VILLAGE AT WOODLAND LAKE

RULES AND REGULATION FOR HOMEOWNERS

We, the Board of Directors, of The Village at Woodland Lake, feel we have an extremely well kept, well run community. This has been accomplished through the hard work of various Board members and the cooperation of our homeowners. Since we are experiencing an influx of new homeowners at a fast paced rate, we feel it is necessary to refine and define our rules and regulations with the hope that they will continue to make this development a place where people will want to live, enjoy life and be proud to call it home.

<u>Please read these rules and regulations carefully</u>. If at any time you are not sure of anything, do not hesitate to call the management company for further explanation.

We thank you...

The Board of Directors Village at Woodland Lake

- A) The clubhouse is open from 9 a.m. until 8 p.m., seven days a week.
 - 1) The clubhouse is electronically locked and armed every night at <u>8 p.m.</u> <u>promptly</u>. This means that all occupants and guests <u>must be out of the building before that time...</u> This is very important to remember. There are cameras that show who is in the building at all times. <u>Anyone found to be exiting or entering the building before or after these hours will be reported to the police for trespassing and have their privilege to use the facility taken away.</u>
 - 2) If you wish to use the clubhouse for a social function, or personal party you must contact J&L Property Management, Inc. 10191 West Sample Road #203 (954) 753-7966 for an application. You must also leave a cashier's check for \$300 as a deposit, and non refundable \$50 personal check. The clubhouse will be inspected before and after it is used. If it is found to be clean and undamaged, your \$300 will be refunded. However, if it is found damaged or dirty, you will lose your entire deposit. There will be no exception to the clubhouse hours. If you are late exiting the building, you will lose your entire deposit. Our rules are governed by insurance issues and are non negotiable. The maximum number of people allowed per function is 25. All guests are limited to no more than 10 vehicles and must park in the visitor's parking lots around the community. There will absolutely be no parking on the grass, roadway or entrance way. Parking in designated parking spaces only. Any vehicle found parked on the grass, roadway and/or entrance way will be towed, and the homeowner find accordingly without further notice.
 - 3) The WORKOUT ROOM, RACQUETBALL COURT and SAUNAS are ADULT ONLY FACILITIES (18 years of age or older). Younger children may enter these rooms but only with adult supervision and with the acknowledgement that any injuries or damages that may occur are the responsibility of the supervising adult/parent only.
 - a) Keys for these rooms are available from J&L Management Inc. by filling out an application and giving a \$25 refundable deposit. This money will be refunded when you return the keys.
 - b) The weight room is for the exclusive use of our residents. No quest or outsiders are permitted due to insurance provisions Gym keys require signed release

II) POOL AREA

- A) The pool is open from 9 a.m. until 8 p.m. or dusk seven days a week.
- B) The gate MUST remain closed. (Close the gate behind you).
- C) NO alcoholic beverages or glassware of any kind allowed in the pool area.
- D) Park in designated areas.
- E) ALL non swimmers MUST be accompanied by a swimmer.
- F) Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool.
- G) NO running, jumping or horseplay.

- H) NO objects, including sporting equipment, toys, balls, tubes balloons or floating chairs permitted in the pool.
- I) NO sound systems or radios over 25 watts. Only battery powered systems allowed.
- J) NO animals in pool area.
- K) NO bicycles, roller skates, scooters or other vehicles in the pool area.
- L) Shower before entering pool.
- M) A maximum of 5 unit owners plus 4 guests allowed as <u>you may not monopolize</u> all the facilities.
- N) Please clean up after yourselves and put all trash in the proper receptacles.
- O) No lifeguard on duty. Use pool at your own risk.
- P) Safety rings and equipment are for EMERGENCY use ONLY.
- Q) Any and all additional Florida, Broward and Tamarac rules and laws apply. Anyone found to be breaking the rules will be asked to leave the premises.

III) PARKING AREA

- A) Each unit owner is assigned two parking spaces.
 - 1) Whether or not that homeowner has two vehicles or uses those spaces is irrelevant. You <u>may not</u> use other homeowners' spaces <u>for any purpose</u> <u>without the direct consent of that owner</u>. To do so may result in your vehicle being towed. Guest parking spaces are for GUESTS. Homeowners must park in their assigned spaces and not take up guest parking spots.
- B) There are four parking lots in the development with both homeowner and guest parking spaces assigned.
 - 1) Please have your guests either park behind your vehicle(s) in one of your spaces or in the guest parking areas. If a vehicle is found parked on any of our grassy areas or blocking another unit owners' car, they will be towed and the owner will be responsible for the cost of its retrieval. Also, if we know which unit they are visiting, that unit owner will be fined. It is up to each unit owner to be responsible for the actions of their guest.
 - 2) No commercial vehicles, boats, campers, RV's, POD's etc. may be parked or left in the parking spaces or on the grounds without the express consent and prior approval of the Board of Directors. You must personally ask at a Board meeting or submit in writing your intentions to the Board of Directors a minimum of 48 hours prior to the date you desire. At that time, should your request be approved, you will receive a parking pass you can attach to said property. No pass will be approved for more than 48 hours.

3) No commercial vehicle of any sort may be parked on the property after 6 p.m. without being engaged in active work. No vehicle used by a unit owner for commercial purposes may display any form of visible advertising /commercial apparatus while parked on the grounds after 6:00pm

PARKING DECALS

- WILL BE ISSUED TO YOU BY J&L Property Management, Inc. Driver's license and registration must show unit address New residents have 30 days to comply
 - 2) These decals must be shown on each owned vehicle. You may mount the decal on the driver's side rear window of your vehicle, but not in a tinted area. The decal must be easily visible. If your car is found not to have a parking decal, your car will be towed.
 - 2) Any additional person living at the resident must have a decal to avoid being towed
- 4) If you trade in a vehicle, you must notify J&L Property Management for a new decal.
- 5) You will also be given 2 guest parking permits which must be hung on the rear view mirror that can only be used for 30 days. We will expect this to be done for overnight guests and those staying for more than a few days. Guest passes can not be used as permanent decal or loaned to other units.
- D) Repairs, Functionality, Current Licenses, Etc.
 - 1) There will be no repairs allowed in or on said premises. Changing an unexpected flat tire is not considered a repair. The same cannot be said for changing your oil or brake pads. If you do a repair, <u>you will be fined</u>. Find a garage or other area to do those things.
 - 2) All your vehicles <u>must be functional</u>. You <u>may not</u> let a vehicle sit with a flat tire for days on end. You <u>may not</u> let a wrecked vehicle sit in your space for days on end. Anything that can be determined to cause a vehicle to be inoperable will mean it is non functional and will not be allowed on the premises. You will be asked to remove it or be fined and/or have the vehicle towed at your expense.
 - 3) All vehicle belong to homeowners must have current license tags. If you are found not to have this, the Sheriff's Department will be notified and you might be facing a ticket or having your car towed.

IV) PROPERTY RESTRICTION

A) Leasing or renting of units is strictly prohibited.

- 1) You may have guests or family members stay with you for varying lengths of time, <u>but you</u>, the unit owner, <u>must reside in the unit with them for the duration of their stay</u>. If the stay is going to be an extended one, their vehicles must acquire an extended guest pass and the Board must be notified of the guests' existence in your unit. Renting and leasing units will not be allowed. There will be no exceptions to this rule.
- 2) If you have additional people moving in, they must be screened with a background check to obtain a parking decal or their vehicle will be towed.
- B) Each homeowner has two feet outside their fence in which to plant foliage within reason, this area must be maintained by homeowner
 - 1) Don't plant such items as vines, bushes, etc. that might result in damage to or interference of repair to the fence/trellis areas. If we need to repair your fence/trellis and find it necessary to remove these items, you may be charged for the extra labor and/or repairs deemed necessary. All vines, bushes, etc. must be trimmed.
 - 2) Trees may not be planted or removed without a permit from the city/county departments responsible for such thing. Board approval is also required.

C) Building Structures

- 1) You <u>may not attach</u> items such as basketball hoops, shelving, light fixtures, satellite dishes or anything else of that nature to any part of the building structure or fence/trellis areas or you will be required to remove them and repair any possible damage to the structure at your own expense.
- 2) You may add screening enclosures and hurricane shutters as long as you get prior approval from the Board of Directors by showing the plans for such devices and getting the necessary permits from the City of Tamarac for the work being done. However, should repair work need to be done to parts of your unit that are being covered by these items, you will be responsible for having them removed at your own expense in order to facilitate the repairs.
- 3) All exterior parts of the building that are inside your patio area will be painted the original color which may be obtained in small quantities through our maintenance department. If your exterior is found to be painted any other color, you will be required to repaint your unit at your own expense. You may select a door of your own design and color. All exterior fixtures which include door, screens, patio lights, etc., must be kept in proper appearance.
- 4) You may not put tile or other materials on any part of the common property such as sidewalks, which are the property of the Association. If done, we may ask you to remove it at your own cost. If repairs are needed

.If patio stones are put on the common area's a release must be signed. Tile on the balconies are not permitted.

- 5) Satellite dishes may be mounted on the second floor railings or on a fixture of sorts in your patio, but <u>may not be mounted</u> on any part of the exterior structure which includes: shakes, walls, fence and trellis. Please notify the company installing your dish of this condition. We also do not allow trimming/removal of trees to facilitate better reception. The acquiring of a satellite dish and its reception is your option and concern...its placement is ours. If it is installed incorrectly, you will be asked to have it removed and placed correctly at your own expense.
- 6) You may put patio chairs and small tables on your balconies, but items such as tents or other such fixtures <u>are not allowed</u>. Rugs, carpets, clothing, towels and such <u>are not allowed</u> to be draped over your fence and trellis areas. "For Sale" signs or any other kind of poster/sign/billboards <u>are not allowed on cars or units</u>. We strive to make this community upscale...please do not "junk it up".
- 7) While we appreciate those homeowners who decorate for the holidays, we ask that you remove these decorations within a month after the holiday season is over. Santa hates the heat in July. Christmas lights must be removed by end of January.
- 8) While we know how much fun July 4th can be, we ask you use common sense when using fireworks of any nature on these premises. You will be held personally responsible for any damages or injuries that occur. Also, when you are done, you must remove all debris from the grounds or you will be fined.
- 9) The lake is there for aesthetic appeal and your enjoyment. It is not to be used as a dumping facility. While you may fish in our lake, we do use the "catch and release" program; <u>may not</u> remove any fish from the lake once they are caught.

V) CITY UTILITIES

- A) Trash removal is done twice a week and recycling is done once.
 - 1) Trash pickup is on <u>Monday and Thursday mornings</u>. You may only put your trash out <u>the night before after 6 p.m.</u> <u>Plastic bags are not allowed by themselves</u> as animals of all sorts find it easy to open them and scatter the garbage.
 - 2) The yellow recycling bins are picked up on Thursday and may only be put out the night before after 6 p.m.
 - 3) Bulk trash pickup (anything and everything too big for regular trash pickup) is done every Monday. These items such as TV's, chairs, rugs,

etc., may only be put out <u>the night before after 6 p.m.</u> Refrigerator Freon must be drained and no mirrors are allowed.

- 4) All trash and recycling receptacles must be taken in no later than $\underline{24}$ hours after pickup. Any receptacles found outside longer than that will be removed and taken to the work area by the clubhouse. If you wish to retrieve them, the first offense will be treated with a warning. Any offense thereafter will require the owner to pay a retrieval fee.
- 5) There are certain substances and materials that the weekly garbage collection won't pickup such as paint, oil, hazardous materials, propane tanks, construction materials, glass, etc. If you are unsure as to what they will pick of if you have special needs, please call the city of Tamarac to find out how to dispose of these items. We will not dispose of them for you.

VI) SIMPLE RESPECT

- A) We all live here together...simple, right?
 - 1) Therefore, respect those around you, their feelings and their property. You must comply with Broward County and Tamarac ordinance. If you have a party outside, keep the volume low enough that it won't disturb your neighbors...or better yet, invite them over!
 - 2) If you have pets, do not leave them outside unattended while you are gone. Not only is it against our rules, but a violation of city regulations and cruel to the animal, especially in hot summer months. If you walk your pet on our grounds, be sure you have some sort of means to immediately pick up after them. You will be fined if you are reported for not having picked up after your pet. Tying dogs outside is not allowed
 - 3) This is also a family development. That means we all need to be concerned for children playing in the streets at all hours of the day. Drive your vehicle slowly and safely. The speed limit in the community is 15 MPH...there is no need to go faster entering or exiting this area. This also means that you parents must be responsible for your children and their whereabouts at all times. The Association is not a babysitter...as much as we all have children, grandchildren, etc. and love them; we cannot be responsible for the welfare of everyone's child...that is your duty. We will do what we can to make the streets and play areas safe you can do the rest.
 - 4) If you have a problem with a neighbor, <u>before</u> you contact J&L Property Management, Inc., try something simple...knock on their door and try talking to them about your feelings. This will accomplish two

things: one possibly being an easy way to correct the situation and two, you will get to know your neighbor. If this does not work, <u>then</u> contact J&L Property Management.

5) A final note: if there is <u>anything</u> you are not sure of regarding any of these rules and regulations, please feel free to contact J&L Property Management to get clarification. <u>Do not</u> take it upon yourselves to do as you see fit..."better to be safe than sorry" is an old saying and a good one to follow.

THESE RULES AND REGULATIONS WILL BE EFFECTIVE IMMEDIATELY.

IF YOU DO NOT FOLLOW THEM, YOU WILL BE HELD RESPONSIBLE FOR THE CONSEQUENECES.

IGNORANCE OF THE LAW IS NOT AN EXCUSE.

I have read and understand the information above.



THE VILLAGE AT WOODLAND LAKE HOA

POINTE MANAGEMENT GROUP, INC.

1100 SW 10TH STREET SUITE B DELRAY BEACH, FLORIDA 33444 PHONE: 581:274:3031 TOLL FREE 1-900-535-6730 FAX: 561:274-3065

March 27, 2019

Re: The Village at Woodland Lake Homeowners Association Revitalized Documents

Dear Homeowner:

Please find enclosed the revitalized Declaration of Covenants, Restrictions and Easements for the Village at Woodland Lake HOA recorded with the Broward County Clerk of Court as Instrument #115654455, and all subsequent amendments, the Articles of Incorporation and the By-Laws.

All members who assisted with this process should be proud of their achievement, as it showed a shared concern for the ongoing future of your community.

As always, please do not hesitate to contact our office if you are in need of any information or assistance.

Sincerely,

The Board of Directors
The Village at Woodland Lake Homeowners Association, fric.

Tols instrument prepared by and apon recordation return to:
Rence Remart, Esq.
Wesserstein, P.A.
301 Yurusto Rend, Suite 2199
Boca Rang, Florida 3343;

CERTIFICATE OF RECORDING REVIVED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE VILLAGE AT WOODLAND LAKE

THIS CERTIFICATE OF RECORDING is made this 20th day of February 2019 by The Village at Woodland Lake Homoowners' Association, Inc. (the "Association").

WHEREAS, the purpose of the Revived Declaration of Covenants and Restrictions for The Village at Woodland Lake (the "Revived Declaration") is to continue the Declaration of Covenants, Restrictions and Essements for The Village at Woodland Lake, along with all exhibits thereto, initially recorded in the Official Records of Broward County, Plorida in Official Records Book 11430 at Page 121, together with all amendments thereto (the "Declaration"). All provisions of this Revived Declaration and all exhibits hereto shall be consumed to be covenants curring with the land; and

WHEREAS, in conformity with the laws of the State of Florida, not limited to Chapter 712 and Chapter 720 of the Florida Statutes, the Revived Declaration was approved for revitalization by the Association's members, as evidenced by the written consents of the parcel owners by a vote sufficient for approval, and thereafter approved by the Florida Department of Economic Opportunity, as evidenced by its letter of approval, attached hereto and incorporated herein as Exhibit "A."

NOW THEREFORE, the Association bereby states and declares as follows:

- The foregoing resitations are true and correct and incorporated herein by reference.
- 2. The following documents attached as Exhibits "B" through "L", hereto comprise the Revived Declaration and other governing documents thereof. The President and Secretary's signatures affixed below shall heretofore evidence their execution of each of the documents set finth in Exhibits "B" through "L" below and that together comprise all of the Revived Declaration and which are comprised of:
 - Exhibit "B" Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 11430 at Page 121 of the Public Records of Broward County, Florida.
 - Exhibit "C" First Supplemental Declaration of Covenants, Restrictions and Eastments for the Village at Woodland Lake recorded in Official

- Records Book 11512 at Page 335 of the Public Records of Broward County, Florida.
- iii. Exhibit "D" Certificate of Amendment to the Declaration of Covenants, Restrictions and Easements of the Village at Woodland Lake recorded in Official Records Book 28706 at Page 624 of the Public Records of Broward County, Florida.
- Bxhibit "B" Utility Easement Recorded in Official Records Book 11735 at Page 610 of the Public Records of Broward County, Florida.
- Exhibit "F" Easement recorded in Official Records Book 11596 at Page 286 of the Public Records of Broward County, Florida
- vi. Exhibit "G" Woodland Lake Estates Plat recorded in Plat Book 116 at Page 50 of the Public Records of Broward County, Florida.
- vii. Exhibit "H" Articles of Incorporation of The Village at Woodland Lake Homeowners' Association, Inc. arached to the Declaration.
- viii. Exhibit "I" Articles of Amendment to the Articles of Incorporation of The Village at Woodland Lake Homeowners' Association, Inc. filed on April 4, 1989.
- ix. Exhibit "J" By-laws of The Village at Woodland Lake Homeowners' Association, Inc. attached to the Declaration.
- Exhibit "K" Certificate of Amendment to the By-laws of The Village at Woodland Lake Homeowners' Association, Inc. recorded in Official Records Book 16101 at Page 226 of the Public Records of Broward County, Florida.
- xl. Exhibit "L" Identification of each parcel subject to the Revived Declaration and names of the parcel owners at the time when the Declaration was submitted for approval by the percel owners.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Association by and through its President and Secretary, hereby execute this Certificate of Recording which shall also serve as evidence of their signatures on each of the documents that comprise the Revived Declaration.

| WITNESSES: | THE VILLAGE AT WOODLAND LAKE HOMEOWNERS' ASSOCIATION, INC. |
|---|--|
| Lose Watter | nonnew Absorbation, Inc. |
| Print Name: Rose watking Print Name: Tan EstChange | By: Risha Niziol, President |
| Print Name: Akry Macholl Aulia m. Auto Radal Name: JULIA MEDSIAOS | By: Margaret Hall, Secretary |
| STATE OF FLORIDA) COUNTY OF BROWARD) | 55 .: |
| Risha Niziol, as President and Margare Homeowners' Association, Inc., on behaboth of whom are personally known to identification. | |
| My commission expires: 10/16/2019 | ~ <i></i> |
| (SEAL) | NOTARY PUBLIC, State of Florida at |
| DWAYNE A. JOHNS: State of Florida-Notary Pu Commission # FF 90966 My Commission Explor October 16, 3018 | Print Name: ONGYNE A. Johnson |

Ron DeSantis GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

February 6, 2019

Renee Renuart, Esq. Wasserstein, P.A. 301 Yamato Road, Suite 2199 Boca Raton, Florida 33431

> Re: The Village at Woodland Lake Homeowners' Association, Inc., Approval; Determination Number: 19023

Dear Ms. Renuart:

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 Village at Woodland Lake Homeowners' 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/ss/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399 850.245:7105 | www.floridalobs.org www.facebook.com/FLDEQ | www.facebook.com/FLDEQ

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



Renee Requart, Esq. February 6, 2019 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.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 26-106.201(2), AND 28-106.301, FLORIDA AOMINISTRATIVE CUDE.

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.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

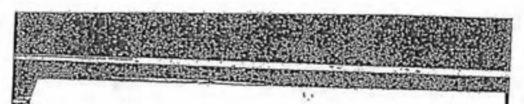
ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

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.

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84- 27246

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

FOR

THE VILLAGE AT MOCOLAND LAKE

this DECLARATION is made on this 15 day of Sundry . 19 29, by the VILLAGE AT WOODLAND LAKE, INC., a Forida corporation (hereinafter referred to as "Declarant").

RECITALS.

MHEREAS, Declarant owns certain property in the County of Broward, State of Florida, which is nore particularly described in Exhibit "A" attached hereto (hereinafter referred to as "The Village at Woodland Lake Complex"); and

WHEREAS, Declarant intends to create a residential community upon a portion of The Village at Woodland Lake Complex pursuant to a general plan of development and eventually to extend such residential community to include all of The Village at Woodland Lake Complex; and

WHEREAS, the general plan of development conceived by Declarant contemplates that various portions of The Village at Woodland Lake Complex shall be set aside for the collective use of all of the residents of the community created upon the Village at Woodland Lake Complex; and

Value of the dwolling units which it builds upon Lots within The Village at Woodland Lake Complex and of preserving their owners' and occupants' welfare, and accordingly, Declarant wishes to subsit certain portions of the Village at Woodland Lake Complex to various easetents, covenants, restrictions, conditions, reservations, equitable servitudes, liens and charges, all running with the said properties as hereafter set forth; and

MURITAS, in order to promote the objectives described above, Declarant has formed a non-profit corporation known as The Village at Moodland Lake Homeowners' Association, Inc. to maintain, administer and eventually own various portions of The Village at Moodland Lake Complex intended to be used by all or a segment of the owners of dwelling units constructed upon Lote within The Village at Moodland Lake Complex and to enforce the covenants, restrictions, conditions, reservations, casements, equitable servitudes, charges and lieps created or provided for by this Declaration; and

MIERRAS, Declarant is further degirous of making provision for the execution, acknowledgment and recordation of supplemental or amendatory declarations for so long as Declarant owns any portion of

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(d) If for any reason the Committee fails to notify the submitting party of any non-compliance within sirty (60) days after receift of said written notice of completion from . we submitting party the Improvement and/or alteration shall be deemed to be in accordance with said approved plans.

HOW-LIABILITY OF COMMITTEE MEMBERS. Meither the Committee nor any momber thereof, nor its duly authorized Committee Representative, shall be liable to the Association of to any Owner or any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance of the Consittee's duties bereunder, unless due to the willful misconduct or bad faith of a member and only that member shall have any liability. The Committee shall review and approve or disapprove all plans submitted to it for any proposed Improvement, alteration or addition, solely on the basis of aesthetic consideration, and the overall benefit or detriment which would result to the immediate vicinity and to the community then planned to be created upon The Village at Woodland Lake Complex. The Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes.

VARIANCE. The Consitted may authorize variances from compliance with any of the architectural provisions of this Declaration or any Supplemental Declaration when circumstances such as topography, natural obstructions, hardship, acathetic or environmental considerations may require. Such variance must be avidenced in writing and must be eigned by at least two (2) zembers of the Consittee. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration or any Supplemental Declaration shall be desired to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration or of any Supplemental Declarations for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the premises, including, but not limited to, coming ordinances and Lot set-back lines or requirements imposed by any governmental or municipal authority.

ARTICLE XI. MAINTENANCE REPAIR OBLIGATIONS

Section 1. BY THE ASSOCIATION.

- (a) Maintenance of Townbone and Villa Dwelling Units. The Association shall be responsible for painting, repairing and replacing, as and when it deems same reasonably necessary, of the exterior building surfaces of each Villa and Younhose, the roof of each Villa and Townhome, those portions of any parapet partially surrounding a patio or terrace appurtenant to a Villa or Townhome which are visible from outside the Lot on which the Ville or Townhome is situated, fencing originally installed by Declarant, the gutters and downspouts of each Villa or Townhose (but not the doors, windows and the gutters and downspouts of each Villa or Townhome (but not the doors, windows and acreens of any Ville or Townhome), and the grounds and landscaping upon the portions of each Lot which are visible from the Common Properties, provided that the painting, topair or replacement (as the case may be) is not necessitated by fire or other casualty or by the negligence or misconduct of the Villa's or Townhome's Owners, tenants, guests, or invitees. The Board may delegate the responsibility of ordering and/or performing the work required by this Section to a management company.
- (b) Trash Collection. If reasonably feasible, the Association shall arrange and contract for the collection of trash from the Villas and Townhomes.
- (c) Common Properties. The Association shall saintain, or provide for the maintenance of, all of the Common Properties and all Improvements thereon, including all recreational facilities, commonly metered utilities, the interior and exterior of all recreation buildings, and any and all utility facilities and buildings on the Common Properties. In addition, the Association shall provide all necessary landscaping and gardening to properly maintain and periodically replace when necessary the trees, plants, grass and other vegetation which are on the Common Properties. The Association shall further maintain, reconstruct, replace and refinish any paved surface on the Common Properties. All of the foregoing obligations of the Association shall be discharged when and in such mainer as the Board of Directors of the Association shall determine in its judgment to be appropriate.

Section 2. BY THE OWNERS.

(a) Maintenance of Villa and Townhose. Each Owner shall be reponsible for keeping the interior and exterior of his Villa and/or Townhose in a clean safe and orderly condition and in good repair to the extent the Association is not responsible for doing so under Section 1 of this Article. Each Owner shall be responsible for the maintenance, replacement or repair of all doors,

- (b) Repair and Reconstruction After Casualty. If a Villa and/or Townhome is damaged by fire or other casualty, its Owner shall promptly restore it to at least as good a condition as it was in before the canualty occurred. Any such work shall be in accordance with the Villa's and/or Townhome's original plans and specifications unless otherwise authorized by the Board and shall be otherwise subject in all respects to the provisions of Article X hereof entitled "Architectural Control".
- (c) Insurance. Each Owner shall keep his Villa and/or Townhome insured is an amount not less than its full insurable value against loss or damage by fire, other hazards covered by standard extended coverage endotsements, and whatever other risks are customarily covered with respect to dwellings similar to his Villa and/or Townhome in construction, location end use (such as flooding, vandalism and malicious mischlef). Evidence of such coverage shall be furnished to the Association promptly upon the Board's request.
- (d) Failure to Perform. If an Owner fails to comply with the foregoing provisions of this Section 2, the Association may proceed in court to enjoin compliance with them. In addition, if the failure relates to the Owner's insurance obligations, the Association shall be entitled (though not obligated) to obtain the required coverage itself and to levy on the offending Owner a special assessment equal to the cost of the premiums and, if it relates to his maintenance or restoration obligations, shall be entitled (though not obligated) to restore the neglected Villa and/or Townhome to the condition required by this Section and to levy on the offending Owner a special assessment equal to the cost of the work that was the Owner's responsibility.

