, FL 32312	Lot A Sub Lot 2 10097 Bull Headley Rd. Tallahassee, FL 32312
Jason R. Walker & Angela Walker 1501 Lloyds Cove RD. Tallahassee, FL 32312	Lot B 1501 Lloyds Cove Rd. Tallahassee, FL 32312
Dane W. Clemons & Nancy H. Clemons 1467 Lloyds Cove Rd. Tallahassee, FL 32312	Lot C 1467 Lloyds Cove Rd. Tallahassee, FL 32312
Craig Wiltsey Trumbower & Linda Ann Trumbower 1463 Lloyds Cove Rd. Tallahassee, FL 32312	Lot D 1463 Lloyds Cove Rd. Tallahassee, FL 32312
Paul G. Newton 1455 Lloyds Cove Rd. Tallahassee, FL 32312	Lot E 1455 Lloyds Cove Rd. Tallahassee, FL 32312

Luna Plantation Owner's List/Legal Descriptions

Terry W. Knepper 1447 Lloyds Cove Rd. Tallahassee, FL 32312	Lot F 1447 Lloyds Cove Rd. Tallahassee, FL 32312
Lauren E. Vanlandingham & Russell B. Vanlandingham 1439 Lloyds Cove Rd. Tallahassee, FL 32312	Lot G 1439 Lloyds Cove Rd. Tallahassee, FL 32312
Sandra Woodruff & Thomas Maureau 1431 Lloyds Cove Rd. Tallahassee, FL 32312	Lot H 1431 Lloyds Cove Rd. Tallahassee, FL 32312
Edmund J. Augustyniak & Rebecca H. Augustyniak 1423 Lloyds Cove Rd Tallahassee, FL 32312	Lot I 1423 Lloyds Cove Rd. Tallahassee, FL 32312
Jason Pierce Hough & Whitney Schuck Hough 10850 Luna Point Rd. Tallahassee, FL 32312	Lot S 10850 Luna Point Rd. Tallahassee, FL 32312
M.B. Adelson IV & Mary L. Adelson 3454 Lakeshore Dr. Tallahassee, FL 32312	Lot 10 0 Lloyds Cove Rd. Tallahassee, FL 32312
Christopher C. Dietz & Amanda K. Dietz 1390 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 11 1390 Lloyds Cove Rd. Tallahassee, FL 32312
Richard B. Earls & Judith O. Earls 11017 Luna Point Rd. Tallahassee, FL 32312	Lot 14 11017 Luna Point Rd. Tallahassee, FL 32312
Nancy L. Nystrom 11009 Luna Point Rd. Tallahassee, FL 32312	Lot 15 11009 Luna Point Rd. Tallahassee, FL 32312
J. Hugh Stephens III & Kelly A. Stephens 11001 Luna Point Rd. Tallahassee, FL 32312	Lot 16 11001 Luna Point Rd. Tallahassee, FL 32312
Chad Allen Andrews and Tori Cantrell Andrews 10993 Luna Point Rd. Tallahassee, FL 32312	Lot 17 10993 Luna Point Rd. Tallahassee, FL 32312
Gregory F. Moore 10985 Luna Point Rd. Tallahassee, FL 32312	Lot 18 10985 Luna Point Rd. Tallahassee, FL 32312
Michael Mcleod & Ashley Mcleod 10977 Luna Point Rd. Tallahassee, FL 32312	Lot 19 10977 Luna Point Rd. Tallahassee, FL 32312

