

GAIL WADSWORTH, FLAGLER Co.

This instrument prepared by and)
should be returned to:)

Robyn S. Braun, Esquire)
TAYLOR & CARLS, P.A.)
850 Concourse Parkway South)
Suite 105)
Maitland, Florida 32751)
(407) 660-1040)

Cross-reference OR Book 275, Page 150;)
OR Book 280, Page 982; OR Records Book 295,)
Page 740; OR Book 314, Page 248; OR Book 329,)
Page 541; OR Book 404, Page 511; OR Book 457,)
Page 1591; OR Book 457, Page 1905; OR Book 536,)
Page 362; OR Book 943, Page 731; OR Book 1181,)
Page 1570, Public Records, Flagler County.)

NOTICE OF INTENT TO ENFORCE
COVENANTS AND RESTRICTIONS

SEA COLONY HOMEOWNER'S ASSOCIATION, INC.

The Sea Colony Homeowner's Association, Inc., hereby provides the following notice to **all present and future owners**, and all perspective purchasers of property within the Sea Colony Residential Subdivision located in Flagler County, Florida, which is subject to those certain governing documents recorded as set forth on Exhibit "A" attached hereto.

The Developer and previous Boards of Sea Colony may have, at times, granted variances to the architectural standards or were less than diligent in ensuring that the governing documents by which all agreed to live were routinely and consistently enforced.

Past violations of the covenants and restrictions for the subdivision may have occurred. You should not rely on the presence of these violations as an indication that the particular covenant or restriction has been waived. A neighbor in the past may have been granted an architectural standard variance, was allowed to maintain his property to a lesser standard or was permitted to breach a governing document without recourse. Do not assume that such will be permitted in the future or that anyone may use these past actions as a defense for future violations. Furthermore, neither the past actions of the Board or Developer nor this Notice precludes the Association from continuing to enforce current outstanding known violations of owners.

All present and future owners and all prospective purchasers at Sea Colony are placed on notice that these governing documents, and any amendments thereto, or any future governing documents, and any amendments thereto, will be strictly enforced. The Board will ensure that:

- the architectural standards and procedures as set forth in the governing documents are followed;

- the yards, landscaping and exterior of all homes of the community are consistently maintained to the highest standards; and
- the restrictions on the use of the residential property in the Sea Colony community are routinely and consistently enforced.

I hereby certify that this notice was approved at a duly called meeting of the Board of Directors of the Sea Colony Homeowner's Association, on the 17th day of February, 2008.

Signed, sealed and delivered
in the presence of:

**SEA COLONY HOMEOWNER'S ASSOCIATION,
INC.**

Margaret L. Bailey
Signature of Witness
MARGARET L. Bailey
Print Name

By: [Signature]
Print Name: Myles J. LUND
President

Lynn Salcedo
Signature of Witness
Lynnanne Salcedo
Print Name

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Flagler

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of February, 2008, by MYLES LUND who is personally known to me to be the President of **SEA COLONY HOMEOWNER'S ASSOCIATION, INC.**, or have produced _____ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 17th day of February, 2008.

Linda L. Bellapianta
Notary Public-State of Florida
Print Name: LINDA Bellapianta
Commission No.: DD691482
My Commission Expires:

Sc001 not1

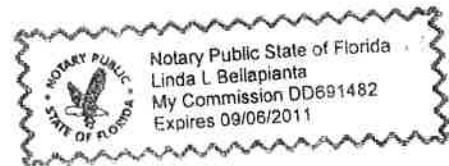


EXHIBIT "A"

SEA COLONY HOMEOWNER'S ASSOCIATION, INC.

1. Sea Colony Declaration of Covenants and Easements, dated February 26, 1986 and recorded at Official Records Book 275, Page 150, Public Records of Flagler County, Florida on February 27, 1986.
2. Sea Colony Amendment to Declaration of Covenants and Easements Amendment #1, dated May 22, 1986 and recorded at Official Records Book 280, Page 982, Public Records of Flagler County, Florida on May 22, 1986.
3. Sea Colony Supplemental Declaration and Amendment to Declaration of Covenants and Easements Amendment #2, dated November 21, 1986 and recorded at Official Records Book 295, Page 740, Public Records of Flagler County, Florida on November 24, 1986.
4. Sea Colony Supplemental Declaration and Amendment to Declaration of Covenants and Easements Amendment #3, dated May 29, 1987 and recorded at Official Records Book 314, Page 248, Public Records of Flagler County, Florida on June 2, 1987.
5. Sea Colony Supplemental Declaration and Amendment to Declaration of Covenants and Easements Amendment #4, dated November 11, 1987 and recorded at Official Records Book 329, Page 541, Public Records of Flagler County, Florida on November 16, 1987.
6. Sea Colony Supplemental Declaration and Amendment to Declaration of Covenants and Easements Amendment #5, dated August 25, 1989 and recorded at Official Records Book 404, Page 511, Public Records of Flagler County, Florida on August 29, 1989.
7. Amendment to Restrictive Covenants and Easements, dated November 15, 1991 and recorded at Official Records Book 457, Page 1591, Public Records of Flagler County, Florida on November 15, 1991.
8. Sea Colony Amendment to Declaration of Restrictive Covenants and Easements and the Articles of Incorporation and By-Laws of Sea Colony Homeowner's Association, Inc. Amendment #7, dated November 4, 1991 and recorded at Official Records Book 457, Page 1905, Public Records of Flagler County, Florida on November 20, 1991.
9. Sea Colony Amendment to Declaration of Restrictive Covenants and Easements Amendment #8, dated June 30, 1995 and recorded at Official Records Book 536, Page 362, Public Records of Flagler County, Florida on July 18, 1995.
10. Sea Colony Amendment to Declaration of Restrictive Covenants and Easements Amendment #9, dated May 20, 2003 and recorded at Official Records Book 943, Page 731, Public Records of Flagler County, Florida on June 12, 2003.

11. Sea Colony Amendment to Declaration of Restrictive Covenants and Easements Amendment #10, dated December 17, 2004 and recorded at Official Records Book 1181, Page 1570, Public Records of Flagler County, Florida on December 21, 2004.
12. Articles of Incorporation of Sea Colony Homeowner's Association, Inc., dated January 31, 1986 filed with the State on February 3, 1986, and recorded at Official Records Book 275, Page 206, Public Records of Flagler County, as Exhibit "D" to the Declaration.
13. By-Laws of Sea Colony Homeowner's Association, Inc., dated February 21, 1986 and recorded at Official Records Book 275, Page 214, Public Records of Flagler County.
14. Sea Colony Homeowners Association, Inc. Amendment to By-Laws, dated May 20, 2003 and recorded at Official Records Book 943 Page 756, Public Records of Flagler County on June 12, 2003.
15. Sea Colony Amendment to By-Laws, dated December 6, 2006, and recorded at Official Records Book 1516, Page 718, Public Records of Flagler County on December 11, 2006.
16. Resolution 00-01, dated February 29, 2000 and recorded at Official Records Book 693, Page 1834, Public Records of Flagler County.
17. Resolution 00-02, dated February 23, 2006 and recorded at Official Records Book 1475, Page 1880, Public Records of Flagler County on August 24, 2006.
18. Sea Colony Architectural Review Manual.

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