Section 3. DAMAGE TO BUILDINGS.

(a) Exterior Appearance and Design. Any building containing Dwelling Units and which has suffered damage may apply through the Owners thereof for approval to the Architectural Committee for reconstruction, rebuilding or repair of the Improvements therein. Application for such approval shall be made in writing, together with full and complete plans and specifications, working drawings and elevations showing the proposed reconstruction and the end result thereof. The Architectural Committee shall grant much approval only if upon completion of the work the exterior appearance and design will be substantially like

that which existed prior to the date of the ansualty. Pallurs of the Architectural Committee to bet within thirty (10) days after treasipt of such a request in writing together with the drawings and plot plans showing the fell and complete nature of the proposed thanges shall coestitute approval thereof. If the obligation for repair falls upon the Association, Architectural Committee approval will not be tequired prior to the communeacout of such work.

- (b) Time Limitation. The Owner or Owners of any desenged building, the Association and the Architecutral Countries shall be obligated to proceed with all due diligated herespect, and the responsible party shall commande reconstruction within three (2) seethe after the damage occurs and complete reconstruction within one (1) year efter desegn occurs, unless prevented by chase beyond his or its responsible control.
- (a) Declarant's Exemption. The Developer shall be exampt from the provisions of personaphs (a) and (b) of this Section 3.

METICLE XII. MARTY VALLE

Section 1. DESCRIP. Beck well built on part of the original construction of the various Villas and/or Tourhouse and placed on the divising line between tote on which they are altered shall constitute a party well, and such facuar of one of the Late shall own that portion of the well which stands on his own Lot together with a gross-escapent of support in the other portion. To the extent not inconsistent with the provisions of this Article, the benefit refer of last regarding party wells and limitially for property desired the to negligence or willful acts or emissions shall apply to all such party walls.

Edition 3. Standard. Editions are concrete in favor of all Lots sharing a party soil for overhauss or other engreenments resulting from triginal exhetraction or from restoration that conforms administration to the driginal construction.

Swotion 1. PRINTING OF REPRIE AND KAISTERIANCE. The costs of resembles repair and baintonappe of a party wall shall be shared equally by the Owners who make use of the wall.

Sopelou 4. DESCRIPTION BY FIRE OR OTHER CARDADY. If a party well is described or damaged by fire or other casualty, any Count who has used the wail may restore it, but not greater discussion of that party wall, or of any extension or restoration thereof, shall be placed upon the lot of the other Owner shall not extending, constructing or restoring it this that existing prior to the fire or other casualty, unless the written removate of the latter is fixed obtained. He part of any addition to the diffusions of that party sall (or of any extension thereof already built) that may

Scritton 4. BO MAINE OF PUTDLE APPROVALA. The approval of the Compilture to boy proposals or plans and specifications of drawings for any work does or proposed or in commetten with any other natter requiring the approval and consent of the Consisten, phase not be deemed to constitute a solver of apy right to withhold approval be consent as to any similar proposals, plans and approval be consent as to any similar proposals, plans and approval or sufficiently substituted for approval or consent.

Section 5. Compression of Madeurs. The sembers of the Committee shell receive no expensation for services rendered, other than reinbursement for expenses involved by them in the performance of their detice becauter.

Section 6. IMPROVION BY WORK. Impaction of work and correction of defects thetein shall proceed as follows:

(p) Upon the completion of any work for which approved plane are required under this Article X. the submitting party shall give written notice of completion to the Committee.

The within size (60) days thereafter, the Consistent of its duty sucherized representative may inspect such improvement. If the Consistes finds that such work was not down in substantial complishes with the approved plans it shall notify the ambiliting party is writing of such son-complishes within such 50-day period, specifying the pertionists of hon-complishes, and shall toguize the empileips party to remody the same.

(c) If upon the expiration of thirty (30) days trou the date of such notlification, the submitting party shall here failed to remedy such ton-compliance, the Consittee shall notify the board of the helicotation is writing of such delices. Upon Notice and Hearing, this Board shall determine whether there is a mon-compliance and, if we, the matter thereof and the estimated cost of correction or removing the same. If non-compliance extints, the automitring party shall remoty or remove the same within a period of Bot more than forey-flvo (45) days from the dots of ampouncement of the Board rolling. If the subsitting party does not comply with the Board ruling within such period, the Board, at its option, any either remove the non-complying improvement or remody the men-compliance, such the setelitting party shall reinburge the Association, upon dimend, for all expenses incorrect in connection therewith. If such expenses ere not promptly repeid by the substitutes party to the Association, the Sound shall levy a Special Assessment against such substituted party for refuburement,

PARTIES AND STREET

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anterma, will asriel, micro-wave dish, external enclosure, patio fencing, covers or other improvement (including landscaping) shall be commenced, painted, erobted, imitalise, planted or mainteined on the Properties; not shall any namepy or shorters be estached to be placed upon outside wells or tooks of any owelling that or building by any dener other than Declarant until and unless the plane and specifications should the netute, kind, shape, height, meterials and location of the same, whall have been submitted to and approved in writing by the Architectural Committee, The Committee shall approve proposals or plans and specifications subsitted for its approval only if it downs that the construction, alterations or additions contemplated thereby to the ipostions indicated will not be detrimental to the appearance of the secroquiting area of The williago at Moodined Dave Complet as a whole, and that the oppositation of any expecture affected thereby will be in barwooy with the sutrounding strontures and is otherwise desirable. The Committee may also leave such tules or quidelines setting forth procedures for the subclasions of pings and apecifications subcitted for the review as it desse proper, including, without limitation, the authorisates of tions plane, site plane, drainess plane, alevation drawings and description or samples of exterior materials and colors. If the proposed construction alterations of additions are to a portion of the improvements which the Association is obliquised to saintsin, said approved may also be subject to approved by the Board of the Respeciation. The Committee may condition its approval of proposals and plans and specifications is when manner as it deems appropriate and cay require the definitation of additional information prior to approving or disapproving atom request. Bottl receipt by the completes of may required plans and apositications, or other additional information requested by it, the Committee may postpone towish of any plans published for approval. The Committee shall have thirty (30) days after delivery of all required autorials to approve or reject only such plans, and if not rejected within such thirty (10) day period, such plans shall be deemed approved. Motorchetanding any provision in this Article X to the contrary, the approved of the Architectural Committee shall put be required for any additions, changes or alterations to Touchess or Villa Dealling Units that are contained within such atrootorse if such additions, changes or alterations are not visible from outside such Daulling Units. All shappes and alterations shall be subject, imbependently, to all typicable governmental laws, statutes, ordinances, roles. requistions, orders and decrees. He construction, requestraction, addition, althoughou or change by Deplarent shall require the prior approval or any cortificate of consent of the Consisting.

Section 1. HORTEROS OF WHI CONSUMER, The Consistee chall such from time to time an accessary to perform the duties berounder. The Consistee may from time to time, by resolution

not liable shall be collectible by periodic or special assessments from all the Owners, including the new Owner of the Lot in question. Except as expressly provided hereinabove, every grantee in a voluntary conveyance of a Lot or Townhone or Villa shall be jointly and severally liable for all uspaid periodic or special assessments against the grantor for his share of the Assessments up to the time of the conveyance. Anything contained herein to the contrary notwithstanding, each and every Owner, including purchasers at a judicial sale, shall be liable for all periodic or Special Assessments coming due while he is the Owner of a Lot or Townhone or Villa regardless of how his title was poquired.

(e) Cumulative Remedies. The remedies provided in this Section 12 shall be cumulative and not sutually exclusive.

Section 13. ASSOCIATION'S CERTIFICATE. Each Owner of an assessable Lot and every holder of a mortgage thereon shall have the right to require from the Association a certificate showing the amount of unpaid periodic or special assessments against the Owner with respect to his Lot upon payment to the Association of a reasonable fee not exceeding Ten Dollars (\$10.00). Any person other than the Owner of the Lot in question who relies upon such a certificate shall be protected thereby.

Section 14. SUBORDINATION. The lien on each Lot provided for in this Article shall be subordinate to the lien of any first or second nortgage on that Lot made in good faith and for value and recorded before a claim of lien is filed under this Article with respect to that Lot.

ARTICLE X. ARCHITECTURAL CONTROL

Section 1. MEMBERS OF COMMITTEE. Committee sometimes referred to in this Declaration as the "Committee," shall consist of three (3) members. The initial members of the Cosmittee shall consist of persons designated by Declarant. Each of said persons shall hold office until all Lots and Dwelling Units planned for construction upon The Village at Woodland Lake Corplex have been conveyed, or at such earlier time as the Declarant may, at its sole option, elect. Thereafter, each new member of the Committee shall be appointed by the Board of Directors and shall hold office until such time as he has resigned or has been removed or his successor has been appointed, as provided herein. Members of the Committee, other than those designated by the Declarant, may be removed at any time without cause. The Board of Directors shall have the right to appoint and remove all members of the Committee other than those designated by Declarant. Section 2.

Section 2. REVIEW OF PROPOSED CONSTRUCTION. Subject to Section 8 of this Article, no building, fence, gutters or rainspout, Professional Company of the Company

Section 12. ASSOCIATION'S REMEDIES FOR NON-PATHENT.

- (a) Fenalties for Bolinquency. Any assessment that is unpaid for more than ten (10) Mays after the date it is due shall bear interest at the highest rate permitted by law from the date it is due until the date it is paid.
- (b) Enforcement of Lien. The Association may bring an action in its name to foreclose any lien on a Lot upon which a Townhouse or Villa is located in the manner in which mortgages of real property are foreclosed in Florida and may also bring an action to recover a coney judgment for unpaid periodic or special assessments with interest thereon (plus the coats and expenses mentioned in Section 12(c) of this Article) without waiving any claim of lien, provided that in either case the Association must give the delinquent Owner at least thirty (30) days' written notice of its intentions and, in the case of a foreclosure, must file a clien of lien in the Public Records of Broward County, Florida. Upon the timely curing of any default (including the payment of fees and costs secured by the Association's lien) for which a clian of lien was filed, the Owner coring the default is entitled to have a satisfaction of lien recorded upon payment to the Association of a fee to be determined by the Association but not to exceed Fifty Dollars (\$50.00).
- (c) Attorneys' Pees and Other Costs of Enforcement. Reasonable attorneys' fees incurred by the Association or its agent incident to the collection of an unpild periodic or special assessment or the enforcement of any lien provided for by Section 1 of this Article (including attorneys' fees in connection with any review of a judicial or administrative proceeding by appeal or otherwise), together with all sums advanced and paid by the Association or its agent for taxes and payments on account of superior liens or encumbrances that may be required to be advanced by the Association or its agent in order to preserve and protect its lien, shall be payable by the Owner liable for the assessment and be secured by the Association's lien.
- (d) Status of Transferees. No person or entity that acquired fittle to a Lot or Townhome or Villa as a result of a foreclosure of an Institutional Bortgage or any bona fide first mortgage or record or that accepts a deed to a Lot in lieu of foreclosing an Institutional Mortgage or record shall be liable for the share of periodic or special assessments pertaining to that Lot or Townhome or Villa or chargeable to the former Owner thereof which became due prior to its acquisition of title, unless such share is accured by a claim of lien for periodic or special assessments recorded prior to the recording of the mortgage in question. Any such shares of assessments for which the new Owner is

BRIGGE M. BENTINE, P.A. + MEI PONCE DE LEGN BOWENNES + BWISE BOG + CORN. GABLES, P.G

days prior to the effective date of such change. At least thirty (30) days before the beginning of each fiscal year, the Board of Directors shall prepare and distribute to the Members of the Association a written, itemized estimated operating budget of the expenses to be incurred by the Association during such year in performing its functions under this Declaration. The Assessments shall be based upon an estimated budget that includes reasonable reserves for deferred maintenance of Improvements the Association is responsible hereunder for maintaining and may (but need not) include reserves for other contingencies. The Board may provide in its absolute discretion that the periodic Assessments be payable either quarterly or monthly. The Board of Directors shall cause to be prepared an annual balance sheet and operating statement for each fiscal year, and shall cause to be distributed a copy of each such statement to each Member and to each institutional mortgages who has filed a written request for copies of the same with the Board. The Association shall, upon demand, and for a resonable charge, furnish a certificate signed by an officer or agent of the Association, setting forth whether the Assessments on a specified Dwelling Unit have been paid.

Section 8. EXEMPT PROPERTY. Common Expenses shall be assessed only against Dwelling Units which are subject to assessment under the provisions hereof, and all other portions of The Village at Woodland Lake Complex shall be exempt therefrom.

Section 9. SPECIAL ASSESSMENTS. Special (i.e. non-periodic) assessments may at any time be levied by the Board upon all Owners subject to periodic assessments to make up actual deficits or anticipated deficits in operating and maintenance accounts resulting from inadequate periodic assessments and may be levied against any Owner individually to collect a liability of that Owner to the Association that is not common to all the other Owners.

Section 10. SHARE OF ASSESSMENTS. The periodic Common Assessments provided for hereinshove and the special assessments provided for in Section 9 of this Article that are to be levied on all Owners shall be divided evenly among the Lots subject to assessment.

Section 11. DECLARANT EXPERTION. Anything to the contrary herein notwithstanding, the Declarant shall not be liable for any Assessments as long as the Delarant pays all deficits in operation of the Association above the assessments collectible from other Owners. In calculating such deficit, only actual current expenses (other than capital expenses and reserves) shall be computed. The Declarant may at any time and from time to time be relieved of all obligations to fund deficits by electing, for any assessment period or periods, to pay assessments imposed on Lots for which it is the Owner pursuant to the formula set forth above in Section 10 of this Article (except that, in any case, no assessments need be paid by

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Station 4. CAPALYTY THE THE TANK AND RECOGNIZATION austracents. In addition to the Common Assessments authorized shows, the Board of Difectors of the Association may Lavy, In any addedisont year; & Cupital Improvement Assessment of Reconstruction Assessment applicable to that year only for the perpose of defraying, in whole or in part, the cost of any construction, esconstruction, repair or replacement of a capital improvement or other such addition upon the Common Propetties, tectuding fixtures and personal property related thereto; provided that any such pacementation parameters to excess of themsy bles thousand (\$25,000.00) Dollers, or Capital Injuryspect Assessment in excess of Seres Thousand Pive Sundred (\$7,500,00) Bollary, shall require the wate or written assent of a majority of the Members who are subject to such Assupaments. Bo action sutherfree in this Smallog shall be takes without the prior written concept of Declarant As long as Pealstant owner pay portion of The Williams of Mobiless Dake Complex.

Section 3. Motice and potent pok ant action Astronaute Comes Section 4. Written action of any motion called for the purpose of taking any action sufferiest under Section 4 shall be sent to all Hespers not less than thirty (30) days, not core than eighty (50) days, in advance of the pasting. If the required quotum is not present, such secting may be rescheduled subject to the same notice requirement. So such subsequent meeting shall be held now than sixty (60) days following the preseding neeting.

section 6. IATE OF CONSIDERINGS OF UNIT CHOICES CHECKATION FOR CHICKE ACCEPTANCE. EVERY Owner other than the Designation about the tracition with respect to the tot upon conditing biels thereto. The periodic, because, about not be required to clock other to pay any Associated or, situately, to clock to pay other two due (in accordance with its rights makes species II of this Article) on any Lot means by it calculates and that I the appropriate governmental amphority has inseed a bangarary or final contificate of completes (or its equivalent) anisotype; or the tot the ville of the transportance of the third than tot.

Section I. Servino or compare assessments: DOE DATE. The sector of Directors shall fix the amount of the amount themson largement to be Levied equinot such Owner subject to measurement at least thirty (30) days in advance of the period covered by the assessment. The Sound of Directors shall have the right to fourness or decrease the amount of such appeal Common hassassment at any time forming such period if it. In the exercise of its judgment, decommon increase or decrease to be decreasery or appropriate. In such creat, written sotion of any change in the amount of the depolar common hassassment shall be ought to weary topon at least thirty (30)

(whether or not the covenant or agreement is expressly mentioned in the deed or other instrument by which he, she, or it acquired title). Such Assessments, together with any related interest, penalties, and costs of collection including reasonable attornoys fees, shall be a charge on the Lot and Townhone or Villa located thereon (and any other improvements thereon) and shall be and constitute à continuing lien thereon. Each such Assessment, together with interest, penalties, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of the Property against which the Assassment is made or on which the Assessment constitutes or gives rise to a lien and, except es otherwise provided therein, the presonal obligation of his successors and essigns. If the Owner consists of more than one (1) person or entity, each such person or entity shall be jointly and severally liable for the aforementioned obligations. Subject to provisions of this Declaration protecting Institutional Mortgagess, the personal obligation for delinquent assessments shall pass with the Lot and successors-in-title to such Lot must pay the same at or before closing. The Board of Directors shall deposit all mobies collected in one or more accounts as it shall elect. Maintenance funds collected by Common Assersments shall include monies for a Common Properties Reserve Fund for the replacement, repair, painting, resurfacing and other maintenance of the Common Properties' facilities to the extent necessary under the provisions of this Declaration. The Board shall not commingle any amounts deposited for such purposes with other funds received by it.

Section 2. PURPOSE OF COMMON ASSESSMENTS. The Assessments imposed by this Article shall be used for the Association's operation and administration and fulfillment of its duties hereunder. Such duties shall include the promotion of the common hoalth, safety, benefit, recreation, welfare and aesthetics of the Owners and the Improvement and maintenance of the Common Properties as provided herein. Disbursements shall be made by the Board for such purposes as are deemed necessary for the discharge of its responsibilities herein for the common benefit of the Owners and to releburse Declarant for start-up expenses advanced by the Declarant. However, dispursements from the Common Properties Reserve Fund shall be made by the Board of Directors only for the specific purposes specified in this Article IX except as noted above. Disbursements of funds other than funds held for Common Propeties reserves shall be made by the Board of Directors for such purposes as are necessary for the discharge of its responsibilities herein for the common benefit of all of the Owners.

Section 3. DAMAGE TO COMMON PROPERTIES BY CHARRS. The foregoing maintenance, repairs or replacements within the Common Properties arising out of or caused by the willful or negligent act of an Owner, his family, guests, invitees or lessees shall be

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- (c) Obtain, for the benefit of the Common Properties, all commonly metered water, sanitary sewage and electric services, and may provide for all refuse collection and cable or master television service (if any) as necessary;
- (d) Grant easements, rights-of-way or strips of land, where necessary, for utilities, sower facilities, cable TV and other services over the Common Properties to serve the Common Properties and other portions of the Properties;
- (e) Maintain such policy or policies of liability, fire and casualty insurance with respect to the Common Properties and personal property, if any, located thereon or used in connection therewith and owned by the Association or the Declarant as provided herein for furthering the purposes of and protecting the interests of the Association and Members and as directed by this Declaration and the By-Laws and/or Articles of the Association;
- (f) Employ staff or contract with a Management Company (which may be an affilfate of Doclarant) to perform all or may part of the duties and responsibilities of the Association, and to delegate its powers to committees, officers and employees;
- (g) Install and maintain such security devices, detectors and communication facilities, and employ or contract for employment of security services, guards and watchmen for the Common Properties as the board deems secondary or appropriate;
- (h) Promulgate, amend and alter rules and regulations governing the use of the Common Properties;
- (I) Seek (as a matter of right, but not as a duty) the vacation of publicly dedicated streets upon or serving the Properties;
- (j) Maintein in good condition any water courses and the Lake (or portion thereof) upon the Properties; and
- (k) Take such other action which the Board shall does advisable with respect to the Properties as may be permitted hereunder or under the law.

ARTICLE IX.

COUTRANT FOR MAINTENANCE ASSESSMENTS

Section 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS. Declarant, for each Lot now or hereafter owned by it, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor (or who accepts title thereto as an heir or devises) whether or not it shall be so expressed in such deed, is desped to covenant and agree to pay to the Association (a) Cornon Assessments for Common Expenses, (b) Capital Improvement Assessments, (c) Special Assessments, and (d) Reconstruction Assessments; all of such assessments to be established and collected as hereinafter provided

(a) the arrival of Doomsber 31, 1988; (b) at Linet one bundred sixty (160) harling Units have been oldered upon and conveyed to purchasers thereof; or (c) thirty (30) days after declarant alents to terminate the Class B Monbership; whoseupon, the Class & Masbers shell assume control of the Association and sect the Board.

<u> 640t Lan</u> _2. NOTE DISTRIBUTION. Class A Mambacs shall be satisfied to one (1) voto for each bot in which they hold the interest required for ambership. When more than one person builds each interest or interests in any lot (such persons being referred to in this Eqution as "Co-Owners"), all such to-Campra shall be Restars and may attend any pastings of the Association, but only consuch co-owner shall be entitled to executes the vote to which the Lot is subitled. Such Co-Desers may from time to time designate in writing one of their number to toto. Practional votes shall not be ellowed, and the weig for each bot shall be exactleed, if at all, as A call. Where so woting Co-Ownet Is designated, or if such designation has been revoked, the vote for such but shall be oxercised as the najority of the portioners of the Lot setterly agram. Unless the Board recoives a written objection from a Co-Owner, it shall be presumed that the appropriate voting Co-Owner is noting with the consent of his or her Co-Owners. So wate their he coult for many Lot whose the majority of the Co-Owners cannot agree to said tota or other action. The non-voting Co-Gener or Co-General shell be jointly end squarelly responsible for all of the obligations imposed upon the jointly-carned Lot and shell be entitled to all other benefits of ownership. All agreements and determinations lastuity made by the Association in accordance with the voting paraeologue established harein, end/og in the sy-laws of the Association, their be pipting on all Co-Owners, their wassesses and assigns. It a lot is owned by a comporation, the person entitled to cast the voto for the Lot shall be designated by a contificate aigned by the president or vice president and attested by the secretary or besistant secretary of the components and filed with the sacretary of the Association.

ARTICLE VIII. DUTIES AND POWERS OF ARROCHATION

The Association, acting through the Board of Directors, shell also have the power and duty to:

(m) Maintain, repair and otherwise manage the Common Proporties and all facilities, Laguranapate and Indecaples thereon in accordance with the provisions of this Declaration;

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Association shall thereafter hold title to them for the benefit of those persons entitled to use then under the provisions of this Declaration. The conveyance shall not impair in any way the Declaration, including, without limiting the generality of the foregoing, Section 13 of Article XIII and Section 4 of Article XVIII. The Declarant may convey the Common Properties all at once or separately at different times provided only that the deadlines set forth above are adhered to. Any properties declared to be added as common property by any Supplemental Declaration, shall be conveyed to the Association upon the later of the conveyance of all Dwelling Units them contemplated to be constructed thereon or four (4) years from the date of recording such Supplemental Declaration, provided, however, that Declarant's rights pursuant to Articles II, III, and IV shall be paramount to the foregoing.

ARTICLE VI. MEMBERSHIP IN ASSOCIATION

Section 1. MEMBERSHIP. Every Owner of a Lot and the Declarant shall be a Member of the Association. Memberships is the Association shall not be assignable, except to the successor-in-interest of the Owner, and every membership of an Owner in the Association shall be appurtenant to and may not be separated from the fee ownership of his Lot. Ownership of such Lot shall be the sole qualification for membership of an Owner in the Association.

ARTICLE VII. VOTING RIGHTS

Section 1. CLASSES OF VOTIES MEMBERSHIP. The Association shall have two (2) classes of voting Members as follows:

Class A: Class A Members shall originally be all Owners with the exception of Declarent for so long as there exists a Class B Membership. Class A Members shall be entitled to one (1) wote for each Lot which is subject to assessment, as further provided in this Declaration. Declarant shall become a Class A Member with regard to Lots owned by Declarant upon termination of Declarant's Class B Membership as provided below.

Class B: The Class B Member shall be the Declarant. The Class B Member shall be entitled to one (I) vote plus two (2) votes for each vote which the Class A Members as a whole are entitled to cast from time to time (by way of example, if, at a given point in time, there were fifty (50) Class A Members, the Class B Member would be entitled to 101 votes); provided that the Class B Membership shall cease and be converted to Class A Membership upon the first to occur of any of the following:

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chair doties and the right of all quility companies to install, maintain, replace or supplement their equipment and fortifies.

Beetion 6, Acres Exhanse. Deplacent hereby reserves perpetual non-exvisite sessionies of injures and ogniss over and aurose any end all streets dedicated to the public use (as well as alcorer, cut-do-sace and other private, panel areas stating or softing the spee) and any private streets and friveways within or upon the Village at Woodland Lake Complex and all other partions of the Village at Woodland Lake Complex which are necessary or convenient for enabling Declarant to carry on the work referred to in Article XIII, Section 13 heroof, which observes shall be for the use of Declarant, Declarant's Possition, Occident's successors and assigns, Occase, and the respective lassess, copleyer, opents, invitash and licentees of Declarant and Oppins.

Section 7. MINTER OF COME. No Owner other them Decisrant may except bindelf from percental liability for Reseasants Goly Lovied by the Association. So Gener may release the Swelling that owned by him from the libra and charges bereat, by waiter of the use and enjoyment of the Common Proporties and the facilities thereon or by abundances to his Chelling Dait.

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- (a) Mortgaring of Compa Properties. Subject to paragraph (b) of this Section. the Sectional way nortgage any past of all of the Compan Properties (as well as partions of the Village at Mootland Lake Complex either than Sobal to Einema nonetruction and development exploses provided that the Mortgages recognizes the rights of Genera under this Declaration and seither two Association are any owner to personally higher for paying the mortgage. In each awage, Genera of Lots upon the Properties shall not be required to join is to or be emitted to consent to such mortgage.
- (b) Francier of Pitle to Common Properties. Miso, title to all Lots (together with Inciling Soits thereon) looked upon the Properties (as Goffined in the Initial Declaration) have been conveyed to non-Declarant purchasers, or on December 31, 1908, whichever occurs first, or gooder at the Declarant's option, the Declarant shall endower to the Association, by quitalais dood or deeds, the Los simple title to the Common Properties (as defined in the Initial Declaration) free and elect at any lieus but subject to:
 - any cont estate texas opt estatements for the year in which the Common Properties are transferred;
 - (2) uny covenate, conditions, tratifolists, sessions, sessions, sessions, limitations and excessors then of rewards and
 - (3) any months ordinances than applicable.