Luna Plantation Owner's List/Legal Descriptions

Phuong Pham 1267 Runyon PL Placentia, CA 92870	Lot 20 10969 Luna Point Rd Tallahassee, FL 32312
Michael John Hagan & Erika Jensen Hagan 10961 Luna Point Rd Tallahassee, FL 32312	Lot 21 10961 Luna Point Rd. Tallahassee, FL 32312
Justin Cummings & Karri Cummings 10953 Luna Point Rd. Tallahassee, FL 32312	Lot 22 10953 Luna Point Rd. Tallahassee, FL 32312
Barbara A. Frye 10945 Luna Point Rd. Tallahassee, FL 32312	Lot 23 10945 Luna Point Rd. Tallahassee, FL 32312
Philip Douglas Swartz & Carol Jane Swartz 10943 Luna Point Rd. Tallahassee, FL 32312	Lot 24 10943 Luna Point Rd. Tallahassee, FL 32312
Fred G. Shelfer Jr. & Susan M. Shelfer 10939 Luna Point Rd. Tallahassee, FL 32312	Lot 25 10939 Luna Point Rd. Tallahassee, FL 32312
Ronald Gottus & Jessica Gottus 10931 Luna Point Rd. Tallahassee, FL 32312	Lot 26 10931 Luna Point Rd. Tallahassee, FL 32312
Gerald Don Nelson Bryant IV & Laura Smiley Bryant 10929 Luna Point Rd. Tallahassee, FL 32312	Lot 27 10929 Luna Point Rd. Tallahassee, FL 32312
Heil Real Estate Revocable Trust 1001 Piedmont Dr. Tallahassee, FL 32312	Lot 28 0 Luna Point Rd. Tallahassee, FL 32312
Nancy Lucas & David K. Lucas 10905 Luna Point Rd. Tallahassee, FL 32312	Lot 29 10905 Luna Point Rd. Tallahassee, FL 32312
Charlotte S. Smiley Trust c/o Charlotte Smiley, Trustee 9979 Fairchild Way Coral Gables, FL 33156	Lot 31 10881 Luna Point Rd. Tallahassee, FL 32312
Sterling H. Luce & Brandy Leigh Luce 10873 Luna Point Rd. Tallahassee, FL 32312	Lot 32 10873 Luna Point Rd. Tallahassee, FL 32312
Linda H. Heller 1070 Avenida Sonoma The Villages, FL 32159	Lot 33 0 Moorhen Circle Tallahassee, FL 32312
Linda H. Heller 1070 Avenida Sonoma The Villages, FL 32159	Lot 34 0 Moorhen Circle Tallahassee, FL 32312

Luna Plantation Owner's List/Legal Descriptions

Dorothea R. Matheson 11300 SW 69 th Ct. Miami, FL 33156	Lot 35 882 Moorhen Circle Tallahassee, FL 32312
Johnny Lee & Catherine M. Lee 876 Moorhen Circle Tallahassee, FL 32312	Lot 36 876 Moorhen Circle Tallahassee, FL 32312
Stephen J. Barger III 10127 Collins Hole Rd. Tallahassee, FL 32312	Lot 37 10127 Collins Hole Rd. Tallahassee, FL 32312
Janet Herm Cospier 1724 Evening Breeze Ln. Tallahassee, FL 32312	Lot 38 0 Collins Hole Rd. Tallahassee, FL 32312
Michael H. Mcleod & Rose M. Mcleod 10095 Collins Hole Rd. Tallahassee, FL 32312	Lot 39 10095 Collins Hole Rd. Tallahassee, FL 32312
Cheryl A. Cyrus & David R. Cyrus 10079 Collins Hole Rd. Tallahassee, FL 32312	Lots 40 & 41 10079 Collins Hole Rd. Tallahassee, FL 32312
Lauren Wofford & David Wofford 1529 Copperfield Circle Tallahassee, FL 32312	Lot 42 0 Collins Hole Rd. Tallahassee, FL 32312
Carla A. Verastegui 1857 N Eagle Rd. Eagle, ID 83616	Lot 43 0 Collins Hole Rd. Tallahassee, FL 32312
Victoria M. O'Sullivan & Michael O. O'Sullivan 10053 Collins Hole Rd. Tallahassee, FL 32312	Lots 44 & 45 10053 Collins Hole Rd. Tallahassee, FL 32312
Travis Gourley & Desta Gourley 10041 Collins Hole Rd. Tallahassee, FL 32312	Lot 46 10041 Collins Hole Rd. Tallahassee, FL 32312
Jason D. Crawford & Allison H. Crawford 10035 Collins Hole Rd. Tallahassee, FL 32312	Lot 47 10035 Collins Hole Rd. Tallahassee, FL 32312
Mark T. Maykut & Elizabeth J. Maykut 10023 Collins Hole Rd. Tallahassee, FL 32312	Lot 48 10023 Collins Hole Rd. Tallahassee, FL 32312
Adam Fielder & Samantha Fielder 1760 Bannerman Rd. Tallahassee, FL 32312	Lot 49 0 Collins Hole Rd. Tallahassee, FL 32312