The Association shall accept this conveyance of the Common Properties and shall pay all costs of such Conveyance including documentary susing and other tites of conveyance, twoording charges, little incursors expense, and attorneys free. The

Section 4. EASEMENTS FOR VERICULAR TRAFFIC. In addition to the general easements for use of the Common Properties reserved herein, there shall be, and Declarant hereby reserves, grants and covenants for itself and all furture Owners, their invitees, and Institutional Mortgages of the Properties (or portions thereof), and to the Association (the "beneficiaries") that all such beneficiaries shall have a non-exclusive easement appurtenant for vehicular traffic over all streets dedicated to The public use (as well as sleeves, cul-de-sacs and other private, paved areas abutting or serving the same) and any private atreets and driveways within or upon the Properties, subject to the parking provisions set forth in Section 3 of this Article V.

Section 5. EASEMENTS FOR PUBLIC SERVICE USE. In addition to the foregoing casements over the Properties, there shall be, and Declarant bereby reserves and covenants for itself and all future Owners, essements for cable TV, municipal and private utility companies, and other governmental public services, including, but not limited to, the right of the police, fire, health, sanitation and other public service personnel to enter upon (with or without vehicles or animals) any part of the Common Properties or The Village at Hoodland Lake Complex for the purpose of carrying out

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of its real or personal proprty as security for money borrowed or debts incurred, provided that the rights of such mortgages shall be subordinated to the use rights of the Owners.

- (f) The right of the Association to suspend the voting rights and right to use the Common Properties (except means of ingress and egress) by an Owner for any period during which any assessment against his Dwelling Unit remains unpaid and delinquent; and for a period not to exceed thirty (30) days for any single infraction of the published Rules and Regulations of the Association, provided that any suspension of such voting rights or right to use the Common Properties shall be made only by the Board of Directors of the Association, after notice and an opportunity for a hearing.
- (g) The right of the Association to dedicate, release, alienate or transfer all or any part of the Common Properties to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Mambers. No such dedication, release, alienation or transfer shall be effective, unless Members entitled to cast two-thirds (2/3) of the voting power of the Class A Members, and the Class B Mambers if any, agree to such dedication, release, alienation or transfer.
- (h) The right of the Declarant and Declarant's Permittees to the son-exclusive use of the Common Properties and the facilities thereof, without charge, for sales, display, access, ingress, egress, construction and exhibit purposes.
- (1) The right of the Association (by action of the Board) to reconstruct, replace or refinish any Improvement or portion thereof upon the Common Properties, in accordance with the original design, finish or standard of construction of such improvement, or of the general Improvements within the Common Properties, as the case may be.
- (j) The right of the Association to replace destroyed trees or other vegetation and plant trees, shrubs and ground cover upon any portion of the Common Properties.
- (k) The right (but not the duty) of the Association by action of the Board to seek the vacation of publicly dedicated streets upon The Village at Koodland Lake Complex.
- (1) The easements provided elsewhere in this Article and in Article XVIII hereof.

Section 2. <u>PELEGATION OF USE</u>, Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Properties and facilities to the members of his Pamily, or to the tenants who reside in his Dwelling Unit, subject to all rules and regulations presently in effect and any which may become effective in the future, and further subject to reasonable regulation by the Board.

Section 5. MITHDRANAL. Anything herein to the contrary notwithstanding, the Doclarant reserves the absolute right at any time to stindraw one or more Lots from the provisions of this Declaration by recording an appropriate Supplemental Declaration in the Broward County, Florida, Fublic Records, provided that, to be effective, any such Supplemental Declaration must be executed by the Declarant, the Owner of the Lot sought to be withdrawn, and the holder of any Institutional Mortgage on the Lot sought to be withdrawn, Sothing contained in this Section shall be construed to require the joinder by or entitle a right to consent by any mortgages or by Owners of Lots upon the portion of the Properties which is not withdrawn by such Supplemental Declaration.

OWNER'S PROPERTY RIGHTS

- Section 1. OWNER'S EASEMENTS OF ENJOYMENT. Every Owner shall have a non-exclusive, common right and easement of ingress and egress over, enjoyment in, and use of Common Properties, which right and easement shall be appurtenant to and shall pass with title to his Townhome or Villa Dwelling Unit, as the case may be, subject to the following conditions and limitations:
- (a) The right of the Association to reasonably limit the number and nature of guests and invitees of Owners or of an Owner's leasees using the Common Properties.
- (b) The right of the Association to establish uniform rules and regulations partaining to the use of the Common Properties including, but not limited to, the right and obligation of the Association to enforce all parking restrictions within the Common Properties.
- (c) The right of the Association to establish uniform rules and regulations pertaining to the portions of each Lot visible from any portion of the Common Properties for the purposes of enhancing the aesthetic uniformity of the Properties including, but not limited to, prohibitions against the planting of trees, flowers, hedges and other plants or against the temporary or permanent placement of personalty including swings, hamnocks, toys or other recreational devices.
- (d) The right of the Association to charge uniform and reasonable admission and other fees for the use of Improvements in the nature of recreation facilities, or portions thereof, constructed upon the Common Properties.
- (e) The right of the Association in accordance with its Articles, By-Lews and this Declaration, with the vote or written assent of two-thirds (2/3) of each class of Members, to borrow money for the purpose of improving the Common Properties and facilities, and, in aid thereof, to mortgage, pledge, or hypothecate any or all

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ADDITIONS. The Declarant may from time to time, by recording appropriate Supplemental Declarations in the Public Records of Broward County, Florida, add portions of The Village at Woodland Lake Complex (including the improvements on those portions) to the Lots submitted to the Initial Declaration. To be effective, any such Supplemental Declaration must be executed by both the Declarant and the facord fee owner or owners, if any, of the property which the Supplemental Declaration purports to add as Lots. The execution of a joinder in or consent to any such Supplemental Declaration by Owners, nortgagees, lienors or the Association shall not be necessary for such Supplemental Declaration to be effective, and the joinder in or consent to this Initial Declaration by any such parties shall constitute full acknowledgment and approval of the foregoing. Any such Supplemental Declaration may subsit the properties edded as Lots by it to such additions to and modifications of the covenants and restrictions contained in the Initial Declaration as may be necessary or convenient, in the Declarant's judgment, to reflect and adapt to any changed circumstances or any difference in the character of the added Lots. Nothing contained in this Section shall be construed to require the joinder by or entitle a right to consent by Owners of Lots upon the Properties to any such Supplemental Declaration.

Section 3. DISCLAIMER OF IMPLICATION. property described in Exhibit. "C" hereto by the Initial only the real Declaration. Unless and until a Supplemental Declaration is recorded in the fashion required by this Initial Declaration with respect to it, no portion of the remainder of The Village at Woodland Lake Complex shall be in any way be deemed to constitute Lots or be affected by the covenants and restrictions expressly binding the Lots as provided by the terms of this Declaration. Every such portion of the remainder of The Village at Woodland Lake Complex say be freely sold, conveyed or otherwise disposed of by their owner or owners free and clear of any of the covenants and reptrictions and other terms of this Declaration relating solely to the Lots, but subject however, to the terms and provisions binding upon The Village at Woodland Lake Complex in its entirety.

Section 4. ABSENCE OF OBLIGATION. Nothing in this Declaration shall be contraed to require the Declarant to add properties to the Lots created by the Initial Declaration.

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and the joinder is or consent to this Initial Declaration by any such parties shall constitute full acknowledgment and approved of the foregoing. Nothing contained in this Section shall be construed to require the joinder by or entitle a right to consent by Owners of Lots upon the portion of the Proporties which is not withdrawn by such Supplemental Declaration.

ARTICLE IV. IDENTIFICATION, ADDITION AND WITHMANIAL OF LOTS, VILLAS AND TOMMNOMES

Section 1. IDENTIFICATION SCHEME. described in Exhibit "C" hereto and graphically depicted on Exhibit "D" hereto are each uniquely designated in those Exhibits by a single, identifying Lot number, and any Supplemental Declaration adding or withdrawing property as Lots shall contain a legal description and graphic depiction extending this scheme of identification to the added Lots. For purposes of any conveyance or mortgage of a Lot, the Lot may be described by reference to the designation given it in this Declaration and any such description shall be deemed to encompare any Townhome or Villa Dwelling Unit located on the Lot unless the description expressly provides otherwise. By way of example (though not of limitation), the following shall be deemed to be a sufficient legal description of a Lot (together with Villa or Townbone located thereon, as the case may be designated on Exhibits "C" and "D" as Lot "____":

Lot according to the Plan thereof, as annexed to the Declaration of Covenants and Restrictions for The Village at Woodland Lake Complex, recorded in Official Records Book Page of the Public Records of Broward County, Florida;

and, if a Lot was subsitted to the Dociaration by a Pirst Supplemental Declaration of Covenate and Restrictions for The Village at Moodland Lake Complex which designated the Lot as "Lot _____", the legal description of the Lot (together with Villa or Townhome located thereon, as the case may be) would be sufficient if it were in the following forms

Lot according to the Plan thereof annoxed to the Pirst Supplemental Declaration of Covenants and Restrictions for The Village at Woodland Lake Complex, recorded in Official Records Book Page . of the Public Records of Broward County, Florida.

The foregoing shall not, however, be construed to prohibit the conveyance of a Lot by reference to any metes and bounds legal

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those persons who are entitled to use the Limited Common Properties to pay for their operation and maintenanc. The rights to charge and retain such fees shall, however, be limited to the event of assignment of Limited Common Property which shall, upon such assignment, be appurtenant to and pass with title to the Lot owned by the Owner to whom such rights have been assigned. Nothing contained in this Section shall be construed to require the joinder by or entitle a right to consent by owners or sortgagess of Lots upon the Properties to any such Supplemental Declaration.

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Section 2. DESIGNATION OF ADDITIONAL COMMON PROPERTIES. The Declarant may, from time to time, by recording appropriate Supplemental Declarations in the Broward County, Plorida, Public Records, designate portions of the then existing Properties owned by it to be Common Properties.

Section 3. DISCLAIMER OF IMPLICATION. Only the real property described in Exhibit "B" hereto is submitted and declared as The Properties by the Initial Declaration. Unless and until a Supplemental Declaration is recorded in the fashion required by Section 1 of this Article III with respect to it, no portion of the remainder of The Village at Woodland Lake Complex shall in any way be deemed to constitute a portion of The Properties or be affected by the Covenants and Restrictions expressly binding The Properties as provided by the terms of this Declaration. Every such portion of The Village at Woodland Lake Complex may be freely sold, conveyed or otherwise disposed of by the owner thereof free and clear of any of the covenants and restrictions and other terms of this Declaration relating solely to The Properties, but subject, however, to the terms and provisions hereof which are declared to be binding upon The Village at Woodland Lake Complex in its entirety.

Section 4. ABSENCE OF OBLIGATION. Nothing in this Declaration shall be construed to require the Declarant to add properties to the Properties created by the Initial Declaration or to require it to declare any part or particular part of any properties added to the Properties to be Common Properties.

Section 5. NITHERAMAL. Anything herein to the contrary notwithstanding, Declarant reserves the absolute right at any time to withdraw portions of the Properties from the provisions of this Declaration by recording an appropriate Supplemental Declaration in the Broward County, Piorida, Public Records, provided that, to be effective, any such Supplemental Declaration must be executed by the Developer, the Owner of each Dwelling Unit located on the property sought to be withdrawn (if any), and each holder of an Institutional Mortgage on a Dwelling Unit located on the property sought to be withdrawn (if any). The execution of a joinder in or consent to any such Supplemental Declaration by unit owners, (except as prescribed by the preceeding sentence), or by lienors or the Association, shall not be necessary for such Supplemental Declaration to be effective,

obverseets that, by the time of its conveyance of each tot horsunder, it shall been completed jeg-rovements to the Consum Proporties to an extent (i) sufficient to provide peved socces for padestrian and vehicular treffic from a public condeny adjacent to the Proporties to such lot, (ii) sufficient to provide paved paveling for the Queer of such lot, (ii) sufficient to provide pavelingment disclosed in this Declaration and (111) sufficient to provide love and green expect (and such other landscaping as Declarant deem appropriate or necessary) shout such Let.

ARTICLE III. ADDITIONS TO AND SITHDRANALS FROM THE PROPERTIES

ADDITIONS. Designant may from these to time, by recording appropriate Supplemental Declarations in the Public Records of Scoward County, Ploridg, and all or portions of The Williams at Woodland Lake Complex (including the Emproyments on those partiess) to the Properties evented by the testial Benisration and may declare all or part of ourh additional property (including any Improvements thereon) to be Common Properties. To be effective, may such Applemental Dacleration must be executed by both the Doublemant and the second fee compt or member, if my, of the property which the supplemental Declaration perperts to add to the Properties. The execution of a joinder in or boildent to any such Supplements: Declaration by Owners, mertgagess, limber or the Aggodistics shall not be moreosary for wich Supplemental Declaration to be effective and the joinder in or compant to this initial Declaration by any much parties shall constitute full administrator and approved of the foregoing. Buy such Supplemental Designation they submit the properties added by it to such additions to said modification of the Coverage and Restrictions contained in the Tuitfal Dicleration as may be necessary or posyetient, in the Deplairant's judgment, to totact or adapt to any changes in elegenteeness or electrones in the character of the added properties. Michout Mixiting the generality of the preceding continuo, any Sepplemental Declaration may declare any part or all of any Proposition added by it to be Limited Common Proposition for the spinific use of only certain of the Contert. Such Capers say cither be specifically designated in the Supplemental Declaration or may be designated later by the Poelarant personal to provisions est Earth in the Supplemental Declaration, which provisions any authorist the Declarant to charge and retain fees for having assigned the right to use a particular Limited Couses Property to a particular Other or Osmers, and may (but need not) ambjest those Limited Compon Proportion to appelling rules, regulations and/or provisings with respect to their use and with respect to the payment of expenses schoolby to them, including provisions that require only

belance of the Village at Mccolland Lake Complete (except for the Properties, Lots. Compact Properties and Improvements obstore in accordance with its duties but subject to its reservations as fastribed in the Initial Declaration; or, if constructed, to construct the same is accordance with the contemplated plan for Spylloptenia. In fact, unless Declarant declares by Emplemental Declaration the balance of the Village at Mccolland Lake Complex (other than the Properties as defined by the Initial Declaration) to be solditional lands added to the Properties, say improvements which have be operatived thereon may be used in any families which Declarated in its sold discreption dealers.

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Declarant empressly receives the rights, as to the belance of The Village at Moodland Lake Couples (other than the Properties on defined by this Initial Declaration together with Lots, Compon Properties and Improvements thorson) to: (1) combange construction and dayslopment of such other phases if and shop Decisions so desires; (it) develop say phase before they other phone or develop phenes simultaneously: (Hi) withhold construction of any pheno or of any improvements upon such belance of the village at woodland take Complex band or of any poreton thoroug; (iv) sever one or some phrase of development into two or more phrases; (v) develop the belance of the Sidiage at Modeland take Complex upon epoh tipe table to it in its sole discretion chooses; and (vi) sodify the plan for despionant of the balance of The Village at Moodland Lake Complex in such manper as it is its note dispression chooses. Esthing contained herein shall be construed as obligating Declarant to construct any future phases or to construct anoth phases presented to the present plan of Advelopment. In no event, shall note than our Sundeed eigty (150) residential Dwelling Units by constructed upon The Willege of Lake Pine Complex Lebes.

Spoktob 4. fantion of cathering. Doctorant's general plan of devolupoint is electible and dynamic and thus, nothing in this Article II thell obligate Declarant to devolop The Village at Noodispd Lete Complex is sobordence with its general plan of devalopment as described hereinsbove. Eikemies, marbing in this Archela II shall chifgate beclapant to develop the Properties in soundance with its paperal plan of development of in accordance with Exhibit "D" heroto. In the erest that Declerant shall soll and convey eitle to all of the fote upon the Properties, Sectorant shall and becamy done reserve the absolute right in its suit discretion to devolop the Mecreption lapse in such manner as it decad fit including, but not limited to, the modification, expension, elimination, replacement, equation; and/or alteration of any proposed ingravements open such Represeion Loads as described to Bootion 2 of this Article 11.

Section 5. Completelog of Codeog Packetips. Subject to Declarant's receivations of rights personne to this Declaration (and, in particular, Articles IXI and IV hersof), Declarant Properties. By way of example, but not limitation, such facilities say include private streets, roads, rights-of-ways and sidewalks, roads and rights-of-way dedicated to the public, utility and maintenance buildings, and whatever recreational facilities peclarant may elect, in its sole discretion, to build or have built.

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A portion of The Village at Woodland Lake Complex is expected to be designated as the "Recreation Lands". Declarant shall have no obligation to build or have built any recreation facilities whatsoever upon the Recreation Lands until and unless title to forty eight (48) Lots (together with Townhomes and Villas thereon) upon the Properties have been conveyed to the purchaser's thereof.

In the event that forty eight (48) Lots are sold and closed upon, it is contemplated that the Recreation Lands may contain outdoor landscaping, an indoor racquetball court building, tennis court, and pool together with pool deck area.

Section 3. DESCRIPTION OF THE COMPLEX. The Village at Woodland Lake Complex is compromised of The Properties, Lots, and Common Properties, and other lands, all as more particularly defined by this Initial Declaration. With respect to the balance of the Complex not presently included in the Properties, Declarant intends to add same but, shall in no way be obligated to add same, by Supplemental Declaration(s) pursuant to which Declarant may declare the same to be additional portions of The Properties, Lots or Common Properties, as the case may be. The real property comprising The Village at Woodland Lake Complex is more particularly described in Exhibit "A" hereto.

Declarant contemplates that it may construct, but it shall not be obligated to construct, upon The Village at Woodland Lake Complex, one hundred and sixty (160) Dwelling Units and that such plan of development may be undertaken in three (3) distinct phases, each of which is to be comprised of The Properties, containing Lots and Common Properties thereon. The first phase shall mean and refer to The Properties as defined and described in the Initial Declaration, the description for which and plan for development thereof is more particularly described in Section 2 of this Article II. Developer contemplates that Phase II will contain thereon fifty six (56) Dwelling Units and that Phase III will also contain thereon fifty six (56) Dwelling Units. The implementation of any such development of Phases II and/or III shall be in accordance with Declarant's plan for addition or withdrawal of The Properties, Lots and/or Common Properties as more particularly set forth in the Initial Declaration.

Construction and development of the portions of The Village at Woodland Lake Complex which have not been declared as The Properties (together with Lote and/or Common Properties thereon) is a projected plan of development only and nothing contained herein shall be construed as making it obligatory upon Declarant to construct such

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ARTICLS II. QUEENAL FLAN OF DEVELOPMENT

THE VILLAGE AT MODELLAND LAKE COMPLEY. Declarant's general plan of development of the Village at Woodland take Complay, as note percioularly described in Schibit 'A" attached hereto, contemplates the construction of residential Deciling Unite thereon and, forther, that vortices portions of The Village at Monohand bake Complex whall be not uside for the collection the of all of the residents thereof. The Declerent's general play of development further contempleton that such residential Deviling Units shall be whotever types of attretures the Doclarest say thouse and in whatever forms of ownership the Declarant may choose. Declarate's gadoval plan of devalopment of the Village at Woodland Leke Complex mby else include whatever familibles and describes the Déclarant considere in les pôle juignant to be appropriate to the conscitty contemplated by the plan. At no tips, bowever, shall beca then one hundred alkey (160) Dealling boils be each cobject to this Doolstetlog,

At this jumpture, Declarant is substiting to the terms of this Declaration the (sal property described in Exhibit "A" and Teferred to berein as the Village at Moodland take Complex. However, the pertion of the Village at Moodland take Complex rejerted to herein as the "Properties", means and refers to the real property some pertioniarly described in Exhibit "s" hereto and as here pertioniarly described in Exhibit "s" hereto and as here pertionizely defined in Section 26 of Article I bereinsbowe, becistert's general plan of development of the Village at Woodland take Complex contemplates the implementation of the pine wave fully described in Section 3 of this Article II, subject to Declarant's reservations of rights as here fully set forth herein. Poolarant's personal plan of development of the Properties operandiates the implementation of the pine make fully described in Section 2 of this Article II, subject to the pine make fully described in Section 2 of this Article II, subject to the terms, provides and conditions of the pine make fully described in Section 2 of this Article II, subject to the terms, provides and conditions of the pine are four below.

Eachlon 2. Description of fet properties. The Properties shall, subject to the proviotons of Afficia III below, he comprised of Lote and Common Properties. Desified Units are contemplated to be constituted from the Lote as tors particularly described in Emitti *c* hardto, subject, however, to the provisions of Afficia IV below: The Deciling Onits and Lote spon which they are located are contemplated to be clustered to fourgles buildings, anich buildings shall contain either Tombone Deciling Onits or Villa buildings object, depending upon the designations therefore, as more particularly set forth in Exhibit *p* hereto.

Properties shall include such facilities and haspities as Declarant considers in its sole judgment to be appropriate to and for the

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provided in the by-leve.

Section 24. "Owner" shall mean and refer to the person or poreons by other legal artity or cutifies holding fee simple interest of retord to any Lot, including beclarant and sellers under the executory contracts of sale, but usuading those having such interests acrely as accuraty for the performance of an obligation and excluding purchasors under executory contracts of sale of a Lot. For purposes of Article KITI only, others the context otherwise requires. Owner shall also include the facily, invition, quarts, licentages and logicals will sublespose of any owner, and any other paralleted occupants of a thair.

<u>Geotion 25.</u> "Person" shall mean a natural individual or any other eacity which the legal right to hold title to real property.

Shelph M. "Properties" shell mean the property described in Realbit "8" Neveto (including all Improvements thereon), and, in addition, whatever portions of the Village at Mocdiend Lake Deoptox (together with all improvements thereon) are declared to be Properties in any Supplemental Declaration, less whatever portions of the Village at Mocdiend Lake. Complex (together with all improvements thereon) are declared to be Mithdrewn from the proviolens of this Declaration in any Supplemental Declaration.

Action 17. 'Accord, Encorded, Filed and Association' shall been, with respect to any dominant, the recordation of such dominant to the office of the Clark of the Circuit Court of Browned County, Florida,

Section 28. "Supplicanted Declaration" shall mean any instrument inocided by Odelarant In the Public Records of Browned County, Florida. for the purpose of supplementing or amending this Puplaration. For the purpose of declaring cartain properties to be Counce Properties or Limited Common Properties, for the purpose of withdrawing properties from the Properties, or for the purpose of adding or withdrawing Lots.

Section 39. "The Village at Woodland Lake Complex" epull sean the spal property described in Exhibit "A" hereto.

Spotion 10. "Toronbone" shall mean that cortain dvalling mid how or hereafter constructed upon a Lot (se defined in Scotion 20 of this Arialo), which dwalling wilt is sore particularly designated as a temphone in Exhibit "D" became and which dwalling wilt is intended for use as a tentily residence.

Scotica 11. "Ville" shall mean that cortain dwalling built now of beteaffer constructed upon a lot (on defined in Scotica 20 of this Artista), which dwalling unit is note particularly designated as a Ville in Exhibit "D" pareto and which dwalling unit is intended for use in a facilty residence.

Intended for use and occupancy as a family residence.

Section 14. "Family" shall mean (a) a group of natural persons related to each other by blood or legally related to each other other than by marriage or adoption, or (b) a group of not more than six (6) persons not so related who maintain a common household in a Dwelling Unit.

Section 15. "Improvement" shall mean all structures or artificially created conditions and appurtenances thereto of every type and kind located upon the Properties which say, but not necessarily, include buildings, swimming pool, pool equipment building, walkways, sprinkler pipes, gatehouses, road, drivsways, parking areas, fences, screening walls, retaining salls, stairs, decks, landscaping, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning, heating and water-softener fixtures or equipment.

Section 16. "Initial Declaration" shall mean this Declaration as initially recorded in the Public Records of Broward County, Florida.

Section 17. "Institutional Mortgage" shall mean a first mortgage upon a Dwelling Unit held by an institutional mortgagee.

Section 18. "Institutional Nortgagee" shall mean any bank, savings and loan association, insurance company, mortgage company, real detate investment trust, agency of the United States government, or a lender generally recognized in the community as an institutional lender if it holds a mortgage on one or more Lots, as well as the Declarant, and any assignee of a loan made by one of the foregoing to finance the purchase of a Villa or a Townhope.

Section 19. "Limited Common Properties" shall mean any portions of the real property described in Exhibit "B" hereto that are declared by this Declaration (including any supplemental declaration) to be for the use of fewer than all the owners.

Section 20. "Lot" shall mean one of the plots of land described in Exhibit "C" hereto together with the improvements thereon and any portion of The Village at Woodland Lake Complex that is declared to be a Lot by a Supplemental Declaration and is not subsequently withdrawn from the provisions of this Declaration by a Supplemental Declaration.

Section 21. "Management Company" shall mean the person, firm or corporation which may be appointed by the Association hereunder as its agent and delegated certain duties, powers or functions of the Association.

Section 22. "Member" shall mean any person or entity holding a membership in the Association as provided herein.

Section 23. "Notice and Rearing" shall mean written notice and a public hearing before a tribunal appointed by the Board, at which the Owner concerned shall have an opportunity to be heard in person or by counsel at Owner's expense, in the manner further

commonly metered charges for the Common Properties; costs of management and administration of the Association, including, but not limited to, compensation paid by the Association to managers, accountants, attorneys and employees and costs of insurance bonds covering those personnel; the costs of all utilities, gardening and other services benefiting the Cosmon Properties and all recreational facilities thereon; the costs of fire, casualty and liability insurance, worksen's compensation insurance, and other insurance covering the Common Properties; the costs of bonding of the members of the Board and any management body; taxes paid by the Association, including real property taxes for the Common Properties; amounte paid by the Association for the discharge of any lien or encuebrance levied against the Common Properties, or portions thereof; the costs of any other item or items so designated by, or in accordance with, other expenses incurred by the Association for any reason whatsoever in connection with the Common Properties for the benefit of the Owners; and reserves for capital improvements and deferred maintenance of the Common Properties. Section 9.

"Common Properties" shall mean those portions of The Village at Woodland Lake Complex which are more particularly described in Exhibit "E" hereto (including all Improvements thereon) and, in addition, such portions of The Village at Woodland Lake Complex (together with all Improvements thereon) as are declared to be Common Properties in any Supplemental Declaration, less whatever portions of The Village at Moodland Lake Complex are declared to be withdrawn from the provisions of this Declaration in any Supplemental Declaration.

Section 10. "Declaration" shall mean (except as otherwise provided in Section 16 of this Article) this instrument as it may be amended from time to time, together with any supplemental

Section 11. "Declarant" shall mean and refer to The Village at Woodland Lake, a Florida corporation, and any successor or assign thereof, which acquires any portion of The Village at Woodland Lake Complex from the Declarant for the purpose of development and to which The Village at Moodland Lake specifically assigns all of part of the rights of the Declarant hereunder by an express written assignment recorded in the Broward County, Plorida, Public Records.

Section 12. "Declarant's Permittees* shall. Declarant's officers, directors, partners, joint venturers, limited partners, parent (and the officers, directors and employees of any such corporate, general or limited partner, parent entity (or joint venturer), employees, agents, independent contractors (including both general contractors and sub-contractors), suppliers, visitors, licensees and invitees.

Section 13. "Dwelling Unit" or "Unit" shall mean and refer to a constructed Townhops or Villa dwelling which is designed and

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hereto, merked Exhibit " P "and incorporated becain by reference, he such Articles may be exempled from thes to time.

Scotled J. "Association" chall mean the Village at Moodland lake Resociation, Inc., a Ploride non-profit composition, and its successors and assigns.

position 6. "Asserospent" shall near any of the types of excessency defined below in this Section.

- (a) "Complon Assessment" shall mean the charge against each Owner and his therefore and/or Villa Systing Unit, so this dang may be, representing a portion of the total costs incurred by the Association in coming, maintaining, improving, repairing, replacing, instaining, managing and oppositing the Domnon Properties.
- (h) "Special Assessments" shall been a charge squiest one or sero (but not six) becars and their Townhors and/or vitte Decking Units, he the case say be, equal to the cost indured by the Association is communities with the enforcement of the provisions of this Declaration.
- (c) "Reconstruction Assessment" shall down a charge against each Owner and his routboxe and/or Vilte Dealling Unit, as the case may be, supredenting a pertion of the cost lamarred by the Association for reconstruction of any portion or pertions of the Improvements on the Common Properties pursuant to the provisions of this Doctoration.
- (d) "Copital Improvement Assessment" shall most a charge against quots Owner and his Tourbons and/or Ville Deciling Unit, as the case may be, representing a portion of the cost (sourced by the Association for installation or construction of any Improvements on any portion of the Common Properties which the Association day from time to time authorize.

Section 5. "Board" Whill seem the Board of Directors of the Association elected in accordance with the By-Laws of the Association.

Scotton 6. "Spiliding" shall mean any building containing come visite and, in addition, any building containing one or more Toyohomps.

Soution 7. "By-Lows" shall bean the By-laws of the Association, which have been by shall be adopted by the Board southingially in the from of Ephible "0" attached horoto and inposperated became by this reference, as sook By-Laws say be nationed from time to time.

Society 8. "Common Expenses" shall mean the actual and satinated costs of commonstep; satisfactors, assessment, operation, repair and replacement of the common Proportion (including tapoid Special Assessments, Reconstruction Assessments and Capital Improvement Assessments and including Chama costs not paid by the Dense responsible for payment); the costs of any and all commonly noticed utilities, cable or anster television charges, and other

MINISTAN, Doclarant's general plan of development contemplators the conservation upon both within the properties of the village of Pooling Loke Complex of various elements of technology and village of development, such of which will share one or more party walls with one or tore other such devillage units.

MRW, WEARPONE, the Deblacent Coolerer that the rast property described in Exhibit "h" herato (including any and all Improvements thereoxy), together with wech additions thereto as are hereefter made pursuant to this Declaration shall be held, bold, conveyed, encushered, hypothecated, - Loused, esea, occupied and improved subject to the following estaments, vastrictions, covenants, equalities and equitable pervitodes, all of which are for the purpose of uniformly exhausing and protecting the value, attrophismess and desirability thereof, and in furtherance of a general plan for the protection, naintenann, improvement and sale of toembone and wills dwelling units upon lots within The Village at Wookland Lake Complex, of any portion thereof. The covenants, omeditions, restrictions, reservations, assembly; and equitable servitudes not forth heroin shall inure to the banefic of and run with the title to the Lote upon which townsee and wills owelling drite ero situate and shall be binding upon all persons having any right, title or interset therein, or any part thornes, their being, enciosação and mealgray and shall foure to the benefit of and be binding upon Declarant, its successor's and manigos, the Association and its accessors-in-interact and each Owner and his respective stormasors-in-interest, and may be enforced by any owner, and his allockesors-in-interest, by the Atsociation, and by the Declarant and its encourages and easigns so long as it or they own any portion of The Willage of Moddand Lake Complex.

MATICLE 1.

Unless otherwise expressly provided, the following words and physics when each herein shall have the scanings hareinstear specifies:

faction 1. "Architopteral Counities" shell make the counities drouted persuance to Afficia X harrof.

Section 2. "Articles" Shall seep the Articles of Incorporation of the Village at Modilest take Econoporate' Association, Inc. which Nave been filed in the office of the Economics of the State of Ploride, a true copy of which is attached

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be made by either one of the Owners who have used it (or by those claiming under them respectively) shall be placed upon the Lot of the other Owner, unless the written consent of the latter is first obtained. If the other Owner thereafter makes use of the wall, he shall contribute to the cost of restoration thereof in proportion to his use, without prejudice, however, to the right of any such Owner to call for a larger contribution from the other Owner under any rule of law regarding liability for negligent or willful acts or omissions.

Section 5. WEATHER PROOFING. Notwithstanding any other provision of this Article XII, any Owner who by his negligent or willful act causes a part of the party wall not previously exposed to the elements to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 6. RIGHT TO CONTRIBUTION MASS WITH LAND. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall passes to such Owners' successors in title to his Lot. Open conveyance or other transfer of title, the liability of the prior Owner shall cease.

Section 7. ARBITRATION. In the event of any dispute arising concerning a party wall or under the provisions of this Article generally, each party shall choose one arbiter, those arbiters shall choose one additional arbiter, and the decision of a majority of the tree arbiters thus chosen shall be conclusively determinative of the question involved. If a panel cannot be designated in this way, the matter shall be arbitrated pursuant to the rules of the American Arbitration Association (or its successors in function) then obtaining. Any decision made pursuant to this Section 7 shall be conclusive and may be entered in any court of competent jurisdiction in accordance with the Florida Arbitration Code.

OSE RESTRICTIONS

All of the Properties shall be held, used and enjoyed subject to the following limitations and restrictions, subject to the exception of Declarant in Section 14 hereof.

Section 1. NUISANCES. No noxious or offensive activity shall be carried on in or about any Buildings or other Improvements, Dwelling Units, Lots or on the Common Properties, or on any portion of The Village at Woodland Lake Complex, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Villas and/or Townhomes which is a source of annoyance to Owners or occupants of Villas and/or Townhomes or which interferes with the peaceful possession or proper use of the Villas and/or

Townhouse or the serrounding Creams Agess, MS took noises or nowices orders shall be printited in any buildings or other nowices orders shall be printited in any buildings or other improvements, Dwelling Units, Edg, or on the Common Respection, and the South of Directors shall have the night to determine in accordance with the Sy-Livin flear wolse, odor or activity producing such noise, odor or interference constitutes a nulescen. Without limiting the generality of any or the foregoing provintous, no effection speakers, horns, whiches, bolks or other sound devices (other than security devices each exclusively for shourity purposes), polar or smally relicion. Large power equipment or large power tools, unlicensed off-road motor vehicles or any itoms which easy becauseably interfere with television or ratio reception of any owner shall be ignited, used or physical on any portion of the Properties, or exposed to the view of other Owners without the prior written approval of the Board of Directors.

the policy 2. Signs. No sign, poetar, display, billboard or other advortising device of any hind shall be displayed to the public view on any portion of the billidings or other improvements, bushing Deite, Lote Common Troperties, or any portion of The Village at moddlend take Complex eithout the prior written composit of the Poord of Dissopora, emet algas, regardless of size, used by Doctarant, its successors or oscigns, for advartising during the construction and sale period of any too sil, of the Village et Woodland take Complex, and excepting such functionable signs as Declarant shall bethorize.

Feetloa 3. PARKING AND VEHICULAR ADSTRUCTIONS. Perking upon the proportion shall be restricted to the parking arous therein désignatet for such purpose. So Omer shall park, store or koop pa may portion of the Properties may openerals type ventals unlike sotherized by the Rules and Regulations promolested by the Association or unless empty-many successful in writing by the Sound. Fo Camer shall knop any other takinle on the Common Properties which is deemed to be a prisoned by the heard. He beats and traiters, or other regressional vehicles including compare or nobile beans may be The type the County Properties colors authorized by the Sules and Regulations provides of the Association naises expressly authorized in priting by the Sourt. No Comer shall conduct repetrs (asympt in an emorgency) or restorations of any motor vehicle, boat, trailer, or other vehicle spon any portion of the Properties (including the Edte).

Bestion 4. ASSESSED BY ANTIQUES. He sainate (including livestock, repetites or positry) of any kind shell be reised, bred or kept on the Course Properties. He dog, cut or other pic may require and existenced on the Course Properties, and all such puts most be walked only in such portions of the Course Properties in key from time to time be designated for such purpose by the Association. No animal may be kept in any Toronbook or Villa

Dwelling Unit unless the animal is either a dog, a cat or another type of household pet (as defined by the Association). No Unit Owner may keep more than one pet without the prior consent of the Board, and no pet may be kept, bred or maintained for my commercial purpose or which becomes a nuicance or annoyance to neighbors. Owners must pick up and clean up all wastes of their pets and dispose of them appropriately. No dogs may be kept upon the terrace or patio of a Townhome and/or Villa when such Dwelling Unit's Owner is not present. Violation of any provision of this Section shall entitle the Association to all of its usual rights and remedies (including, but not limited to, the right to fine Owners as provided herein, in the Association's By-Laws or in any applicable rules and regulations).

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Section 5. TRASE AND OTHER MATERIALS. No rubbish, trash or garbage or other waste caterial shall be kept or permitted on the Lots and/or Common Properties and/or any other portion of The Village at Woodland Lake Complex except in sanitary, self-locking containers located in appropriate areas, and no odor shall be permitted to arise therefrom so as to render the Properties or any portion thereof unsanitary, unsightly, offensive or detrimental to Owners or to any other property in the vicinity thereof or to its occupants. We clothing or household fabrics shall be Mung, dried, or aired in such a way as to be visible, and no lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Properties except within an enclosed structure appropriately screened from view except when accumulated during construction by Declarant or except when acquisilated by the Association for imminent pickup and discard,

Section 6. TEXPORARY BUILDINGS. No outbuilding, basement, tent, shack, shed or other temporary building or improvement of any kind shall be placed upon any portion of the Properties, either temporarily or persanently. No trailer, camper, motor home or recreation vehicle shall be used as a residence, either temporarily or persanently, or parked upon the Common Properties.

Section 7. COMMON PROPERTIES PACILITIES. Nothing shall be altered or constructed in or removed from the Common Properties except upon the Written consent of the Board.

Section 8. RULES AND REGULATIONS. Attached hereto and made a part hereof as Echibit "H" are rules and regulations as to the use of the Common Properties which are in addition to restrictions, rules and regulations set forth elsewhere in this Declaration. So twithstanding any other provision to the contrary in this Declaration, the Board may, from time to time as it deems necessary or prudent, amend, add to, delete or alter the rules and regulations specified in Exhibit "H" without necessity of amending this

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Declaration. A rule and regulation made, amended, added to, deleted or altered by the Board shall become effective as and when a copy of same shall be posted on the Common Properties and copies of same shall be mailed to Owners. Each Owner, lesses, and their respective families, invitees and gueste, and other users of the Properties must strictly adhere to the rules and regulations specified in said Exhibit "g" as it may from time to time be amended, altered, added to or deleted, and to the restrictions, rules and regulations specified elsewhere in this Declaration. The Association shall have the rights, remedies and privileges specified in Article XIX hereof to enforce such obligations, or the breach of any rule, regulation or restriction constituting a breach of the convenants of this Declaration, However, the Declarant, for so long is it shall be a Member shall be except from adherence to such rules and regulations.

No Owner shall cause or allow Improvements or changes to any exterior portion of his Townhome and/or Villa (including, but not limited to, painting or other decorating of any nature, installing of any electrical wiring, television antenna, machinery or air-conditioning units or in any manner changing the appearance of any portion of such Townhome and/or villa (without first obtaining the written consent of the Architectural Consittee).

Section 10. NO IMPROPER USES. No improper, offensive, hazardous or unlawful use shall be made of any Townhone and/or Villa and all valid laws, soning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover, relating to any Villa and/or Toynhome shal be corrected by, and at the sole expense of, the party obligated to maintain or repair such portion of the Townhone or Villa as elsewhere herein set forth.

Section 11. LEASES. No portion of a Villa or Tomhone (other than an entire Villa or Townhone) may be rented. All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, of the Articles of Incorporation and the By-Laws of the Association, of applicable rules and regulations, or of any other agreement, document or instrument governing the Lots or Townhouses of Villas. The leasing of Townhomes and Villas shall also be subject to the prior written approval of the Association, in accordance with the terms and provision of Article XIV of this Declaration. The Owner of a leased Villa or Townhome shall be jointly and neverally liable with his tenant to the Association to pay any claim for injury or denige to property caused by the negligence of the

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tenant. Every lease shall be subordinated to any lien filed by the Association whether before or after such lease was entered into.

Section 12. EXTERIOR IMPROVEMENTS; LANDSCAPING. Mithout limiting the generality of Section 9 of this Article, no Owner shall, without first obtaining the written consent of the Committee or the Association, as the case may be, cause anything to be affixed or attached to, displayed or placed on, or hung from the exterior walls, doors, windows, patios, fencing, or terreces of his Townhobe or Villa (including, but not limited to, ewnings, signs, storm shutters, screens, furniture, fixtures and equipment), or grow or plant any type of shrubbery, flower, tree, vine, grass or other plant life upon the portions of his Lot or the Common Property outside his Townhome or Villa.

Section 13. DECLARANT EXEMPTION. Declarant plans to undertake the work of constructing Dwelling Units and Improvements upon The Village at Woodland Lake Complex and may undertake the work of constructing other dwalling units upon adjacent or nearby lands. The completion of that work and the sale, rental and other disposal of Dwelling Units is essential to the establishment and welfare of The Village at Woodland Dake as a residential community. In order that such work may be completed and a fully occupied community be established on The Village at Woodland Lake Complex as rapidly as possible, neither Owners, the Association nor the Architectural Committee shall do anything to interfere with Declarant's activities. Without limiting the generality of the foregoing, nothing in this Declaration shall be understood or construed to:

- (a) Prevent Declarant and Declarant's Permittees from doing on any Property owned by them whatever they determine to be necessary or advisable in connection with the completion of said work, including without limitation the alteration of its construction plans and designs as Declarant does advisable in the course of devicopment (all models or sketches showing plans for future development of The Village at Moodland Lake Complex may be modified by the Declarant any time and from time to time, without notice); or
- (b) Prevent Declarant or Declarant's Persittees from erenting, constructing and maintaining on any property owned or controlled by Declarant such structures as may be reasonably necessary for the conduct of its or their business of completing said work and establishing a residential community upon The Village at Woodland Lake Complex and disposing of Dwelling Units thereon by sale, lease or otherwise; or
- (c) Prevent Declarant or Declarant's Permittees from conducting on any property owned or controlled by Declarant its or their business of developing, subdividing, grading and constructing Improvements upon The Village at Woodland Lake Complex and of disposing of Dealling Units therein by sale, lease or otherwise; or

- (d) Provent Beclarest or Perlatent's Permittees from determining in its or their sole discrition the nature of say type of Japrovenante to be initially constructed by it or then on The Fillage at Woodland Coke Complet;
- (e) Prevent Declarest or Sections of Permitteds from solling and leasing existing and planned Decling Units (including Decling Botts on property sot them sumpliced to this Declaration) including, but not limited to, constructing and maintaining salest offices, the sales trailer, the tence abutting such notes' famility (and signs thereon) and model Deciling Units on any portion of the Willage at Woodland Lake Complex, soliciting and receiving the visite of unitsited numbers of prospective parchasers and tenants (all be when shall have the right while visiting to not parking spaces upon the Common Properties that have not been assigned to a single specific Decling Unit by Doclarant, and to visit and inspect the facilities upon the Common Properties), and the plotting of signs and other propositional devices upon any parties or pertions of The Village at Modeland Lake Complex without regard to their site or measurest appeal.
- (t) Provent Deplateant or Deplateant's Permittees from utilizing the Gorson Properties and other eross of the Villego at Moodland Lake Complex for the driving, shorage or use of mater and construction vehicles and apparetts of any maters dressed neckeskry or proper by it or them for the construction, sale, lessing, abjutaneance or repair of the Villego at Roodland take Complex.

CHART OR DECTABLES, PRINCIPLE SPITES. Boution 14. general, the gostrictions and limitations sot forth in this Article whall hot apply to beclarent or to villes and/or vowshouns cannot by the Darletant, nor to Institutional Mortgagens or Villas or Your bloods camed by Institutional Sortgagess. Declarant abail specifically he exempt from any restrictions which interfers in any naming whatevers with Deplacent's plane for the development. constituction, pare, lesse or use of The Village of Moodland Lake Complex and to the Ithrovements thereon. Declarant shall be celitled to injunctive relief for may setual or threatened interference with its rights under this Article XIII, in addition to whatever semedice at law it might be annitied to. The Association shall have the power (but not the childrenes) to great relief in parkingler circumstances from the provisions of Potoitia restrictions contained in this Article XIII for good cames shown.

shortwave operators of any kind shall operate from any Desiling nult, to exterior radio entones, injection entenes, or other intenia of any type shall be exected or saintained upon the properties and Improvements thereon, scoupt that a master automas or extensal, or make television antenna or entennad, or make television antenna or entennad, or make television antenna or entennad, any be provided for the use of Gapers, as approved by Declarate or the Source.

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Section 16. INSURANCE RATES. Nothing shall be done or kept in the Properties or Improvements thereon which will increase the rate of insurance on any property insured by the Association without the approval of the Board; nor shall anything be done or kept in the Properties or Improvements thereon which would result in the cancellation of insurance on any property insured by the Association.

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Section 17. DRILLING. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind, shall be permitted upon the Properties, nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted on the Properties.

ARTICLE XIV. SALES, RENTALS AND TRANSFERS

.In order to ensure a community of congenial residents and thus protect the value of The Village at Moodland Lake Complex, the sale, leasing, rental and transfer of Dwelling Units by any Owner other than Declarant shall be subject to the following terms and

Section 1. CONVEYANCES, SALES AND TRANSFERS. conveyance or transfer of any Lot (including Townhome or Villa thereon) to any person by any Owner other than parties otherwise exempt under the terms of this Article XIV shall be subject to rights of first refusal to purchase in favor of the Association, its designee, or, if the Board of Directors in its sole discretion so desires, other numbers, in accordance with the terms and provisions as hereinafter set forth. Owners of Dwelling Units shall provide or require that all offers to purchase or purchase agreements contain a statement that such offer or agreement is subject to the rights of first refusal to purchase contained in this Article XIV. Prior to sale, conveyance or transfer of any Lot (including Townhome or Villa thereon) to any persons, the Owner shall notify (the "Owner's Initial Notice") the Board of Directors of the Association in writing and by certified mail of the name and address of the person to whom the proposed sale, conveyance or transfer is to be made, and provide to it such other information as may be required by the Board of Directors of the Association. Within ten (10) days from the receipt of the Owner's Initial Notice, the application for transfer approval form, the purchase agreement and the receipt of such other information as has been requested by the Board of Directors (whichever shall last occur), the Board shall either approve or disapprove of a proposed sale, transfer, or conveyance, in writing (the "Board's Initial Notice") and shall notify the Owner of its decinion. Any such disapprovals by the Board of Directors may be made on an arbitrary basis and the Board shall not be obligated to provide any reason or explanation therefor. In the event the Board of pirectors shall fail to approve or disapprove of a proposed sale

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within the 4415 ten (10) days, the fallers to act as afterskid shall be considered approval of the sale. In the avent the Board of Directors disapproyee the proposed sale, conveyance or transfer, and if an Oymer still designs to consumnate such sale, consumpance, or Exhibiter, guesh Camer whall, within ton (10) days from the natting of the notice of disapproval from the mound to such Owner, depart by cortified mail written notice (the "Owner's Peat Distiproval Sotion*) to the seprenary of the Association of his intention to well, owney or transfer on a certain data, together with the price and other toype thereof. For a poriod of thirty (30) days from the hate of an Owner's expect to the mails of said Owner's Post disapproval Motion, the Association or Its designee, or, it the Board in jew male discretion so desiron, any other member (the "Disignated Putchases" oball have the ficat right over the prospective purchaser to secrept agent asia or transfer at the price and but the torus as provided with the Gener's Post Disapproval Bolley provided, however, that the saking of a good faith deposit and the time for oldeling by the Depignated Perchangs shall be exactfulled by the turns as hereinefter provided. In the avest that the Association of the designer, or other Designated Purchager, wights to exercise its first right to purchase, such Designated Publishment shall notify the magratary of the Association and shall deposite with the secretary ten percent (100) of the perchase price as a good seith deposit prior to the expiration of the thirty (30) day period heretofore described. The excretery shall promptly forward be the Owner say such souths together with a notice of deposit. In the event that the Association, in its colo discretion, offers the Dwelling beit to other measure of the Association and more then one member desires to purphers each positions date, it shall be discretionary with the Owner to components the sile or transfer with whichever can of the abouting conbern he so obtains, The Association, its designer or other Designated Purchaser shall, apon filedly delivery of the good faith deposit, close aged the subject Dealling But within thirty (10) days of the acking of such Aspentt (if on all most transposion) or within staty (60) days from the date of such seposit (if other than an all cash transaction).

In the event that the constant of the Association has not received action of a Sesignated Purchasm's intent to purchase together with the aforeignerabed good faith deposit within thirty (30) days from the date of an Order's deposit in the smile of the Order's Fost, Disapproval Notice, then that somber may complete the order to Fost, Disapproval Notice, then that somber may complete the sale or transfer on the day and at the price and terms given in or provided with his Post disapproval Notice, but on no other day or at provided with his Post disapproval Notice, but on no other day or at no other price or terms without repeating the procedure outlined no other price or terms without repeating the procedure outlined above. In the event that the Dealling Unit Compr makes a vale or transfer without first complying with the terms harrof, the hamolation, its scrighes, or, if the loard in its sole discretion desired, any other member, about the right to redeem from the purchaser, according to the provisions bereaf.



Such redemption eights shall be exercised by the radoming party relatered on the purchaser for the contem expended, and immediately after controlspursement, said perchaser or transferon shall convey all of him right, title and interest to the party or parties saling the radomyclos.

An affidable of the searctary of the Administration stating that the sound of Olyestore approved or was decend to have approved [sook is, without limiting the generality of the Earngoing, by its failure to sot) in all respects on a cortain data the sale or transfer of a Deciling Offic to a mertain person(s) whell be decord conclusive evidence of such fact, and from the date of approved as stated in the affidable the redesption rights barnin miforded the members abbil terminate with respect to the sale or tember as aforementioned. As affiderit of the abstracy of the lassociation atteing that the most of Directors was given proper solice on a date contain of a proposed sale or transfer, and that the Board of biroctors didapproved such proposed sale or transfer and that thorwester, att of the provisions horses which detectible conditions precodent to a consequent sale of transfer of a Decilled Gold have been complied with, and that the sale or transfer of the pottionial Desiling Unit to particularly named persons does not ciolate the provisions harmet, shill be desert conclusive evidence of such facts for the purpose of determining the statut of the person's title to such builling finit as was fold or transformed. Such attidavit abali not be evidence of the keet that the subsequent sale or transfer to such persons say mids at the price, corner, or date stated in the action given to the sometry, but sincy (60) days after the date of the motion to the Joyce of Directors as stated in the efficients, the redespition rights berila afforded the numbers that! paramete.

Section 2. Initial to Large, We bestding Unit upon the Propertion shall be losted or rested statum the prior written approval of the Association, which Approval shall not be unreasonably withheld. The Board of Directors shall approve the form of the losse or have the right to require that a substantially selfone form of lasse be used. In the event that the Sourd of Directors approve a restal or issue, such approval of roth lesses of routs, shall not release the Owner from any chiliquines under this poolaration, and either the Owner or the lesses shall have the right to use the Companies to the exclusion of the party not encopying the Dealling Coit.

paration 1. componentiates, or the parations, or leases is a desporation or other entity other than as individual person, the appropriate by the found may be conditioned upon the approval by the Jasochattan of all codepants of the backling falls.