Luna Plantation Owner's List/Legal Descriptions

Michael K. Maskevich & S. Elaine Maskevich 10034 Collins Hole Rd. Tallahassee, FL 32312	Lot 50 10034 Collins Hole Rd. Tallahassee, FL 32312
Stephen B. Yarbrough & Maria M. Yarbrough 10040 Collins Hole Rd. Tallahassee, FL 32312	Lot 51 10040 Collins Hole Rd. Tallahassee, FL 32312
Heidi A. Roeck-Simmons & Jay M. Simmons 10046 Collins Hole Rd. Tallahassee, FL 32312	Lot 52 10046 Collins Hole Rd. Tallahassee, FL 32312
Joey Randall McQuagge & Lee McQuagge 10052 Collins Hole Rd. Tallahassee, FL 32312	Lot 53 10052 Collins Hole Rd. Tallahassee, FL 32312
James G. Forbess & Carol E. Corbin 10058 Collins Hole Rd. Tallahassee, FL 32312	Lot 54 10058 Collins Hole Rd. Tallahassee, FL 32312
Thomas F. Lynch & Stepheni T. Lynch 1372 White Star Ln. Tallahassee, FL 32312	31 & 32 3n 1E 10078 Collins Hole Rd. Tallahassee, FL 32312
John Jacob Tillotson & Lauren Bowman 10088 Collins Hole Rd. Tallahassee, FL 32312	Lot 56 10088 Collins Hole Rd. Tallahassee, FL 32312
Ronald Moalli & Jacqueline Moalli 10096 Collins Hole Rd. Tallahassee, FL 32312	Lot 57 10096 Collins Hole Rd. Tallahassee, FL 32312
Alton S. Hill & Gail S. Hoge 1373 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 58 1373 Lloyds Cove Rd. Tallahassee, FL 32312
Peggy Daniell & Cleon Phillips 1381 Lloyds Cove Rd. Tallahassee, FL 32312	Lot 59 1381 Lloyds Cove Rd. Tallahassee, FL 32312
Mitchell D. Albers & Cynthia Foltz Abaco 10857 Luna Point Rd. Tallahassee, FL 32312	Lot 67 10857 Luna Point Rd. Tallahassee, FL 32312
Toni Burton 47 Valley Path Cockeysville, MD 21030	Lots 68 & 69 0 Moorhen Circle Tallahassee, FL 32312
James F. Dolan Jr. 10865 Luna Point Rd. Tallahassee, FL 32312	Lot 70 10865 Luna Point Rd Tallahassee, FL 32312

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Kevin P. Glassner & Kathleen M. Glassner 10028 Collins Hole Rd. Tallahassee, FL 32312	Lot 71 10028 Collins Hole Rd. Tallahassee, FL 32312
Brandon Luis Ortiz & Jessica June Evans 10022 Collins Hole Rd. Tallahassee, FL 32312	Lot 72 10022 Collins Hole Rd. Tallahassee, FL 32312
Hunter Stephens Jones & Leah Funderburg Jones 10976 Luna Point Rd. Tallahassee, FL 32312	Lot N 10976 Luna Point Rd. Tallahassee, FL 32312
Randy Amos & Elizabeth Amos 10920 Luna Point Rd. Tallahassee, FL 32312	31 & 32 3N 1E 3.48 A IN NE ¼ OF Sec 31 & IN NW ¼ OF SEC 32 10920 Luna Point Rd Tallahassee, FL 32312
Bennie E. Koenig 10898 Luna Point Rd. Tallahassee, FL 32312	31 & 32 3N 1E 2.43 A IN NW ¼ OF 31 & NE ¼ OF 32 10898 Luna Point Rd. Tallahassee, FL 32312
Randall K. Flannery 10874 Luna Point Rd. Tallahassee, FL 32312	31 & 32 3N 1e 2.65 A 10874 Luna Point Rd. Tallahassee, FL 32312
Kane Larabe Whitehurst & Ashley Brooks Whitehurst 10992 Luna Point Rd. Tallahassee, FL 32312	31 & 32 3N 1E 1.77 A 10992 Luna Point Rd. Tallahassee, FL 32312