Footion 4. Proping of Order. In the case of the teath of the Centr of a Propher or Villa Deciling Date. The entriving spones. (E may, and if no servicing spones, the other members of makers of the Compar's family residing with the Compar at the time of his Conth, may continue to occupy the said Deciting Units and if such exerting

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spouse or other number or thickers of the decedent Comet's faulty shell have succeeded to the ownership of the Beeling Wait, the ownership thereof shall be transferred by legal process to such per Owner. In the event said decedent shall have conveyed or bequesthed the executive of his Exciling their to seem designated person or pursons other than the surviving spouse or sembats of his family, as aforedescribed, or if some other person is designated by such decodent's legal representative to receive the ownership of the Demiling Unit, or if weder the laws of descent and distribution of the State of Florids, the Durlling Dait descouds to some person or persons other than his surviving agoust or compare of his facily as aforedascribed, the board of Directors of the Association shell. within thirty [30] days of propor cyldonos or sightful designation entired upon the president or any other officer of the Association, or within thirty (30) days of the days the Association is placed on notice of the said deviane or descendent, express the refusal or receptance of the individual or individuals so designated as Owners of the Dwelling Whit. If the Board of Directors of the Association shall comment, awadeship of the Desting Unit may be trensferred to the porson or persons on designated, who shell thereupon became the Owker of the Deciling Unit, edijon to the provisions of this beckeration. If, however, the Spart of Directors of the Appociation shall before to comment, then the perbers of this Association shall be given an opportunity during thirty (10) mayor nest after the said above-mentioned thirty (30) days to purchase or to formish a perchaser for cook for the said Desiling Dait at the then take market value thereofy abouts the parties fail to agree on the value of such Decilley Dain, the ease may be determined by an appealour appointed by the social judge of the Direct Court is and for Browned County, Florida, upon ton (10) days' sotios, do patition of any pacty in interest. The expense of appraised shell be paid by the said designated person or persons of legal representatives of the deposited Owner out of the amount realized from the mile of the brailing fait. In the event the thee perbors of the Association do not exercise the privilege of perchasing or furnishing a purchaser for the Dealling Unit within each period, and upon such terms, the pareon or person so designated may than, and only in such swint, take title to the Dwelling Units or such porson or persons or the legal representative of the Sections Owner may well the Dealling thatts but cook sale shall be subject in all other respects to the provintions of this pontaration.

Feetien 5. HORTOAGE. We there may mortgage his lot or any interest therein without the approval of the Association, except to in institutional mortgages. The approval of any other mortgages may be spec, conditions determined by the Association or may be arbitrarily withheld.

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lease not authorized pursuant to the terms of this Article XIV and this Declaration shall be wold unless subsequently approved by the Association in writing.

Section 7. SCREENING FEE. At the discretion of the Board of Directors, there shall be deposited and delivered to the Association a reasonable screening fee not to exceed Fifty Dollars (\$50.00) simultaneously with the giving of notice of intention to sell or lease or transfer for the purpose of defraying the Association's expense. No fee shall be charged in connection with a transfer or approval in excess of the expenditures reasonably required.

Section 8. CO-TEMANT EXEMPTION. The foregoing provisions of this Article XIV shall not apply to a transfer by a Dwelling Unit Owner to any member of his intediate family (for example, spoune, children or parents); or if a Lot is owned by a form of co-tenancy to transfers from one co-tenant to the other co-tenant.

Section 9. JUDICIAL SALE. No jedicial sale of a Lot or any interest therein shall be valid unless (1) the sale is to a purchaser approved by the Association, which approval shall be in recordable form, executed by two (2) officers of the Association, and delivered to the purchaser; or (ii) the sale is the result of a public sale with open bidding.

Section 10. SPECIAL POWER OF DISAPPROVAL. Notwithstanding anything contained in this Article XIV to the contrary, the Board of Directors of the Association shall have the right to withhold consent and approval of any prospective Dwelling Unit purchaser or lessee to any lease, sale, transfer, conveyance, bequest, devise, or otherwise in the event those prospective owners of lessees would automatically violate or breach any terms, condition, restriction, rule or regulation, or covenant under this Declaration or exhibits hereto.

Section 11. INSTITUTIONAL MORTGAGEE EXEMPTION. The foregoing provisions of this Article XIV shall not apply to a transfer to or purchase by an Institutional Mortgagee that acquires its title as a result of owning a mortgage upon the Lot concerned, and this shall be so whether title is acquired by deed from the hortgagor, his successors or assigns, or through foreclosure proceedings; nor shall such provisions apply to a transfer, sale or lease by an Institutional Mortgages that so acquires its title; nor shall such provisions apply to a transfer, sale or lesse by a "Bulk Grantee" of an Institutional Mortgagee upon the Lot concerned. A "Bulk Grantee" refers to a grantse acquiring three (3) or more Lots from said Institutional Mortgagee. The assignee or successor of a mortgage originally given to an Institutional Mortgages shall enjoy the same rights, immunities and privileges as are herein granted to such Institutional Mortgagee . The foregoing provisions of this Article XIV shall not apply to the Declarant or to its assignee or nominee, or to any person who is an officer, stockholder, director, or

partner of the Declarant, and any such person of corporation shall have the right to freely sell, lesse, transfer or otherwise deal with title and personation of a Lot without the approval of consent of the Association and without physent of any ocrashing fees.

MAYICLE EV. DAMAGE OF DESTRICTION TO COMMON PROPERTIES

Section 1. Decode to or destruction of all or any portion of the Compan Properties shall be headled in the following member, notwithstanding any provision in this Declaration to the contrary:

iel In the event of desage or destruction to the Common Properties, and the insurance proceeds are cofficient to effect total restoration, then the Association shall occur such Common Properties to be repaired and reconstructed substantially as it previously existed.

(b) If the cost of restoration of the Common Properties exceeds the insurance proceeds swillable for that purposed by Twenty Flye Thousand Dollare (#28,000,00) or less than the Association shall emeso much former Properties to be repaired and reconstructed substantially as it proviously existed and the difference between the insurance proceeds and the actual cost chall be levied as a Responstruction Assessment proportionately against cash of the Outcome, in accordance with the provisions of Article IX, Section A, of this Depletation.

(c) if the cost of restoration of the Common Progerties exceeds the insurance proceeds swellable for that purpose by over fuelty Five Thousand Dollers (\$25,000.00) or more, then by existen moment or vote of a majority of the Omners, they abill determine Whether (i) to tobuild and revtore in substantially the sans maken' ha the Improvements existed prior to demage and to rates the necessary turns over the identation becomes ph levaled adout Reconstruction Association against will Deciling Units, (117) to rebuild and restore in a way which is less expensive them replacing these improvements in substantially the same patters as they existed prior is being demograf, or (15)! authors to the approval of the Consistent, to not submill and to retain available importance Notwithstanding anything contained horein to the omirary, an decision not to rebuild or to rebuild in a manner which would result in a change in the improvements shall be affective vithout the prior writton approval of Peclaraut as long as Declarant owns all or sky portion of the lasts comprising the village at Moodland Lake Complex.

(d) Such Corper shall be liable to the Association for any desage to the Common Properties and folly covered og collected by Insurance which may be senteined by reason of the megligance or willful attendance of endd deser or of his tently, invitees, lassees

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and quests, both misors and adults. Notwithstanding the foregoing, the Association reserves the right to charge a Special Assessment equal to the increase, if any, of the insurance premium directly attributable to the damage caused by such Owner. In the case of joint ownership of a Dwelling Unit, the liability of such Owners shall be joint and several, except to the extent that the Association has previously contracted in writing with such joint Owners to the contrary. The cost of correcting such damage shall be a Special Assessment against the Lot and Dwelling Unit thereon and may be collected as provided herein for the collection of Assessments.

ARTICLE XVI. INSURANCE

COMMON PROPERTIES. The Association shall keep all buildings, Improvements and fixtures located upon the Common Properties insured against loss or damage by fire for the full insurable replacement cost thereof, and may obtain insurance against such other hazards and casualties as the Association may deam desirable. The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association say deem desirable, with the Association as the owner and beneficiary of such The insurance coverage with respect to the Common Properties shall be written in the name of the Association and the proceeds thereof shall be payable to it. Subject to the provisions of Arcile XV, insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried. Presions for all insurance carried by the Association are Cosmon Expenses to be included in the Comson Assessments made by the Association.

Section 2. REPLACEMENT OR REPAIR OF PROPERTY. In the event of damage to or destruction of any part of the Common Properties, the Association shall repair or replace the same from the insurance proceeds available, subject to the provisions of Article XV of this beclaration. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a Reconstruction Assessment against all Dwelling Units to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other Common Assessments made against such Dwelling Unit Owners, subject to the provisions of Article XV of this Declaration.

Section 3. WAIVER OF SUBROGATION. As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waives and releases all claims against the Board, the Owners, Daclarant, and the agents and

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employees of each of the foregoing, with respect to day tone covered by such insurance, whether or not caused by angligenes of in breach of, but agreement by said persons, but only to the extent that insurance proceeds are recoived in componention for such loss.

DIADILITY AND COMER IMPURABULE. The Resociation Section 4. shall physic comprohensive public limbility inegtones, techning hedical payments and mailulous bischief, in such limits as it shall. deet desirable, insuring equinct limbility for bodily injury, death and property damage arising from the epitivities of the Association or with respect to property under the jurisdiction, including, if obtainable, a exces-liability undersement insufing each Owner against limbility to each other Owner. The Association may also obtain Morkeyn's Compensation insurance and other limbility Insucence, as it may does desirable, insuring each Owner and the Association, and Mosed of Directors from limbility is consection with the Common Properties, the preniums for which shall be Common Expenses impluded in the Compan Assessments made against, the Dwelling Unit Owners. All Insurance politics shall be reviewed at isset homes Ily by the heard or pirectors and the limits increased in its distriction. The Stard they also obtain such errors and emissions insurance, indepolity heads, fidelity bonds and other insurance as it desize advisable, fasheing the Spard, the Consittee, and the Management Company against any disbility for any act or enjector in carrying out their obligations borsunder, or resulting from their acabership on the board or on any committee thoreof.

ARTICLE XVII. MORTUALES PROTECTION CLAUSE

Eseting 1. ADDITIONAL RECENT. In addition to all other rights haroin set forth, institutional first mortgages whell have the following tights (and to the octant these added provisions boufliet with any other provisions of the Declaration, these added provisions shall controlly

(a) Each Piret Hortqugoe of a Mortquge engantering any Lot upon which a Duelling Colt is situated, at its written request, is actived to written potification from the Association of any default by the Mortqugor of such Set and Duelling Unit in the parformance of such Mortqugor's obligations under this poolaration, the Artfoles of Incorporation of the Association or the By-Laws of the Association, which default is not owned within spirity [30] days after the Association leaves of such default.

(b) Each First Kintgages of a Mintgage encumbering any Demilion that which obtains title to such Demilion Unit pursuant to the Commilian provided in such Martgage or by Sorialesage of each Mortgage, whall take title to the Demilion Unit free and clear of any claims of Espaid Essensents or charges against such Demilion

Unit which accrued prior to the adquisition of title to such Dwelling Unit by the Mortgages.

- (c) Unless at least seventy-five percent (75%) of the Pirst Mortgagees (based upon one vote for each Mortgage Owned), and seventy-five percent (75%) of the Owners have given their prior written approval, neither the Association nor the Owners shall:
 - (1) by act or onission seek to sell or transfer the Common Properties and the Improvements thereon which are owned by the Association; provided, however, that the granting of easements for utilities or for such other purposes consistent with the intended use of such property by the Association or the Declarant or the transfer of the Common Properties to an unincorporated association of the Owners is accordance with the terms hereof shall not be deemed a transfer within the meaning of this clause;
 - (2) change the method of determining the obligations, Assessments, dues or other charges which may be levied against a Dwelling Unit;
 - (3) by act or omission change, walve or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of any portion of the Properties;
- (4) fail to maintain fire and extended coverage on insurable portions of the Common Properties on a current replacement cost basis in an amount not less than one hundred percent (100t) of the insurance value (based on current replacement cost) less such reasonable deductions as the Board may deem appropriate;
- (5) use hazard insurance proceeds for losses to any Common Properties for other than the repair, replacement or reconstruction of such improvements (or for reserves for the repair, replacement or reconstruction of the Properties); or
- (6) amend this Declaration or the Articles or By-Liws of the Association in each a manner that the rights of any Pirst Mortgages will be materially affected.
- (d) First Mortgagees shall upon written request to the Association have the right to (1) examine the books and records of the Association during normal business hours, including current copies of the Declaration and its exhibits, and current rules and regulations (ii) receive an unaudited financial statement of the Association within ninety (90) days after each of its fiscal years closes, (iii) receive an endorsement to each insurance policy covering the Properties that requires the Institutional Mortgages to be given any notice of cancellation provided for in the policy, (iv) receive from the Association written notice of any meeting of the Association's membership and to attend any such meeting and (v) receive timely written notice of casualty damage to or condemnation

of any part of any Lot on which a touchess or Villa is altuate and spon which it has a corregage.

- (4) All First Mortgages who have registered their Shans with the Association shall be given (1) thirty (30) days written notice prior to the effective date of any proposed, haterial association and prior to the effective date of any termination of the Association and prior to the effective date of any termination of the Association and prior to the effective date of any termination of the Language of the Common Properties to the protosmidual management of the Common Properties and (11) imposing notice (ellowing any damage to the Common Properties who was the continuous of the Common Properties who was the continuous and the Board learns of any threstered condemnating proceedings or proposed acquisition of any portion of the Common Properties.
- (f) First Mortgageon say, jointly or individually, pay taxon or other charges which are in detailt and which may or have become a charge against any Oceans Proporties incilities and may pay any overdox propings on beared inscrance policies, or common new hazard insurance coverage on the lapse of a policy, for such property, and Pirst Mortgagean baking such payments whall be outed femodiate relaborational, therefor from the Association and the Operation Charges.

ARTICLE XVIII.

inchoacthomes. If (a) any portion of the Common eroperties approaches upon any other portion of the Properties; (b) sey other partion of the Properties or of The Villege at Woodland Lake Complex Sipoluding, but not limited to the roof of any building containing tomphones or Villed) exorcaches upon the Common Properties; or (s) any engregolment thall hereafter come as the result of (1) construction of any beliefing or other improvements; or ((i) settling or shifting of a building or other improvements; or ((ii) say alteration or ropels to the Proporties or The Village at Foodland Lake Complex; or (tv) any report or restoration of any be liding or other Improvements of the traparties after damage by fire on other equipity or any taking of condennation by oplanet demails proceedings of mil or any portion of any building, Exprovements of Proportion, then in any such event, a valid encount shall exist for such encrosoment and for the maintenance of the sine so long or the atrusture obvotog the adoroathment shall stand,

Section 2. First, MIRE, DOCTS, VENTS, CARLES, CONCUPTS, WHILE DIPLITE LIKES, ETC. Esta portion of the Proporties shell have an exemunit in common with all other parts thereof to hook apto, chare; use, maintain, repair, alter, pricate and replace all pipes, wites, ducts, vents, dables, ombults, public attility likes.

and eighlar or galated facilities located in or on the Properties and berying such perties thereof, Each portion of the Properties shall be subject to an exession to favor of all other portions thereof to book up to, shere, dee, Animbein, repair, alter, selecte and replace the pape, wires, doors, wonte, cobies, conduits, public whility ligner and other similar or related facilities inchted in plich postion of the Properties and serving other postions thereof. Without listeing the governliby of the foregoing, the Debierant or other providing extitity or strated company may by wirtue of this dalescet, ibatall, chintald, relocato, join Into, share and replace fanilities on the Posperties, may oxonyate for those peoperes and may affir, anintale and replace wires, pipes, circults, lines, chadults, and cable talgelsion equipment on, in, under med/or beside the roofs for exterior wills of Decling Units and/or the buildings in which such Townhous and/or Village Dielling Walte are located. the Donlarant is expectely authorized to execute and record destroys instructing it down conquery or desirable to affect or evidence the sessant openied by this Section, and shall be considered as agent of each owelling Unit Coper for the perposes of apposing and recording eny such instrument with respect to day portion of the Proposeine cannel by that Owner. In he effective, may such instrument deed only to account by pacintant.

Setting Iv Bishesses of Stirburt. Whenever any attractors included in the Course Properties edjoins may attractors included in any attractors of the Properties, such such attractors shall have not be subject to an adjusting of support and necessity in faces of the other attractors.

DECLARANTE BESERVATION: Section 4. The Declarant and Declarant's Permittees shall have blacket shrounds, licenses, rights and privileges of a right-of-way in, through, ower, under and serous the Charges Properties, Properties, and other property computating The Village at Toodland Lake Complex, denied by Declarant for the purpose of completing construction, leaving and sale of twelling Daits and decilities upon the Properties and, towards this cold, beclarent reserves the right to great and reserve assuments and rights-of-may is, through, under, over and august the forest Properties, Properties, and other property desprising The Village it receiland lake Complex, water by beclatent for the installating, believelying end impropriate of lines and apparteneases for genile or priorto, water, sower, drainago, cable polorision, and other quististop and for any other asterials or services, becausery for the completion of the work. The Declaract, the europeace, seployeds, assigns and purphasers, also reserve the right to possent with and make use of the stilly lines, Mixes, pipes, conduits, make televisions, reserve and fraisage Alege which may from these to the be in or along the streets and roads of other areas of the Counce Properties, Properties, and other property comprising the village at Moccland Lake Complet.

The Declarant and Declarant's Permittees shall have an easement in, on, over and across the Properties, in connection with the development of The Village at Woodland Lake Complex or any similar projects which may be developed by Declarant in the vicinity thereof for [1] construction, installation, maintenance, ingress to and egress from and the right to use (including the right to use in common with other Unit Owners) any open parking spaces and tap into all storm drainage facilities, water, never and other utility lines, pipes, conduits, flues, ducts, wires and cable television and other utility lines servicing or located on the Properties or The Village at Woodland Lake Complex, provided such easement and use does not prevent or unreasonably interfere with the use of the Properties as intended, and (ii) ingress to and egrees from all land areas of the Common Properties (including the private paved areas adjacent to or serving the public roads] and the use of said land areas (in common with Owners) for any lawful purpose, and (iii) to erect, maintain, repair and replace from time to time one or more signs on the Common Properties for the purposes of advertising the sale of Dwelling Units of The Village at Woodland Lake Complex and the leasing of space in any such Dwelling Unit and for the purpose of advertising the sale of Dwelling Units which may be constructed by Declarant on land in the vicinity of The Village at Woodland Lake Complex. Declarant, its successors, assigns, invitees, licensees, contractors and exployees reserve the right to establish, grant and create easements for any additional underground electric, transformer, amplifier, gas, cable television, telephone, water, stora drainage, sewer or other utility lines and appurtenances in, under, over and/or through the Properties of The Villago at Moodland Lake Complex, to relocate any existing utility, sever and drainage easements in any portion of the Properties to hook up to, join in with or share with any and all existing utilities' pipes, wires, and lines (for the benefit of improvements upon nearby lands owned by Declarant but not within the Complex) and to dedicate any or all of such facilities to any governmental body, public benefit corporation or utility company if the Declarant shall deen it necessary or desirable for the proper operation and maintenance of the Properties or any portion thereof or for the general health or welfare of any Owner, provided that such additional utilities or the relocation of existing utilities or the sharing of such utilities will not prevent or unreasonably interfere with the use the Dwelling Units for Any utility company or public benefit corporation furnishing services to the Properties, and the employees and agents of any such company or corporation, shall have the right of access to the Common Properties in furtherance of such easements, provided such right of access is exercised in such a manner as not to unreasonably interfere with the use of any Dwelling Unit.

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ARTICLE XIX. WORKING CAPITAL FUND

At the time the Declarant sells and closes each Lot to each purchaser, such purchaser shall deposit a sun equal to two (2) times such purchaser's monthly Association maintenance expense into a working capital fund for the purpose of initial maintenance, reserve, emergency needs, initial items, non-recurring items, capital expenses, permits, licenses and all utility deposits and advance insurance premiums for insurance policies and coverages pursuant to this Declaration and the Exhibits attached hereto. All of the foregoing expenses or items may be paid from the working capital fund. If the Declarant has paid any of the foregoing expenses or items, then any such expense or item shall be paid to or reimbursed to the Declarant from the working capital fund. The working capital fund may be commingled by the Association with any of its other funds.

ARTICLE XX. GENERAL PROVISIONS

COVERANT RUNNING WITH THE LAND. All provisions of this Declaration shall, to the extent applicable and unless otherwise expressly herein provided to the contrary, be construed to be covenants running with the Lots, Townhomes, Villas, the Properties, and with every part thereof and interest therein, and where expressly noted as uch, with the lands of The Village at Woodland Lake Complex and all of the provisions hereof shall be binding upon and source to the benefit of the Declarant and subsequent owner(s) of the Lots and Villas and Townhouss and Properties or any part thereof, or interest therein, and their respective heirs, personal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public, unless specifically provided herein to the contrary. All present and future owners and tenants and occupants of the Townhomes and/or Villes shall be subject to and shall comply with the provisions of this Declaration and such Articles, By-Laws and applicable rules and regulations as they may from time to time be amended. The acceptance of a deed or conveyance of a Lot or Townhome or Villa, or the entering into a lease of, or occupancy of any Townhome or Villa shall constitute an adoption and ratification by such Owner, tenant or occupant of the provisions of this Declaration, and the Articles, By-Laws and applicable rules and regulations of the Association, as they may be amended from time to time, including, but not limited to, a ratification of any attorney-in-fact provisos contained

thereir. In the event that any easements granted herein shall fail for want of a grantee in being or for any other purpose, the same shall constitute and be covenants renning with the land.

Section 2. DURATION. The covenants and restrictions set forth in this Declaration shall be effective for a term of forty (40) years from the date the Initial Declaration is recorded. After that time, they shall automatically be extended for successive periods of fifteen (15) years each unless an instrument has been recorded in which seventy percent (70%) of the then Owners and seventy percent (70%; of the holders of the then cutstanding institutional mortgages agree by signing of a written instrument to revoke the covenants and restrictions in whole or in part; provided, however, that no such agreement shall be effective unless it is made and recorded at least three (3) years before the effective date of the change provided for in it and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days before any action is taken.

Section 3. EMFORCEMENT. This Declaration, the Articles of Incorporation and the By-Laws may be enforced by the Association as follows:

- (a) Breach of any of the covenants or restrictions contained in the Déclaration, Articles or the By-Lass and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by any Owner, the Declarant, by the Association or the successors-in-interest of the Association. Any judgment rendered in any action or proceeding pursuant hereto shall include a sum for attorneys' fees in an amount as the court may deem reasonable, in favor of the prevailing party, as well as the amount of any delinquent payment, late charges, interest thereon, costs of collection and court costs.
- (b) The result of every act or omission whereby any of the covenants or restriction contained in this Declaration, the Articles or the By-Laws are violated in whole or in part is hereby declared to be a nuisance, and every ready allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any Owner, Declarant and/or by the Association or their successors-in-interest.
- (c) The remedies herein provided for breach of the covenants or restrictions contained in this Declaration, Articles or in the By-Laws shall be deemed cumulative, and none of such remedies shall be deemed exclusive.
- (d) The failure of the Association to enforce any of the covenants contained in this Declaration, Articles or in the By-Laws shall not constitute a waiver of the Association's right to enforce the same thereafter.
- (e) A breach of the covenants, conditions of restrictions contained in this Declaration, the Articles or in the

by-laws shell not affect or impair the lies or charge of any Mortgage made in good faith and for value on any Lot containing a Toronhome or Villa Decillar Unit, provided, bosover, that any authoroport Owner of such Deciling Unit shall be bound by said covenants, whether such Owner's title was acquired by foreclosure sais or otherwise.

Section 4. APPEARDILITY. Invalidation of any our of the provisions, corepetis or restrictions by judgmens or court otder that! In no way affect any other covernate, restrictions or provisions which shall receib in full force and effect.

Section 9. INTEROPETATION. The professions of this Declaration whell to liberally countrued to effectuate its purpose of dresting a uniform plant for the development of a contential community and for the maintendant of expossity regreational facilities and Common Properties. The article and section beadings have been inserted for conscrience only, and shall not be obtained or referred to in resolving questions of interpretation of construction. Unless the context foreiros a contrary ematteution, the singular shall include the plural and the plural the singular and the marbuline, fortning and neuter shall neets the passeculine, feelings and pouter.

MERCHANTS. This Declaration say be ancheed by Bootlon 6. the Administrate se follows: (a) by the efficientlys total or written consent of the Owners holding not less then elety-siz and two-thirds percent (66-2/36) of the woting power of the class A Membership and the affirmative work of the Class B Member.hip (so long as the Class 2 Humbership esiste); or (b) by the effirmative wate of two Clabs "s" Kambership/ provided, however, that so tookdoost shall be permitted which has a natural adverse effect upon substantial rights of the Declarant or a First Martgages without the prior writth combent of the Declarant or First Mortgages, as appropriate. Without in any way limiting the generality of classes (b) above, as long as it is the Class A number or owns and or some Lote, the Declarant shall know an absolute eight to make any exercisests to this besievation (without any other party's consent as joinder) temperated or required by the Enderel Mational Mortgage Association, Federal Hors Loan Mortgage Corporation, Covernment Matiodal Mostgage Association, or other governmental or quasi-governmental body which owns or expects to our one or make institutional authors of to impute the populat of one or note institutional sartgages of requested or required by any lestibational fortgages or prospective inatitational sortgages to enhance the salesbility of institutional sorrouge count by it to ous or more of the foregoing. Buthing contained betein shall siftent the right of the Deplement to make such and distinctly or forglemental. beginserious as may behavised be permitted hereis. This section may pick be manufact.

Section 8. COMPTRICATIVE MOTICS AND ACCEPTABLE. Every parameter owns, occupies or acquires any right, title, astite or interest in or to any Lot or other purion of the Proportion does and shall be expedicatively doesnot to have consented to sha agreed to every limitation. Fosteletion, temesont, to end any reference to those movement contained horseln, whether or not any reference to those featifications is contained in the instrument by which each purpose sequired an interest to such property.

Section 9: MOTICES. May notice pormitted or required to be delivered by Dockbrank of the Board of Directors on provided herein shall be in writing and may be delivered eleber personally or by regular call. If delivery is sade by mail, it shall be desped to have been delivered seventy-two (72) hours after a copy of the same has been deposited in the Colted States sail, postage properly. addressed to any person at the address given by such person to the Association for the purpose of soryion of such notice, or to the residence of each person at the Villege at Moodland lake Couplax Id go address has been given to the Association. Such address may be changed from time to time by motify in writing to the Association. Motions by Owners to the Declarat or Board of Directors whell he by dortified pail, return receipt competed, and shall only be doesed to have been given upon receipt thereof by the Declarent or Board, as the case may be.

Section 10. NO REPRESENTATIONS OF CHARACTER. In representations of verranties of any kind, express or implied, have been given or made by benisters or its agents or employees in commercion with any portion of the Common Properties, its physical condition, society, compliance with applicable laws, fitness for intended use, or in commention with the emplivation, said, operation, beintenance, cost of selection, taxos of regulation thereof, dropt as specifically and express set forth in this beginning.

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DESTABLANT has executed this Declaration on the date first written above.

Highed, scaled and delivered in the presence of:

THE VILLAGE AT MODELAND LAKE, INC., a Plotide corporation

Attost

Attost: Neltmen, Sorate

(ODPORATE GEN)

COURTS OF PLORIDA COURTS OF BUTTON

THE POREMENT Declaration of Coverages, Restrictions and Engeneral was acknowledged before no this 177 day of Communication, 1887, by Stephen Loon, as President and Michael J. Weither, as Sportary of the Village at Needland take, Inc., a Floride corporation, Declarant, to ac woll move and known to se to be the persons described in and who executed the foregoing instrument and acknowledged to and before as that they executed and inscrement on behalf of the said corporation in the expedition and for the purposes therein expressed.

Witness my head and afficial seal in the State and county) part aforesaid on this 1977 day of American 1984 57 37

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<u> Minder</u>

THE VILLAGE AV MOROLAND LANE REMEMBERS' ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to secept all the benefits and all of the detics, responsibilities, obligations and burdens imposed upon to by the provisions of this peclaration and Exhibits attached betoto.

IN MITTERS EMPRESE, THE VILLAGE AT MODULAND MAKE MEMORPHUMES.

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THE VILLAGE AS MODOLAND LAKE , MICHAEL LAKE , LINCOLAND L

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EXCEPTION PAR TO

THE DECLARATION OF COVERNMEN, RESTRICTIONS AND RASSHBUTE

LEGAL DESCRIPTION FOR

THE VIDLAGE AT EDODLAMY LAKE COMPLEX

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DESCRIPTION: THE MILLAGE AT MODDLAND LAKE, COMPLEX

Block 1, TOGETHER DITH Stock 2, TOGETHER WITH Block 1, TOGETHER WITH the Private Lake of WOODLAHO LAKE ESTATES, according to the Piet thereof, as recorded in Piet Sook LIE, Page 50, of the Public Records of Broward County, Florida. Jaid layer situate, bring and being in Broward County, Florida, Coptaining 17,319 acres, aprè or less,

Subject to 41% establishes, reseprations, and rights-of-

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THE DECLARATION OF COVERNMEN, RESTRICTIONS INC. EASE(SETS

120AL DESCRIPTION FOR THE PROPERTIES

DESCRIPTION: THE VILLAGE AT WOODLAND LAKE, PHASE ONE

providence of the contract of

A portion of Block 1, WODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Flat Gook 116, Page 50, of the Public Records of Browerd County, Florids, being more particularly described as follows:

CONNENCING at the Southwesterly corner of seid Block I, said point being more perticularly described as follows:

Labe said point being further described at being on the Easterly right-of-way line of Northwest 54th Labe as shown on Labe said Piet, Honolann Lake Estaits, thence forth of the Point of the Southwest of the Southwest and Easterly Fight-of-way line, a distance continue North Office of 105.65 feet to a point of curvature of a circular curva to the late to the Point of Curvature of a circular curva to the late to the late to the late to the late to a point of curvature of a circular curva to the late to a point of curvature of a circular curva to the late to a point of the late of a curvature of a circular curva to the late to a point of a point of a curvature of a circular curva to a curvature curvature of a curvature to a point; thence south 600 divide Estat, a distance of 134.65 feet to a point of a point of the late of a circular described as being on the Westerly right-of-way line, a distance of said wonth described as being south 600 leving late said point being said westerly right-of-way line, a distance of teo.25 feet to a point to the said point of the late to a court of a court of a distance of teo.25 feet to a point of the said point of the late court of a distance of teo.25 feet to a point in the late of the late and being the late of the late of the late of the late and the late of the late and being the late of the late of

A portion of 8lock 2 of said WOODLAND LAKE ESTATES, being more perticularly described as follows:

SECINKING AL The Northwest corner of said WOODLAND LAKE ESTATES; thence South 69'10'5" East along the Worth line of said Woodland Lake Estates a distance of 81.98 feet to a point of the Meser South 69'10'5" a distance of 15.03 feet; thence South 90'14'09" Last, a distance of 15.03 feet; thence being torther described courses being further described as being son the Westerly right-of-way line of said Woodland as feet to a point; south 89'45'51" West, a distance of 194.35 feet to a point on the Westerly Foundary of said Woodland Lake Festerly boundary of said Woodland Lake Festerly Dougland South 89'45'51" West, a distance of 194.35 feet to a point on the Westerly Boundary of said Woodland Lake Festerly Dougland South 89'45'51" West, a distance of 194.35 feet to a point on the Westerly Boundary of said Woodland Lake Festerly Boundary Boundar

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A Committee of the Comm

A partion of diock 3, Towersen With a portion of the Private Like of sold HOOGLAD (REE ESTATES, being more particularly described as follows:

conjective at the worthwest corner of seid flock 1, said coint being further described as being the intersection of the Spatherly right-of-may line of Worthwatt Gist Pices and the Lasterly right-of-may line of Morthwest 65th Lane; throde South 89°10'16" East, a distance of 25.47 fact to the POINT OF BESIMFING of this description; thebee continue Southwast 60'16" East, a distance of 408.93 feet to a point of circular curve to the right; thence Southwast's 10'16" East, a distance of 408.93 feet to a point of circular curve to the right; thence Southwast plong the art of said curve, howing a radius of 25.00 feet; as are distance of 280.18 feet to a point; the art of said curve, howing a radius of the 10 feet; as are distance of 280.18 feet to a point; the last described deepse being further described as being on the Westerly right-of-way lies of Northwest 50th Lane as a seen on the Flat, Nonoland take ISTATES; thebene South 85°45'61" Wast, a distance of 149.91 feet to a point on the Westerly boundary of the Private lake as shown on the Westerly boundary of the Private lake as shown on the Westerly boundary of the Private lake as shown on the Westerly boundary of the Private lake as shown on the State lang said Nosterly boundary, a distance of 21.56 foet to a point; thence South 85°45'61" Rest, a distance of 110.00 feet to a point on the Eacterly right-of-way line of said Corve, hapfar for cervature of a circular curve to the right; thence Northeasterly and Easterly along the or of said corve, hapfar a radius of 25.00 feet, ap are distance of 39.75 feet to the POINT OF BEGIRAING. Said lands situate, lying and being is Browled County, Florida. Containing 5.5927 acros, pure or lass.

Sobject to 111 obsecuents, reservations, and rights-of-way

Subject to 21) emissionate, reservations, and rights-of-way of record.

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THE DECLARATION OF COVERNITO, RESTRICTIONS AND PASSMERSES

LEGAL DESCRIPTION FOR THE LOTE UPON THE PROPERTIES

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<u>DESCRIPTION: LDT 6</u>

A portion of block 1 of moderand Lake Estates, according to the Plat thereof, at recorded in Plat Book 116 impe to, of the Public Records of Browned Commity, Fiorids, being more particularly detailed of follows:

COMMENTIAL at the Southersterily corner of taid sleek 1, teld point being further Beautibad as helps on the Easterly right of may lies of Bortherst Foth Lace or ghose on the paid pile, woodlass take Estates; thence kepth op Le op Rost sleek sleek slid batterily right. A distance of 182,01 facts these worth 8744 for Char, a distance of 182,01 facts the Point of Scientist of this description; thence continue porth 8746 for Essay, a distance of 29.08 feet; thence South 60 14 05 feet, a distance of 3.50 feet; thence South 60 14 05 feet; thence South 60 15 feet; thence South 60 15 feet; thence South 60 16 05 feet; thence feet 60 16 05 feet; thence feet 60 16 05 feet; thence feet 60 16 05 feet; thence 60 16 05 feet; th

CERTIF LATE

I hereby certify that this legal bearsplies is true and correct to the best of Gy two-leage and be)inf.

OREBY ASD WAT, INC.

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ENERGY PORTER PROPERTY OF THE PROPERTY OF THE

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MOCRETTION: LOT 4

A portion of Sinch I of MODDLAND LAKE ESTAIRS, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the fabile Records of Broward County, Florida, being more particularly described as failure:

CONMENCING at the Sowthwasterly corner of this block it, said point being further described as being an the Easterly right of way lies of Borthwast 64th Lane as ghown on the said plat. Woodshoot Chris Estatist themes Marth 00 14'89" Mest along said tasterly right-of-way lies, a distance of 12.01 feet; theore for 12 of feet to the Point of Statistic of 12.02 feet; thence Marth 00 14'991 fest, a distance of 23.03 feet; thence Marth 00 14'991 feet, a distance of 23.04 feet; thence Marth 00 14'991 feet; a distance of 23.05 feet; thence Marth 00 14'991 feet; thence of 5.00 feet; thence Marth 00 14'991 feet; thence of 13.50 feet; thence marth 00 14'991 feet; thence of 13.50 feet; thence marth 00 14'991 feet; thence of 13.50 feet; thence marth 00 16'99" feet; a distance of 13.50 feet; thence marth 00 16'99" feet; a distance of 13.50 feet; thence marth 00 16'99" feet; a distance of 11.50 feet; thence Marth 00 16'99" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; a distance of 13.50 feet; thence Marth 00 16'91" feet; thence 16'91" feet; then

GINTLE STATES

I hereby certify that this tegal Description is true and correct to the best of by knowledge and belief.

DARRY AND HAY, INC.

PROPERTY HANDS

REST VALLE LIGHTED BY SERVICE RESTRICTION OF THE PERSON OF ENGROSSED BLEVETONE SEAL

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A Characteristics



A pertion of Block I of HODBLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block 1. said point being further described as being on the Easterly right-wood.Amp Lake ESTATES: theace North 000 14'09" Mest along said North 89 45'51" East, a distance of 102.01 feet; thence SEGINNING of this describtion; thence North 000 14'09" Mest along said North 89 45'51" East, a distance of 51.92 feat to the Point Of a distance of 43.23 feet; thence South 89 45'51" West, a distance of 28.08 feet; thence South 00 14'09" Ast, a distance of 8.33 feet; thence South 89 45'51" West, a distance of 8.33 feet; thence South 89 45'51" West, a distance of 6.00 thence North 85 45'51" East, a distance of 5.00 feet; thence South 00 14'09" East, a distance of 5.00 feet; thence South 00 14'09" East, a distance of 5.00 feet; thence 89 45'51" East, a distance of 11.50 feet; thence North EEGINNING. Said lands situate, lying and being in Broward County, Florida.

CERTIFICATE:

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I hereby certify that this Legal Description is true and coffect to the best of my knowledge and belief.

DARBY AND WAY. INC.

STEVEN M. BROOGS

REQUISITION LAND SURVIVOR NO. 3209

THE STEATS OF FLORIDA

NOT VALID UNITED SEALED WHITEAU EMBORSED SURVEYOR'D SEAL

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A portion of Black I of MOCDLAMP LAKE ESTATES, according to the Plat thereof, as recorded to Plat Spok 116, Page 50, of the Public Records of Browned County, Florida, being sore particularly described as follows:

commencing at the Southwesterly corner of maid block 1, calld point being further described as being on the Easterly right-of-way line of horthwest Sith lace at shewn on the said Plat, Mood Lake Esimiest themse Morth Do 14 Dg. Wost along said Easterly right-of-way line, a distance of B2.01 feet; themse worth 89 45 61 East, a distance of 63.92 fact to the POIMI OF ESIMINING of this description; themse morth 89 45 61 East, a distance of 50.00 feet; themse Sorth OD 14 09 Mest, a distance of 8.00 feet; themse Morth 89 45 61 East, a distance of 6.00 feet; themse Morth 89 45 61 East, a distance of 6.00 feet; themse Morth 89 45 61 East, a distance of 6.00 feet; themse South 89 45 62 Mest, a distance of 6.00 feet; themse Morth DD 14 Dg. Mest, a distance of 6.10 feet; themse Morth DD 14 Dg. Mest, a distance of 6.10 feet; themse politics South 89 48 51 Mest, a distance of 28.00 feet; themse politics. Set least, a distance of 43.13 feet to the POIMI OF BEHR-FIRM Sent least, a distance of 43.13 feet to the POIMI OF BEHR.

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CAMBY AND WAY, 180.

STORES IN ALBERT

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STATE OF PLOTON

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AND THE PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED

A partice of Black 2 of MDOGLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 60, of the Public Records of Aroxand County, Floride, being core particularly described as follows:

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I hereby contify that this legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

PROVIDE M. MICKEL ED LAND STRAFFED HIS JUST ELAPS OF RECORDS MOTIVALED UNIXED WASHINGAR LASS ENCYCKES GREECHE

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A portion of block i of appoints that ESTATES, according to the Plat thereof, as recorded to Plat dook its, Pega 50, of the Poblic Records of Broward Loosty, Florida, being sure particularly described as follows:

COMMENCING at the Southwesterly corner of raid plock 1, raid paint being further described as being so the fasterly right-point being further described as being so the fasterly right-pout and of Morthwest Sath Lies as shown on the laid plat. Supplied Lake Estatics; themce Borth to 14'09" west along taid porth 89'85's Cent. a distance of 891.58 feet; thence Estantians of this description; thence South 89'41'51" Vost, a distance of 23.08 feet; thence South 89'41'51" Vost, a distance of 8.31 feet; thence South 89'41'51" Vost, a distance of 8.00 feet; thence South 89'41'11" Vost, a distance of 5.00 feet; thence Morth 89'45'61" East, a distance of 23.60 feet; thence Morth 89'45'61" East, a distance of 3.60 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 89'45'61" East, a distance of 11.50 feet; thence Morth 815'14F166. Said lands alterate, lying and being in Areward County, Floride.

CLATIFICALE;

Alter Debugger 1 State of the State of the Contract of the Con

I bereby certify that this Logal Description is true and correct to the best of My Roowledge and belief.

DAMPT AND WAY, INC.

STEVEN N. PAROS CHIPTED LAND BOWERS NO. STEP 1 ATATE OF PLOTON.

MOT MALED UPLESS SEALED WITH AN HARDISTO BURNEYUR'S BEAL

A portion of Block 1 of MODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block 1. said of way line of Morthwest 54th Lane as Shown on the Easterly right-MODLAND LAKE ESTATES; thence North 00 14'09" Mest along said North 89'45'51" East, a distance of 53.92 feet to the Polat of a distance of 43.33 feet; thence BEGINNING of this description; thence Morth 00 14'09" West, tance of 28.08 feet; thence South 89'45'51" West, a distance of 43.33 feet; thence South 89'45'51" West, a distance of 8.33 feet; thence South 00'14'09" East, a distance feet; thence South 89'45'51" West, a distance of 5.00 thence Morth 89'45'51" East, a distance of 5.00 thence 80'45'51" East, a distance of 5.00 thence 80'45'51" East, a distance of 5.00 thence 80'45'51" East, a distance 80'45'51" East, a distance 80'45'51" East, a distance 80'45'51" East,

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC. STEVEN M. BINDES

ASSISTERED LAND SURVEYOR NO. 2009

STATE OF PLORIDA ..

NOT WALLD UNLESS SEALED WITHAN EMBOSSED BURVEYOR'S SEAL

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A portion of Black 1 of WOODLAND LAKE ESTATES, according to the Piel thereof, as recorded in Piet Book 116, Page 50, of the Poblic Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block I, said point being further described as being on the Easterly right-of-way line of Anothwest 54th Lase as shown on the said Plat. WOODLAND LAKE ESTATES: thence North 00 14'05" West along said North 89'45'51" East, a distance of 291.68 feet; thence Morth 89'45'51" East, a distance of 53.92 feet to the POINT OF a distance of 12.08 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 50.00 feet; thence North 89'45'51" East, a distance of 50.00 feet; thence North 89'45'51" East, a distance of 50.00 feet; thence North 89'45'51" East, a distance of 50.00 feet; thence North 90'4'09" West, a distance of 50.00 feet; thence South 89'45'51" West, a distance of 6.00 feet; South 89'45'51" West, a distance of 8.33 feet; thence 00'14'09" East, a distance of 23.08 feet; thence South 89'45'51" West, a distance of 8.33 feet; thence 00'14'09" East, a distance of 23.08 feet; thence South NING. Said lands situate, lying and being in Broward County.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARRY AND WAY, INC.

STEVEN M. BRIDGS
FROMSTERRO LANGEUMATYON NO. 2009
STATE OF FLONDA

MOT WALID UNLESS SEALED WITHAW EMBOSSED BUTTYTYON'S SEAL

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A portion of Black 1 of MODOLANO LAKE ESTATES, according to the Plat thereof, is recorded to Plat Book 114, Page 50, of the Public Retords of Browned County, Florida, being more particularly described on follows:

CONSENSING At the Touthwesterly corner of said Sleek 1. said said bying further described it being on the fasterly rightpaint bying further described it being on the fasterly rightof-way line of murthwest 54th tape as ghown on the fasterly rightwood.ARD LAKE ESTAIRS, thence Worth 80 14709 the taid plat,
fasterly right-of-way line, a distance of 401. 23 feet; though said
forth 89 45 51 Fest, a distance of 63.32 feet to the Point of
EAST, a distance of 29.08 feet; though Sawth 69 45 61 a
a distance of 11.50; thence Royth 89 45 51 tast, a distance of 5.00 feet;
of 5.00 feet; thence South 00 14 99 6 51 tast, a distance of 73.50
thence South 00 14 99 East, a distance of 5.00 feet;
45 51 Host a distance of 26.08 feet; thance Forth 00 14 99
[65 62 Host a distance of 43.33 feet to the Point of Steinbild.

Logic, a distance of 43.33 feet to the Point of Steinbild.

Tands situate, lying and being in Broward Chapty, florida.

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CARBY ARD PRE, INC.

ATSWEA M. (FRESCH)

ACCORDING LAND DATASETH (AD., SAC.)

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MATTER DE LINE SE LE MINAN ENGINEED BUTCHTORY BEAL.

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A particular of Black b of MODELAND LAKE ESTATES, according to the flat thereas, as recorded in Plat add 116 Pape 50, of the Poblid Accorder a Fronted County, Florida, being particularly described as tollows:

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I hereby cartify that this taged description is true and correct to the best of my bearledge and helief.

DARET AND HAY, INC.

STOCK AL MAJORNY AND TOTAL LAND MAJORNY STATE OF PRINCIPLE

DATESTAND COMMERCIAL PROPERTY PROPERTY

LAMONATES

A portion of Block 1 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block I, said point being ferther described as being on the Easterly right-HOODLAND LAKE ESTATES; thence North 00 14'09" Hest along said North 89'45'51" East, a distance of 401.35 feet; thence BEGINNING of this description; thence North 00 14'09" Hest, a distance of 43.23 feet; thence South 89'45'51" Hest, a distance of 28.08 feet; thence South 89'45'51" Hest, a distance of 8.33 feet; thence South 89'45'51" Hest, a distance of 8.33 feet; thence South 89'45'51" Hest, a distance of 8.31 feet; thence South 89'45'51" Hest, a distance of 6.00 thence Ngrth 89'45'51" East, a distance of 5.00 feet; thence South 89'45'51" Hest, a distance of 5.00 thence Ngrth 89'45'51" East, a distance of 5.00 feet; thence South 89'45'51" East, a distance of 5.00 feet; thence 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51" East, a distance of 11.50 feet; thence North 89'45'51

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

- SARBY AND WAY, INC.

STEVEN M. SINGS PRÉDISTIENED LAND SUMMERON NO. 2269 STATE OF RORDA

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MOT VALID UNLESS BEALED WIRLAN EMBOSSEO SURVEYOR'S SEAL

NAME AND ADDRESS OF THE OWNER.

PERCEIPFION LOT 16

A portion of Black I of Monotage take (SPATES, according to the flat thereof, as recorded to Plat Book JIS, Page 40, of the Jubic Records of Broward County, Florida, being more particularly described at fullows:

Completing at the Southwesterly corner of said Black I, raid point being further described as being on the festerix right-of-way line of Borthwest 64th Lade as above on the rule Plat. Hopping of Borthwest 64th Lade as above on the rule Plat. Hopping of Hot Interest of Latteria right-of-way bine, a distance of 63.93 feet to the Point of Beginning of this description; business worth 69 46-51 Fost, a distance of 11.50 feet; themse Morth 69 46-51 Fost, a distance of 11.50 feet; themse Morth 60 14-99 West, a distance of 5.00 feet; themse Morth 60 14-99 West, a distance of 5.00 feet; themse Morth 60 14-99 West, a distance of 5.00 feet; themse Morth 60 14-99 West, a distance of 5.00 feet; themse Morth 60 14-99 West, a distance of 5.00 feet; South 89 49-51 Fost, a distance of 5.00 feet; South 89-45-50 Fost, a distance of 5.00 feet; South 89-45-50 Fost, a distance of 5.00 feet; South 89-45-50 Fost, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; South 89-45-50 Fost, a distance of 5.00 feet; Fost, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance of 5.00 feet; Themse 60 14-05 East, a distance 6

CERTIFICATE:

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DARRY AND MAT. LAC.

STATES OF PLOTONS

THE RESIDENCE PROPERTY. Chambies of the same and again

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A pertion of Black I of MODELAND LAKE ESTATES, according to the fift thereof, as recorded to Flat Book its field 50, of the Public Records of Branard County, florids, being sore particularly described as follows:

But a stand a first production of the property of the production of the standard of the standa

COMMERCIAL At the Southmeaterly corner of taid block 1, and polat being further described as being of the Listerly right-of-way line of Morthwest 64th Long as about on the said Plat. Hooling Link Estates, thence Borth OD 14'05" West along asid Estately right-of-way ties, a distance of 45th; feet to a moint of torvators of a circular curve to the left; thence morthwesterly along said curve, having a radius of 85.00 feet, as are distance of 42.65 fast to a point, the left two described courses being forther described as being on the fasterly right-of-may line of morthwest 64th tape as salvay on the said Plat, monutano Laxe Estates; thence worth 48'45'51' East, a distance of 28.09 feet to the POINT of Missingle of this describing; thence continue Egrath 48'65'51' East, a distance of 65,00 feet; thence South 41'44'08" feet, 4 distance of 27.31 feet; these togth 48'45'51' Mast, a distance of 80.67 feet; theore South 41'44'08" feet, thence South 41'44'08" feet, thence Morth 41'40'08" feet; thence forth 41'40'08" feet; thence of 27.31 feet; these togth 48'45'51' Mast, a distance of 80.67 feet; thence South 41'40'08" feet; thence forth 41'40'08' feet, a distance of 27.31 feet; thence forth 41'40'08' feet, a distance of 27.31 feet; thence forth 41'40'08' feet, a distance of 2.25 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet; thence forth 41'40'08' feet, a distance of 2.55 feet feet, a distance of 2.55 feet feet feet feet fee

COLTIFICATION 1

I heraby cortify that this logal beautiption is true and correct to the bast of my knowledge and heliof.

DARRY AND PAY, INC.

MENTER M. SERVICE SERVICE OF SERVICE NO. 2244

ENGOCKE STREET & FAT

11480mm196

A portion of Block 1 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block 1, said point being further described as being on the Easterly right-woodland Lake ESTATES; thence North 90 14'09" Hest along said boint of curvature of a circular curve to the last two described an arc distance of 42.55 feet to a soint, the last two described an arc distance of 42.55 feet to a soint, the last two described an arc distance of 42.55 feet to a soint, the last two described an arc distance of 42.55 feet to a soint, the last two described courses being further described as being on the Easterly Plat, WOODLAND LAKE ESTATES; thence North 48 45'51" East, a distance of 28.09 feet to the Polnt of Beginning of this describion; thence continue North 48 45'51" East, a distance of 55.00 feet; thence South 48 45'51" West, a distance of 68.50 feet; thence South 48 45'51" West, a distance of 68.50 feet; thence South 48 45'51" West, a distance of 68.50 feet; thence South 48 45'51" West, a distance of 68.50 feet; thence South 48 45'51" West, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 68.50 feet; thence South 48 45'51" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09" East, a distance of 72.50 feet; thence South 19 14'09"

STATE OF THE PARTY OF THE PARTY.

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARST AND MAY, INC.

VICTORY IN

STEVEN M. BRIGGS SEGNIFIED LAND SURVEYOR NO. 2269 STATE OF FLORIDA

NOT VALID UNLESS SEALED WITHAM EMBOSSED SURVEYOR'S BEAL

11430ME19

A portion of Block 1 of MODELAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwesterly corner of said Block 1, said point being further described as being on the Easterly right-of-way line of Northwest 54th Lane as shown on the said Plat, WOODLAND LAKE ESTATES; thence North 00°14'09" West along said Easterly right-of-way line, a distance of 426.32 feet to a soint of curvature of a circular cerve to the left; thence Northwesterly along said curve, having a radius of 85.00 feet, an arc distance of 95.67 feet to a point, the last two described courses being further described as being on the Easterly right-of-way line of Northwest 54th Lane as shown on the said Plat, WOODLAND LAKE ESTATES; thence North 48°45'51" East, a distance of 33.17 feet to the POINT of BESIANING of this description; thence continue Ngrth 48°45'51" East, a distance of 66.00 feet; thence South 41°14'09" East, a distance of 26.00 feet; thence South 48°45'51" West, a distance of 68.50 feet; thence North 48°45'51" East, a distance of 13.92 feet; thence North 48°45'51" East, a distance of 2.50 feet; thence North 48°45'51" East, a distance of 13.92 feet; thence North 48°45'51" East, a distance of 2.50 feet; thence North 48°45'51" East, a distance of 2.50 feet; thence North 48°45'51" East, a distance of 2.50 feet; thence North 48°45'51" East, a distance of 2.50 feet; thence North 48°45'51" East, a distance of 13.92 feet; thence North 41°40" Nest, a distance of 12.08 feet to the POINT of BEGINNING. Said lands situate, lying and being in Broward County, Florida,

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

STEVEN M. BRIDGS

ELECTRIC LAND SURVEYOR NO. 3269

STATE OF FLORIDA

MUI WAUTHURLESS SEALED WITHIAM EMBOSSED SURVEYOR'S SEAL

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DESCRIPTIONS LOT 20

A portion of Bigch 1 of WOODLAND LAKE ESTATES, according to the Plat thereof, as reterpted to Plat Book 116, Page 50, of the Public Records of Browned County, Floride, being nors particularly described as follows:

commencing at the southwesterly corner of smid Glock 1, said or int being further described as being on the Easterly right-of-may line of Northwest Edin Lane as known on the smid Plat. MODDLAND LAKE ESTATES: themse Motth 001 14 bg. West along said Easterly right-of-way line, a distance of 425.32 feet to a point of curvature of a circular curva to the farts themse apolated of curvature of a circular curva to the farts themse apolated of curvature of 455.57 feet to a point, the last two described courses being further described as maint on the factority right-of-way line of Motthwest Edin Lane As shown on the seld plat, Modolland Lake transes to the Last and the factority described on the seld plat, the curvator transes to the Point of BEGINMING of this describetion; themse continue forth 48 de 65 feets, a distance of 53.13 feets themse South 48 de 65 feets, a distance of 57.14 feets themse South 48 de 65 feets, a distance of 57.14 feets themse South 48 de 65 feets, a distance of 57.14 feets themse South 41 14 feets Mest, a distance of 77.83 feets themse South 41 14 feets, a distance of 17.83 feets themse South 41 14 feets, a distance of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse of 17.83 feets themse South 41 14 feets themse feets themse South 41 14 feets themse feets themse south 41 14 feets themse feets th

CERTIFICATE +

I heraby comply that this tegal Unscription is true and correct to the best of my boowledge and belief.

DAGES AND WAY, THE.

MINE OF ROSEM

ANY WALLES CORLEGES SEALED WITHLAND TAMOGRAD SURVEYOUT SEAL



DEHCATETTONT LOT EL

A portion of Block 1 of Hood(Aho LAKE ESTATES, according to the Plat thermal, as recorded in Plat Book 115, Page 50, of the Public Records of Browned County, Florida, being more particularly described as fellows:

COMMENCIAL at the Southwest coroor of yold Block I; reld going being forther described as being the laterier for of the Easterly Tight of her literary line of M.W. 55th Lang and the Bortherly right-of-may line of M.K. Firt Place; thones South \$9 10/16" East, a distance of 72.30 feat; theore Borth 60/49" 44" Fast, a distance of 41.22 fort to the Polat of South MINE of this description; theore contlete Morth of 49 der Cest, a distance of 29.00 feat; theore contlete Morth of 49 der Cest, a distance of 29.00 feat; theore south 89 10'16" East, a distance of 12.50 feat; togoes worth 00'41'44" Cest, a distance of 5.00 feat; theore South 69'10'5" Most, a distance of 6.00 feat; theore South 69'7'44" West, a distance of 6.00 feat; theore South 69'10'19'40' West, a distance of 5.00 feat; theore South 69'10'19'40' West, a distance of 5.00 feat; theore South 69'10'19'40' West, a distance of 5.33 feat; theore South 69'10'19'40' West, a distance of 53.39 feat to the Polat of Belliming. Sold Land 61 state, Iring and being in Freeband County, Florida.

Subject to all disemble, reservetions, and rights-of-way of record.

CERT I F ICATE +

I bereby cardify that this lagar Description is true and correct to the bast of ay beneficige and belief.

STORE OF FLIRADA

HOPPORTED BUILDING PARTIES WITH AN ENGOSERO BIUNEYOUR BEAU.

065[3]21[04: 107 22

A partion of Block 1 of MOOPLAKO LAKE ESTAIRS, according to the Plat thereof, as recorded in Plat Book 116, face 50, of the Public tecards of Broward County, Florida, being nors perticularly described as follows:

Configuration at the Southwest corner of self-block 1; said point being forther described as being the intersection of the Easterly sight-of-way lies of a.w. 55th Lane and the Bottherly right-of-way lies of a.w. 55th Lane and the Bottherly right-of-way lies of w.w. 511 Place; thence south ap 10-16 East, a distance of 72.33 feet; thence dorch of 49 44 East, a distance of 24.88 feet to the Point of Etoriships of this description; thence continue fout to the Point of Etoriships of this description; thence continue to East, a distance of 43.63 feet; thence south 60 45'44 West, a distance of 28.08 feet; thence morth 89 10'16' West, a distance of 8.00 feet; thence south 60 49'44' West, a distance of 8.00 feet; point 69'49' East, a distance of 8.00 feet; point 69'44' East, a distance of 8.00 feet; thence worth 89 10'16' West, a distance of 11.50 feet to the Point of Recipied. Said leads situate, lying and being th Broward County, Florida,

Subject to all essencets, reservations, and rights of wear of second.

CEBTITICATE:

I became certify that this Legal Description is true and correct to the back of my knowledge and baller.

DARLY AND WAY, INC.

STATE OF TROPE

CONTRACTOR DESCRIPTION OF THE PERSON NAMED AND PARTY OF THE PERSON Bitiossin stavefore szel.

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DESCRIPTION: LOT 23

A parties of Block | of Magolama take Estates, according to the Plat Exercity at recorded in Plat Book [16, Page 50, of the Poblic Records of Browerd County, Flor(No. being more particularly described as follows:

COMMERCIAN at the Southwest corner of said block it said point being further described as being the intersection of the Fasterly right-of-way line of M.W. ESth Lane and the Northerly right-of-way line of M.W. 61t, Prace; thence South 89 10-16 East, a distance of 72.33 feet; thence Borth 00 der 44 East, a distance of 24.84 feet; thence continue feet to the PDINI OF BESTHINGS of this description; thence continue for this description; thence continue for this description; thence continue for whit, a distance of 33.31 feet; thence South 69 10 feet; thence of 88.08 feet; thence South 69 10 is Zeit, a distance of 88.31 feet; thence South 69 10 is Zeit, a distance of thence South 69 10 is East; thence south 69 10 is East; thence of 5.00 feet; thence of 5.00 feet; thence North 69 10 is East; thence of 5.00 feet; thence North 69 10 is East; thence of 5.00 feet; thence South 69 10 is East; thence of 5.00 feet; thence South 69 10 is East; thence of 5.00 feet; thence South 69 10 is East; thence of 5.00 feet; thence South 69 10 is East; thence of 5.00 feet; thence South 69 10 is East, a distance of 12.50 feet to the Point of efficiency. Said lands eituate, lying and baing in Groward County, Florida.

Subject to all estimants, reservations, and rights-of-way of record.

CONTINUE :

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I heraby cortify that this togal Description is true and correct to the book of my knowledge and belief.

DARBY AND WAY, THE.

STEREN IA WRIGHTS

ARTHURSON LAND MUNICIPAL ROL SHALL

EXAMPLE OF PLUMBUA

HOW AND INDESS REALIZED MATERIAL HALPSOCO ELEMENTOR BRAZ

11480mm202

A portion of Block I of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II.6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of said Block 1; said point being further described as being the intersection of the Easterly line of N.W. 55th Lame and the Northerly right-of-way line of N.W. 55th Lame and the Northerly right-of-way for 72.33 feet; thence Kerth 00 4g 44 East, a distance of 53.92 feet to the POINT OF BEGINNING of this description; thence continue for Hest, a distance of 11.50 feet; thegoe North 89 10 16 Hest, a distance of 11.50 feet; thegoe North 89 10 16 Hest, a distance of 11.50 feet; thegoe North 89 10 16 Hest, a distance of 10.00 feet; thegoe North 89 10 16 Hest, a distance of 23.50 feet; thegoe South 00 49 44 Hest, a distance of 6.00 feet; thegoe North 89 10 16 Hest, a distance of 6.00 feet; thegoe North 89 10 16 Hest, a distance of 6.00 feet; thegoe North 89 10 16 Hest, a distance of 6.00 feet; thegoe South 00 49 48 Hest, a distance of 6.00 feet; thegoe South 00 49 48 Hest, a distance of 6.00 feet; thegoe South 89 10 16 Hest, a distance of 8.33

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARSY AND HAY, INC.

STEVEN M. BRIGGS
REGISTERED LAND BURNEYOR NO. 1289

The state of the s

NOT WALLD UNLESS SEALED WITHAM EMBOSSED SURVEYOR'S SEAL.

11430mm203

A portion of Block 2 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as

COMMERCING at the Northwest corner of said WOODLAND LAKE ESTATES; thence South 89 10'51" East along the North line thereof, a distance of 82.98 feet; thence South 44 42'12" East, a distance of 35.01 line of N.W. 55th Lame, a distance of 54.01 feet; thence South 890 line of N.W. 55th Lame, a distance of 54.01 feet; thence South 890 this description; thence of 58.08 feet to the POINT OF BEGINNING of of 29.08 feet; thence North 00 14'09" West, a distance of 11.50 feet; thence South 890 45'51" West, a distance of 11.50 Rorth 00 14'09" West, a distance of 11.50 Rorth 00 14'09" West, a distance of 5.00 feet; thence South 890 45'51" Best, a distance of 11.50 Rorth 00 14'09" West, a distance of 23.50 feet; thence North 890 45'51" East, a distance of 6.00 feet; thence North 890 45'51" East, a distance of 8.33 feet; thence Morth 890 45'51" East, a distance of 43.33 feet to Broward County, Florida,

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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participation of the section of the section of

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

NOT VALID UNLESS STALLED WORKAN EMUOSSED SURVEYOR'S SEAL

11480mm204

A parties of block 2 of WOODLAND LAKE ESTRIES, according to the Plat Energy, on recorded in Plat Book 116, Pays 50, of the Public Seconds of Braward County, Florida, being more particularly described as

COMMENCING At the Morthwest corner of seid woodland like Figates; thence South 89 10:51" East along the Maria line thereof, a distance of 2:30 feet; thence South 60 18:09 East along the Westerly right-of-way light of M.M. Soth Lane, a distance of 56.01 feet; thence South 60 18:09 East along the Westerly right-of-way 1994; 51 West, a distance of 29.00 feet to the POINT OF REGIMPING of 19:00 feet; thence South 60 18:09 West, a distance of 40.13 feet; thence North 89 45:51 East, a distance of 40.13 feet; 60 14:09 East, a distance of 40.13 feet; 60 14:09 East, a distance of 8.31 feet; thence South 89 45:51 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 5.00 feet; thence South 60 14:09 East, a distance of 6.00 feet; thence South 60 14:09 East, a distance of 6.00 feet; thence South 60 14:09 East, a distance of 6.00 feet; thence South 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance of 6.00 feet; thence 60 14:09 East, a distance 60 14:09 East (6.00 East (6.00

Sabject to oil commence, reservatings, and rights-of-way of record.

<u>CERTIFICATE</u>:

I hereby cartify that this legal description to true and correct to the best of my knowledge and belief.

DARRY AND MAY, INC.

ADMIN OF STORMS STORMS

NAME OF THE PARTY EMBOSSED CHMERCILO STAT

A partion of Black Z of Modeland Lake Estates, according to the Plat thereof, as recorded in Plat Book | 16, Pape 50, of the Public Records of Browned County, Florida, being more particularly described as follows:

COMMENCING at the Morthwest corner of trid Modulate Lake (SIATES; thagee South B9 10'S1" Last along the Borth line thermof, a distance of 52,98 feet; thence South 44'8'12" Last, a distance of 35,03 feet; thunce South 60'14'04' feet along the Matterly right-of-may line of 8.4. 55th Lapo, a distance of 54,01 feet; those South 89'45'51" Vest, a distance of 39,00 feet to the Polly Of Bealingfor of 19'04 feet; those South 89'45'51" Vest, a distance continue South 89'45'51" Vest, a distance of 29.08 feet; those South 60'14'09" feet; a distance of 43.31 feet; those Morth 89'45'51" feet; a distance of 28.08 feet; thence Conth 60'14'09" Most, a distance of 8.33 feet; those Conth 69'409" Most, a distance of 8.33 feet; those South 89'45'51" Inst. 23.60 feet; those South 89'45'31" Hest, a distance of 5.00 feet; those feet; those of 5.00 feet; those of 5.00 feet; those feet; tho

Subject to all mesonants, reservations, and rights-of-way of record.

TRAFIF IT LIE

I hereby cortify that this legal Description is true and correct to the best of my knowledge and belief.

DARKT MUD MAY, 18C.

Depote M. Service

Beschrift LANG SURVEYOR SO. 2011

TATE OF PLOSES.

EWEGESC ENSUENCES SOM WOLLPATER (OUTER SEATED MEDIUM

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DESCRIPTION LOT FO

& gortion of Block 2 of WoodLAND LARG ESTATES, according to the flat ENGINES, as recorded in Plat Sant 136, Page 30, of the Public Records of Browned Couply, Piprida, being more porticularly described as

COMMENCING at the Mortakest Corpar of said woodship lake Estates; those South go 10'51" fact vigos the Morth line thereof, a district of S2.56 faut itemes South adds is East, a distract of S2.56 faut itemes South adds is East, a distract of S2.56 lane, a distance of S2.03 feet; there so the Lane, a distance of S2.03 feet; there so the Poths of S2.04 feet; there so the Poths of S2.04 feet; there are so the south of S2.04 feet; there so the S2.04 feet; there so the S2.04 feet; there so the S2.04 feet; there of S2.04 feet; those so the S2.04 feet; there so the S2.04 feet; the S2.04 feet; there so the S2.04 feet; there so the S2.05 feet; the S2.

Subject to all essectors, reservations, and rights-of-way of record. CERTEPTEATE:

I horeby cartify that this legal Description is true and correct to the host of my Appriledge and Apple? CARBY AND VAL. INC.

Applied to begins a subject of the control of the c

ROWERS CONTROL BRANCH STATE OF THE PROPERTY OF

A portion of Block 3 of MOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Flor(da, being more particularly described as follows:

COMMENCING at the Northeast corner of Block 3 of said MOODLAND
LAKE ESTATES: said point being the intersection of the Southerly
right-of-way of N.M. 61st Place with the Mesterly right-of-way of
N.M. 54th Lane; thence South 60° 14'09" East, a distance of 265.40
POINT OF BEGINNING of this description; thence continue South 89°
45'51" Mest, a distance of 29.08 feet; thence continue South 89°
a distance of 11.50 feet; thence South 89° 45'51" Mest, a distance
of 5.00 feet; thence South 60° 14'09" East, a distance of 23.50
feet; thence Rorth 89° 45'51" East, a distance of 23.50
South 60° 14'09" East, a distance of 8.33 feet; thence Morth 89° 45'
11" East, a distance of 28.08 feet; thence Horth 60° 14'09" Mest, a
distance of 43.33 feet to the POINT OF BEGINNING. Said lands situate,

Subject to all easements, reservations, and rights-of-way of record.

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARRY AND WAY, INC.

STEVEN BL BRIDGS
WESTSTHED LAND SURVEYOR NO. 3269
STATE OF FLOREDA

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MOD WATER BUSINESS OF THE PARTY EMBOSSED SURVEYOR'S SEAL

11480ME208

A portion of Block 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public scribed as follows:

COMMENCING at the Northeast corner of Block 3 of soid MODOLAND
LAKE ESTATES; said point being the intersection of the Southerly
right-of-way of N.W. Gist Place with the Mesterly right-of-way of
N.W. 54th Lane; thence South 00°14°09" East, a distance of 266.40
POINT OF BEGINNING of this description; thence continue South 89°45'.
Sistance of 43.33 feet; thence Morth 89°45'51" East, a distance of 28.08 feet; thence South 00°14'09" East, a
28.08 feet; thence Morth 00°14'09" West, a distance of
00°14'09" West, a distance of 23.50 feet; thence Courth 89°45'51"
Kest, a distance of 5.00 feet; thence South 89°45'51"
Kest, a distance of 5.00 feet; thence South 89°45'51"
Kest, a distance of 5.00 feet; thence South 89°45'51"
Kest, a distance of 5.00 feet; thence South 89°45'51"
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Kest, a distance of 5.00 feet; thence South 89°45'51"
Kest, a distance of 5.00 feet; thence South 89°45'51"
Kest, a distance of 5.00 feet; thence North 00°14'09" West, a distance of 11.50 feet to the POINT OF EEGINFING. Said lands situate,

Lake ESTATES:

Said lands situate.

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARBY AND WAY, INC.

STEVEN M. SPEGGS
ANGISTERIO LAND SUPERFORMO. 2283

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

11430 1 209

A portion of Block J of HODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of Block 3 of said MODDLAND LAKE ESTAIRS; said point being the intersection of the Southerly right-of-way of N.W. 51st Place with the Mesterly right-of-way of N.W. 54st Place with the Mesterly right-of-way of feet; thence South 69 45'51" Nest, a distance of 265.40 POINT OF BEGINNING of this description; thence continue South 69 45'51" Nest, a distance of 29.00 feet to the 51" Nest, a distance of 29.08 feet; thence North 00 14'09" West, a distance of 43.33 feet; thence South 69 45'51" East, a distance of the 528.08 feet; thence South 00 14'09" East, a distance of 8.33 feet; 00 14'09" East, a distance of 8.33 feet; 00 14'09" East, a distance of 5.00 feet; thence South 69 45'51" tance of 11.50 feet to the POINT OF BEGINNING. Said hands situate.

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief,

DARBY AND WAY, INC.

STEVEN M. BRIDGS
STEVEN M. BRIDGS
STATE OF FLOREDA
STATE OF FLOREDA

NOT VALID UNLESS SEALED WITHOUT EMOOSOED BUNYEYON'S SLAP

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THE PERSON NAMED IN COLUMN

A portion of first 3 of Hagaiana LAKE ESTATES, according to the Piet thereof, as recorded in Piet 8000 tid, Page 50, of the Public Records of Brandre County, Florida, being more particularly described as follows:

COMMENCING at the Kortheast corner of Black J of said WOODLAND LASE ESTATES; said point being the intersection of the Southerly right-of-way of F.M. 61st Place with the Mesterly right-of-way of F.M. 54th Lane; thence South 00 le op fast, a distance of 256,00 feet; themes South 89 45'51" Mass, a distance of 68.00 feet to the POINT OF REGISTRING OF this description; thence continue South 89 45'51" Mass, a distance of 11.50 feet; thence South 89 45'51" Mass, a distance of 12.00 feet; thence South 89 45'51" Mass, a distance of 6.00 feet; thence Morth OD 14'09" Mass, a distance of 23.50 feet; thence dorth 89 45'51" East, a distance of 6.00 feet; thence Morth 00 14'09" Mess, a distance of 6.00 feet; thence Morth 10 45'51" East, a distance of 6.00

Subject to all desentate, reservations, and rights-of-way of record.

CEATIFICATE:

I bereby cortify that this tegal Description is true and correct to the birt of my knowledge and belief.

DATES AND WAT, INC.

PROFIT M. 40008

ENGOSSED BYLANDAMES SEVED MAIN SON

Alternative property and the second second

DESERIPTION: LOT 113

A portion of Block 3 of Moodtago take ESTATES, becarding to the Ptal therpor, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Floride, being core particularly described as (o)lows;

commercing at the Mortheast corner of Slock 3 of said Modeland LAKE ESTATES; said point boing the intersection of the Southerly right-of-way of N.M. 51st Place with the Masterly right-of-way of N.M. 51st Place with the Masterly right-of-way of N.M. 54th Lage; thance South 00 14'09" East, a distance of 156.74 fact; those South 89 45'51" Wast, a Distance of 58.08 feet to the POINT OF REDIMNING OF this description; those South 00 14'09" East, 45'51" West, a distance of 29.08 foet; those South 00 14'09" East, a distance of 11.50 feet; those South 99 45'51" West, a distance of 51.50 feet; those Youth 00 14'09" East, a distance of 50.00 feet; those Youth 00 14'09" East, a distance of 6.00 feet; those South 00 14'09" East, a distance of 5.31 foot; those dorth 89'45' East, a distance of 43.13 feet to the POINT OF BEDINEIRO. Said lands sitesta, lying and being in Brownerd County, Floridg.

Subject to all wassments, reservations, and rights-of-way of record.

FERTIFICATE :

I heraby cartify that this Legal Opscription is true and correct to

PRREY AND MAY, INC.

MATERIAL M. BINOUS MATERIAL SAND SULVEYON NO. 2009 POWER OF RIGHTINA

MOT WALLO TRAINERS ALSO WEREAU FINEDSSED BURNEYOR'S SEAL

OFSCRIPTION: LOT 115

A portion of Block I of Modpland Lake ESTATES, according to the Plat thereof, as reported in Plat Book 116, Page SO, of the Poblic Records of Fronted County, Floridge, being more particularly described at follows:

COMMENSING at the Northeast corner of block 3 of said WOODLASD LAKE ESTATES; said being the intersection of the Southerly right-of-way of R.K. 61st Place with the Hesterly right-of-way of R.K. 61st Place with the Hesterly right-of-way of rest; thence South 69°55°51° Wort, a distance of EP.00 feet to the POINT OF SEGUMENTS of this description; thence continue South 69°65°51° Wort, a distance of EP.00 feet to the ST Wort, a distance of 32.39 feet; thence forth 50°16°08° Eest, a distance of 33.39 feet; thence forth 52°48'51° Eest, a distance of ES.00 feet; thence Morth 69°65'51° Eest, a distance of 6.31 feet; thence Morth 69°65'51° Eest, a distance of 6.31 feet; thence Morth 69°65'51° Eest, a distance of 6.00 feet; thence Morth 69°65'51° Eest, a distance of 6.00 feet; thence Morth 69°65'51° Eest, a distance of 6.00 feet; thence Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 60°18'08° Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 60°18'08° Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 60°18'08° Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 60°18'08° Morth 69°65'51° Eest, a distance of 1.50 feet; thence Morth 60°18'08° Morth

Subject to all assuments, reservations, and rights-of-way of second,

CERTIFICATE!

! Baraby contify that this legal Description is true and correct to the bast of my knowledge and builty.

SAY, INC.

KATHOD GREES SEALED WHIM ENGOSSED SUTATION'S SEU

A portion of Stock 3 of WoodLArd Lake ESTATES, according to the Plat thereof, as recorded to Plat Book 115, Page 58, of the Public Records of Browned County, Florida, being more particularly described by follows:

COMMENCING at the Northwest corner of Block 3 of said VOQULAND LARGE ESTATES; sold point being the intersection of the Southerly right-private of A.M. Blat Pince with the Hesterly right-of-way of A.M. Blat Pince with the Hesterly right-of-way of fact; theore South A9 45:51 Wort, a distance of 29.00 fact to the POINT OF STEINING OF this description; thence continue South 89 45:51 West, a distance of 29.00 fact; theore south 69 45. Blattance of 43.33 feet; thegee Morth 89 65 61 Fact, a distance of 28.00 feet; thegee Morth 69 45:51 Fact; a distance of 5.33 feet; thegee Morth 69 45:61 Fact, a distance of 5.33 feet; they are the fact of 5.00 feet; theges south 60 14:09* East, a distance of 5.35 feet; the fact; they are the fact of 5.35 feet; they are the fact of 11.50 feet to the foint of meetinging. Said her 4:51 feet, a distance of 11.50 feet to the foint of meetinging. Said lands ritered, lying and Maing in Browned County, Florida.

Subject to all detempate, reservations, and rights-of-way of record.

CENTEF | CATES

I horeby certify that this legal description is true and correct to

PARRY AND WAT, INC.

Particular of Hillson

EPROSESS BENEAUTH REFT.

<u>and the second control of the second contro</u>

DESCRIPTION: LOT LIN

A portion of Block 3 of Woodfand Lake Estates, according to the Plat thereof, as facorded in Plat Book 116, Page 50, of the Fublic Reserve of Groward County, Florida, being born particularly described as follows:

<u>and the state of the second o</u>

COMMERCING at the Morthaust corner of Glack 3 of early Woppland Lake Estates; said point being the interaction of the Southerly right-of-way of M.W. dist Placewith the Wosterly right-of-way of M.W. dist Placewith the Wosterly right-of-way of 150.74 M.W. Sath land; thence South 60 in Or Fast, 4 Mintante of 150.74 Point of Stillmine of this description; thence of Edge feet to the Sir West, a distance of Edge feet to the Sir West, a distance of 11.50 Test, thence South 69 45:61 West, 4 Mintante of 12.00 Test, thence South 69 45:61 West, 4 Mintante of the Control of 12.00 Test, thence Forth 00 14 Ora West, 8 Mintante of 23.60 Test, 1 Mintante of 23.60 Test, 1 Mintante of 23.60 Test, 2 Mintante of 23.60 Test, 3 Mintante of 23.60 Test, 1 Mint

Subject to all resecrets, reservetions, and rights-of-way of record.

I hereby cartify that this Logal Description is true and correct to BRESY AND HAY, INC.

JE TO

STATE OF BUREA

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STORES OF STREET

WITH MENTERS SEVERO MENTERS DESCRIPTION DESCRIPTION AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAME

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A portion of Block 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMERCING at the Northwest corner of said Block 3: said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st place and the Easterly right-of-way of N.W. 51st place and the Easterly right-of-way of N.W. 55th Beginning of this description; thence of 319.96 feet; thence a distance of 29.08 feet; thence a distance of 29.08 feet; thence a distance of 29.08 feet; thence South 69°10'16" East, a distance of 11.50 feet; thege South 00°49'44" West, a distance of 5.00 feet; thence South 69°10'16" East, a distance of 00°49'44" East, a distance of 00°49'44" East, a distance of 33 feet; thence North 00°49'44" East, a distance of 6.00 feet; thence South 69°10'16" East, a distance of 5.00 feet; thence North 89°10'16" East, a distance of 6.33 feet; thence North 00°49'44" East, a distance of 6.33 feet; thence North 89°10'16" East, a distance of 6.00 feet; thence North 89

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARRY AND WAY, INC.

STATE OF PLONIDA

STEPPEN M. BRICKIS STREET LAND STURVEYOR NO. 3469

MOTURALD WILLESS OF A PIPO MICHELLY EMBOSSEN SURVI, YOU'S SEAL

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A portion of thock 3 of MDOOLAND LAKE ESTATES, according to the Plat thirsof, as recorded in Plat Book 118, Page 50, of the Fublic Records of Browner's County, Florida, builds note particularly described up follows:

COMMENTING at the Morthwest corner of told black II said paint being fortably described as being the laterspection of the Southerly right.

Constitute described as being the laterspection of the Southerly right.

Lans; thence South 39 10 16 East, 1 distance of 119.86 feet; thence South 00 49 44 best, 2 distance of 29.00 feet to the Point of a distance of 18.00 feet; thence of 18.00 feet; thence of 18.00 feet; thence south 69 10 15 East, 2 distance of 43.03 feet; thence morth 00 49 44 East, 2 distance of 23.08 feet; thence of 18.00 feet; thence of 18.00 feet; thence of 18.00 feet; thence feet, 4 distance of 5.00 feet; thence of 8.33 feet; thence feet, 4 distance of 5.00 feet; thence feet, 4 distance of 5.00 feet; thence feet, 4 distance of 5.00 feet; thence feet, 5.00 feet; thence feet, 6 distance of 18.50 feet; thence of 18.50 feet; thence feet, 6 distance of 18.50 feet; thence feet, 6 distance of 18.50 feet; thence of 18.50 feet; thence of 18.50 feet; thence of 18.50 feet; thence feet, 6 distance of 18.50 feet; thence of 18.50 feet;

Subject to all assembnts, reservations, and rights-of-may of record, CERTIFICATE:

A STATE OF STATE OF THE STATE O

I happeny contify that this Logal description is true and correct to the best of my knowledge and balter, DARBY AND WAY, INC.

STEVEN M. STROLLS

A STEVEN M. STROLLS

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ACTIONED UPLES (TATE) CONCRETE PLAN WE

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A portion of Block 3 of HOODLAND LAKE ESTATES, according to the Flat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

Extended the contraction of the State Contract of the State Contra

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COMMENCING at the Morthwest corner of said Block 3; said point being further described as being the intersection of the Southerly right-lane; thinkee South 89 10'15" East, a distance of 319.96 feet; thence South 00'49'44" West, a distance of 29.00 feet to the PGINT OF a distance of 29.08 feet; thence continue South 00'49'44" West, a distance of 29.08 feet; thence worth 89 10'15" Vest, a distance of 41.13 feet; thence worth 89 10'16" East, a distance of 28.08 feet; thence South 89 10'16" East, a distance of 28.08 feet; thence South 89 10'16" East, a distance of 28.08 feet; thence South 89 10'16" East, a distance of 28.08 feet; thence South 89 10'16" East, a distance of 28.09 feet; thence South 89 10'16" East, a distance of 13.50 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance of 11.50 feet to 8.09 feet; thence South 89 10'16" East, a distance 89 10'16" East, a distance

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

I boreby certify that this Legal Description is true and correct to the best of my knowledge and belief.

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STEVEN M. SRIDOS

THATS OF FLORIDA

HUTWILD UNLESS SEALED WILLIAM MINOSED SURVEYOR'S SEAL

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DARSY AND WAY, INC.

I Wereby certify that this Legal Description is true and correct to

Subject to all essements, reservabions, and rights-of-way of record.

CONNEWCING at the Morthwest Corner of said Block 3; taid point being further described as being the intersection of the said point being Jane; being 50-way of M.W. 61st place and the fasterial of the said further described as distance of 19-910 feet said said function of the said function of said function

A portion of Bleck 3 of Woodland Lake ESTATES, according to the price the records of Browsrd County, Florids, being nore particularly described as follows:

DESCRIPTION: LOT 120

A portion of Block 3 of HOGGLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

The second secon

COMMENSING at the Northwest corner of said Block 3; said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st place and the Easterly right-of-way of N.W. 51st place and the Easterly right-of-way of N.W. 55th Section 600 49 44" West, a distance of 58.08 feet to the POINT OF a distance of 29.08 feet; thence a distance of 29.08 feet; thence continue South 90 49 44" West, a distance of 29.08 feet; thence South 89 10 16" East, a distance of 11.50 feet; thence South 89 10 16" East, a distance of 5.00 feet; thence South 89 10 16" East, a distance of 5.00 feet; a distance of 5.00 feet; thence South 89 10 16" East, a distance of 5.33 feet; thence Rorth 90 49'44" East, a distance of 6.00 feet; thence South 89 10'16" East, a distance of 5.33 feet; thence Rorth 90 49'44" East, a distance of 5.33 feet; thence Rorth 90 49'44" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.33 feet; thence Rorth 90 49'44" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence North 89 10'16" East, a distance of 5.08 feet; thence Nort

Subject to all easements, reservations, and rights-of-way of record, CERTIFICATE:

William College Commercia

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARBY AND WAY, INC.

AND STATE OF FLORIDA

NOT WALLD UNLESS SEALED WITH LAW EMBOSSED SURWYOR'S SEAL

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A portion of Block 3 of HOOPLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Scribed as follows;

COMMENCING at the Northwest corner of said block 3; said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st place and the Easterly right-of-way of N.W. 55th South 90 49:44" West, a distance of 210.30 feet; thence South 90 49:44" West, a distance of 29.00 feet; thence a distance of 29.08 feet; thence south 90 49:44" West, a distance of 29.08 feet; thence South 89 10:16" East, a distance of 43.33 feet; thence North 89 10:16" West, a distance of 8.33 feet; thence so distance of 29.08 feet; thence South 89 10:16" East, a distance of 30.09 feet; thence North 89 10:16" West, a distance of 8.33 feet; thence North 89 10:16" West, a distance of 8.33 feet; thence North 89 10:16" West, a distance of 19.00 feet; thence North 89 10:16" West, a distance of 11.50 feet; the Polmi of BEGIMNING. Said lands situate, lying and being in

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARSY AND KAY. INC.

A BRICOS
AN ELEMBRICA NO. 3269
STANE OF FEDRICA

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A sortion of lifeth 3 of wood and tate faintes, according to the Fight thereof, as recorded in Pick Book 116, Page 60, or the Poblic Security of Browled County, Fightle, being more particularly de-

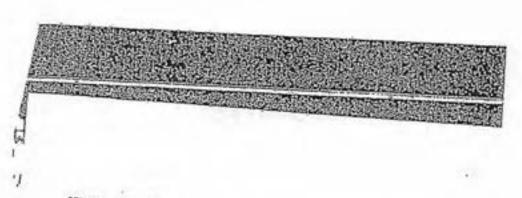
Constructed at the Horstmert corner of taid black It said point being affirst described as buing the interlection of the Sectionary right-described as buing the interlection of the Sectionary right-less; these Seath we love the first of the section of the Section of the section of the section of the descriptions there of the Point of the descriptions there so fellows the first of the figure of 13,00 feet; there a distance of 13,00 feet; there a distance of 13,00 feet; there are the figure of 13,00 feet; there are the first a distance of 13,00 feet; there are the first a distance of 13,00 feet; there are the first a distance of 13,00 feet; a distance of 13,00 feet; there are 13,00 feet; the feet are 13,00 feet; the first are 13,00 feet; the feet are 13,00 feet are 13,00 feet; the feet are 13,00 feet; the feet are 13,00 feet are 13,00 feet; the feet are 13,00 feet; the feet are 13,00 feet are 13,00 feet; the feet are 13,00 feet are 1

Subject to will descents, receivations, and rights of descent. CENTIFICATE:

I hereby corfors that this legal description is true and correct to the dest of my knowledge and belief. made and and the .

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AMERICANO CHEMOLOGICA SEAF CHEMOLOGICA EXTREMISMANA



A portion of Block 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Scribed as follows:

CONNENCING at the northwest corner of said Block 3; said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st place and the Easterly right-of-way of N.W. 51st place and the Easterly right-of-way of N.W. 55th Block 100 49:44 West, a distance of 210.30 feet; thence south 00 49:44 West, a distance of 22.03 feet; thence a distance of 29.03 feet; thence worth 69 10:15 West, a distance of 11.50 feet; thence South 00 49:44 West, thence Borth 89:10:16 West, a distance of 5.00 feet; thence of 23.50 feet; thence of 34:44 East, a distance of 34:45 East, a distance of 8.33 feet; thence Worth 00 49:44 East, a distance of 8.33 f

Subject to all easements, reservations, and rights-of-way of record.

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I hereby centify that this Legal Description is true and correct to the best of my knowledge and belief. DARBY AND HAY, INC.

The state of the s

STEVEN M. BRIDGE STEVEN DE STEVEN DE

AN ASSESSMENT AFFACED WITHOUT AMONSED SURVEYOR'S SEAL

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A portion of Block 3 of MOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of said Block 3; said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st Place and the Easterly right-of-way of N.W. 61st Place and the Easterly right-of-way of N.W. 55th Lane; thence South 89°10'16" East, a distance of 28.14 feet; thence South 34°10'16" East, a distance of 80.76 feet to the POINT of REGINHING of this description; thence continue South 34°10'16" East, a distance of 29.08 feet; thence Morth 55°49'44" East, a distance of 11.50 feet; thence South 34°10'16" East, a distance of 5.00 feet; thence North 55°49'44" East, a distance of 23.50 feet; thence North 55°49'44" East, a distance of 23.50 feet; thence North 34°10'16" West, a distance of 6.00 feet; thence North 55°49'44" East, a distance of 8.33 feet; thence North 34°10'16" West, a distance of 43.33 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

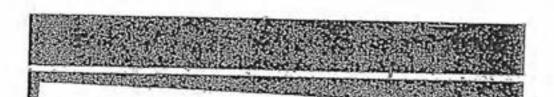
STEVEN M. BRIGGS

IED LAND SUMMOON NO. 8269 STATE OF FLORIDA

MINT YAND URLESS STATED WITH AN *IMPROSSED SURVEYOR'S SEAL

11430 ME 224

PHASE MATERIAL STREET



A portion of Block 3 of MODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Scribed as follows:

Commencing at the Northwest corner of said Block 3: said point being further described as being the intersection of the Southerly right-of-way of N.W. 61st place and the Easterly right-of-way of N.W. 61st place and the Easterly right-of-way of feet; thence South 34 10'16" East, a distance of 28.14 POINT OF REGINNING of this description; thence continue South 34 10'16" East, a distance of 28.08 feet; thence South 55 49'44" distance of 43.33 feet; thence South 55 49'44" West, a distance of 28.08 feet; thence South 55 49'44" West, a distance of 28.08 feet; thence South 55 49'44" West, a distance of 34 10'16" East, a distance of 5.00 feet; thence South 55 49'44" West, a distance of 34 10'16" East, a distance of 5.00 feet; thence South 55 49'44" West, a distance of 5.00 feet; thence South 55 49'44"

Subject to all easements, reservations, and rights-of-way of record. CERTIFICATE:

RESERVE ASSESSED

I bereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

THEODISTIPS OF PLOTON NO. 3288

KOT WALLO UNLESS SEALED WHILAY EMBOSSED SURVEYOR'S SEAL

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Obscaletton: Lot 127

A portion of Block 3 of Whosland taxe Estatus, according to the Plat thereof, 83 recorded to Flab Book 116, Page 50, of the Public Records of Browerd Codsty, Florida, baing more particularly described as follows:

Subject to all payenepts, reservations and rights-of-way of record,

CERTIFICATE:

The state of the s

I hareby tertify that this legal Description is true and correct to

DARST AND WAY, INC.

ALLOHOUS PROSON STATE OF PLOTTEDA

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A portion of Sleck 3 of WODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Morthwest corner of said Block 3; said point being the forthwest corner of said Block 3; said point be being the intersection of the Southerly N. Selection of N. B. Est, a distance of SO. The corner of South By 10°16. Esst, a distance of SO. The corner of South South SO. The corner of South South SO. The corner of South So

Subject to 411 easements, reservations, and rights-of-way of record.

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

STATE OF FLORIDA CREMED LAND SURVEYOR NO. 3283

SDEWEN M. MENGER

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PARTORSEO STRAKLORIS SERV

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MSCAIPTION: LDT (PO

A portion of Biock) of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Good 116, Page 50, of the deblic Records of Brokerd County, Florida, being pure particularly described as follows:

COMMENCINE at the Morthwest corner of raid fluct 31 swit point eets further described as being the intersection of the Southerly right-of-way line of B.W. 61st Place and the Easterly right-of-way line of M.W. 55th Lang, a distance of 221.40 feet; right-of-way line of W.W. 55th Lang, a distance of 221.40 feet; thence Morth 59 45 51 East, a distance of 22.50 feet; thence Morth 59 45 51 East, a distance of 26.50 feet; thence Morth 59 45 51 Gast, a distance of 27.34 feat; thegen Forth DD 14 09 West, a distance of 27.34 feat; thegen Morth 50 45 51 Mort, a distance of 27.34 feat; thegen Morth 50 45 51 Mort, a distance of 30.67 feat; thegen Morth 50 16 52 West, a distance of 5.00 feet; thince South 63 45 51 Mort, a distance of 17.81 Cod; themce South 60 14 03 Last, a distance of 20.36 feat; thence Morth 59 45 61 East, a distance of 20.36 feat; thence Morth 59 45 61 East, a distance of 12.00 rest to the Pollmy Of Scotimuse. Said lands situate, lying and being in Froward County, Florids.

Subject to all passements, reservations, and rights-of-way of record.

CERTIFF CATE:

I hereby cortify that this Legal Oppeription is true and correct to the best of my knowledge and belief.

MARY THE WAY, INC.

BIDDEN S. SHOULE STATE CHARGES FO. AND STATE CHARGES

NOTIFICE UNLESS SEALED WITH JAM ENGLOSSED SURVIVOYDES SEAL

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Particular de la constitución de

A portion of Block 3 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Flat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of said Block 3: said point being further described as being the intersection of the Southerly line of N.W. 55th Lane; thence and the Easterly right-of-way line of N.W. 55th Lane; thence South GO14'09" East along the East thence Morth 89 45'51" East, & distance of 221.40 feet: Of BEGINNING of this description; thence continue North 89 45'51" East, & distance of 26.50 feet to the POINT East, a distance of 66.00 feet; thence South 90 14'09" East, a distance of 66.00 feet; thence South 90 14'09" East, a 68.50 feet; thence North 89 45'51" West, a distance of 12.00 feet; thence South 89 45'51" West, a distance of 14'09" East, a distance of 12.00 feet; thence Morth 89 45'51" East, a distance of 2.50 feet; thence Morth Sold lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

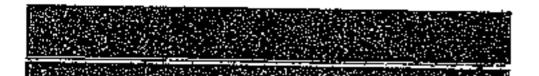
I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. STÉVEN M. BRIGGS
REESTRING LAND SURVEYOR NO. 2269
STATE OF FLORIDA

DARBY AND WAY, INC.

AULMED CHEES STAFF WHEE. EMBOSSED SURVEYOR'S SEAL

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PERCEIPTIONS LOT 111

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commenciate at the morthwest corner of said block as said point being forther described as being the intersection of two Southerly right-of-way list of 8.0. Sist Place and the Casterly right-of-way list of 8.0. Sist Place and the Casterly right-of-way list of 8.0. Sith Lane, and the Casterly right-of-way list of 8.0. Sith Lane, a distance of 27.00 feet thence the first thence the first thence the first thence of 25.50 feet to be point of the first partial of the first of the first partial of the first of the first thence of 25.50 feet to 10.00 feet, a distance of 25.00 feet, thence sorted the first partial feet, a distance of 25.00 feet, thence sorted on 25.00 feet, thence sorted the first partial and the first the first partial feet, and the first partial feet.

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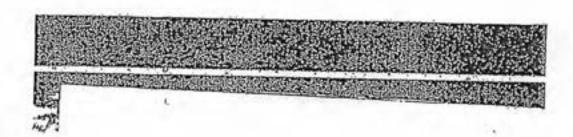
I bereby contify that this ligal Description is type and correct to the bast of my knowledge and belief.

CARET AND WAY, INC.

EXPERIMENDE NO. THE

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A portion of Block 3 of MODOLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northwest corner of said Black 3; said point being further described as being the intersection of the Southerly line of N.W. 61st Place and the Fasterly right-of-way line of N.W. 55th Lane; thence South OD 14'09* East along the Fast thence North 80'45'51" East, a distance of 273.40 feet; OF SCEINTING of this description; thence continge North 80'45'51" East, a distance of 25.50 feet to the POINT East, a distance of 6.00 feet; thence South 80'45'51" East, a distance of 50.33 feet; thence South 80'45'51" Kest, a distance of 50.67 feet; thence South 80'45'51" Kest, a distance of the County of the County South 80'45'51" Kest, a distance of 14'09" East, a distance of 17.33 feet; thence South 80'45'51" Kest, a distance of 18.00 feet; thence South 80'45'51" Kest, a distance of 18.00 feet; thence South 80'45'51" Kest, a distance of 18.00 feet; thence North 89'45'51" Ke

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

STATE OF PLOSIDA

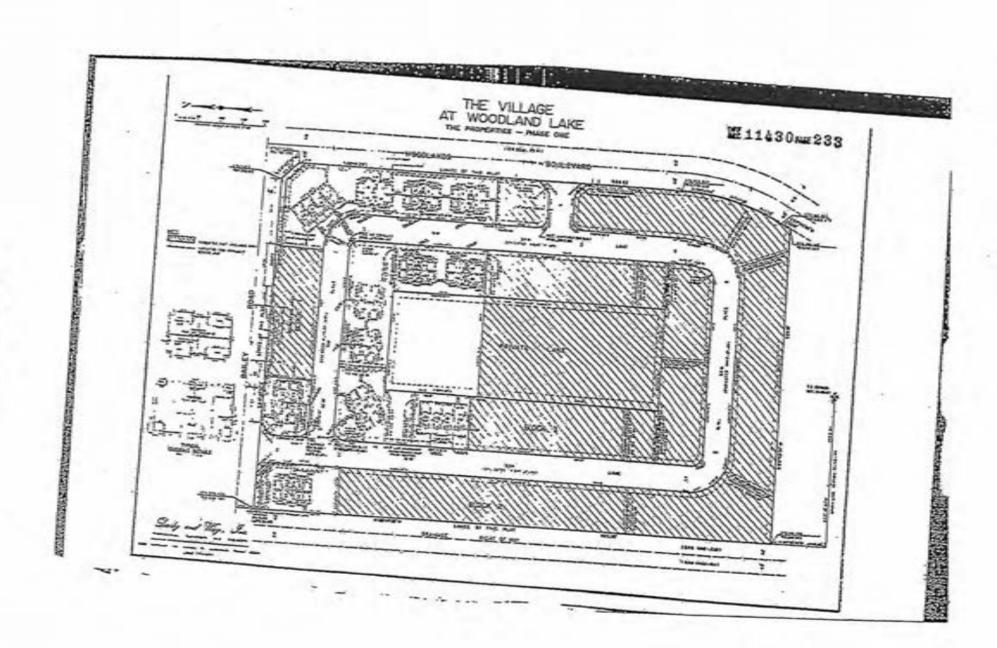
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BOURSIN POT TO

THE BECLARATION OF COVERANTS, RESPECTIONS AND EXEMBERS

SITS PLAN FOR THE PROPERTIES

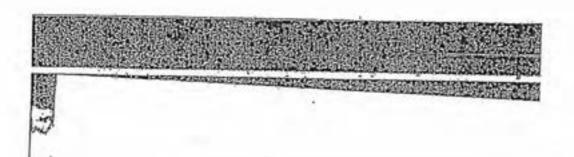


SKHIPIT "E" TO

THE DECLARATION OF COVEMANTS, RESTRICTIONS AND BASEMENTS

LEGAL ORSCRIFTION FOR CONCOR PROPERTIES

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LUCAL DESCRIPTION; COMMON PROPERTIES

The Proporties as defined in Exhibit "a" to the Declaration of Covenants less and except the Lots as defined in Exhibit "C" of the Declaration of Covenants.

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EXHIBIT "F" TO

THE DECLARATION OF COVENANTS; RESTRICTIONS AND EASEMENTS

ARTICLES OF INCORPORATION

THE VILLAGE AT WOODLAND LAKE HOMEOWNERS' ASSOCIATION, INC.

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ARTICLES OF INCORPORATION

OF

THE VILLAGE AT WOODLAND LAKE HOMEOWNERS' ASSOCIATION

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, hereby adopt the : following Articles of Incorporation.

ARTICLE I.

The name of the corporation shall be THE VILLAGE AT MODDLAND DAKE HOMEOWNERS' ASSOCIATION, INC., . (hereinafter referred to as the "Association").

ARTICLE II.

Terms used herein shall have the meanings ascribed to them in the Declaration referred to below, unless the context indicates

ARTICLE III.

The purposes for which the Association is formed are:

- 1. To promote the common good, health, safety and general welfare of all of the Owners;
- 2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from The Village at Woodland Lake Declaration of Covenants, Restrictions and Ensements (the "Declaration") as amended and supplemented from time to time and recorded in the Public Records of Broward County, Florida (the definitions of which are incorporated herein by reference);
- 3. To have and to exercise any and all powers, rights and privileges, including delegation of powers as paralited by law, which a corporation organized under Chapter 617, Plorida Statues, may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and such purposes and powers in each clause shall not be limited or restricted by gre reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and Co powers, the Association shall not to a substantial degree engage in any activities or exercise any powers that are not in furtherence of the primary purposes of the Association.

ENGINEER CONTRACTOR OF THE PARTY OF THE PART

Every person or entity who is a record owner of a fee or ARTICLE IV. undivided fee interest in any lot which is subject under the Declaration to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation and excluding contract purchasers, shall be a member of the Association. Membership shall be appurtunant to and may not be separated from ownership of a Lot which is subject to assessment by the Association. The nembership shall also be divided into the classes get forth below.

The Association shall have two (2) classes of voting Members as follows:

Class A. Class A Mosbers shall originally be all Owners with the exception of the Declarant for so long as there exists a Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot which is subject to assessment, as further provided in the Declaration or any Supplemental Declaration. The Declarant shall become a Class A Member with regard to Lots owned by the Developer spon termination of the Developer's Class B Membership as provided below.

Class B. The Class B Member shall be the Declarant. The Class B Hember shall be entitled to one (1) vote, plus two (2) votes for each vote which the Class A Members as a whole are entitled to cast from time to time (by way of illustration, if at any given point in time, there were 20 Class & Members, the Class & Members would be entitled to 41 votes); provided that the Class B Membership shall cease and be converted to Class A Membership upon the first to occur of any of the following events: (1) The arrival of December 31, 1988;

- (2) When one hundred and sixty (160) Dwelling Units have been constructed and conveyed to
- (3) Thirty (30) days after the Declarant electe to terminate the Class B Membership; whereupon the Class A Members shall assume control of the Association and elect the Board of Directors.

ARTICLE V.

The Association shall have perpetual existence.

ARTICLE VI.

The affairs of the Association shall be managed by a Board of Directors of not less than three (3) persons.

The names and addresses of the members of the first Board of Directors of the Association (which shall be three), who shall hold office until the first election thereafter are as follows:

Name

Address . J

Stove Spergel

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Vicki West

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Armando Rodriguez

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Except for the first Equard of Directors and unless otherwise provided in the By-Laws, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided by the By-Laws of the Association, and the By-Laws may provide for the method of voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate members of the Declarant (or its general partner) may be Directors.

Members elected to the Soard of Directors shall hold office until the next succeeding annual meeting of members, and thereafter until qualified successors are duly elected and have taken office.

If a Director elected by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the

ASTICLE VII.

The Association chall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect. One person may hold more than one office, subject to the limitations set forth in the By-Laws.

The officers of the Association, in accordance with applicable provisions of the by-laws, shall be elected by the Board of Directors for a term, the duration of which shall be one year, to be extended until qualified successors are duly elected and have

The names and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

President

Service Control of the Control of th

Steve Spergel

tor H. Bevine, P.A. - working of Leon Boulevine - Butte 200 - Coral Bables, Flori

10400 Griffin Road Suite 208 Cooper City, Ploride 33328

Vice-President:

Victs Neet

10400 Griffin Road

Buite 208

Cooper City, Pla. 17328

Secretary/Trokeurer: Acmondo Rodolgoes 10400 Griffin Road

Sqite 208

Cooper City, Pig. 21128

ARTICLE VIII.

The By-Seks of the Association may be sade, altered, of raspinded at any annual quality of the Association, or any special secting duly called for each purpose, upon the wate of the Nachero se provided in the Sy-law, except that the intitled Sy-Laws of the Association shall be made and adopted by the first Sound of Directors.

ARPICLE EX.

Amendmental to these Attletes of Incorporation say be proposed by a member of the Sound of Directors of the Association of Members of the Association holding thirty percent (304) of the voting rights in the class & Manhorship. There Activios may be amonded at any months beging of the Resociation, or at any special picting duly called med bate for such purpose on the affirmative water of two-thirds (3/3tds) of the Class & Mambers present in person as by praxy et a masting at which a quarum to present, except that the Declarant shell have the right to veto any energiest while the Class & Hemborable sxists.

AMPRICLE K.

The nego and editeres of the oppositors to these inticies of immorporation are:

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Participa

Pteva Spargol

7101 8.W. 20th Street Plentetion, Tim. 33317

Mart Nest

6190 Woodlands Boulevard Port Laudordale, Ple. 53279

Armando Rodrígesi

12040 F.H. 43E6 CET Corpl Springs, Pla. 33065

ARTICLE XI.

The Association shall indennify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, penalties, fines and amounts paid in settlement actually and responsbly incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association; and, with respect to any oriminal action or proceeding, that he had no reasonable cause to believe his conduct was unlawful; and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlewful.

To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to hereinabove or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

Any indemnification under the first paragraph of this Article XI (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has not the applicable standard of conduct set forth hereinabove. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a sajority of the members of the Association.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an

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their pands this A ald abuse alone IN WITNESS WHEREOF, , the sald subscribers

shall be conveyed to snother non-profit corporation, unindorporated sessoiation or public agency.

Upon dissolution of the Association, all of its assets ARTICLE XIII.

having offices at 1401 Fonce de Leon, Suite 300, Coral Gables, accepting service of process shall be Bruce M. Levine, Esquire, The Resident Agent of the Association for purposes of

places within or without the State of Figures. the privilege of having its office and branch offices at other at 10400 driffin Road, Suite 208, Cooper City, Plotida 33328, with The initial registered office of this corporation shall be ARTICLE XII.

indexpity his against such liability under the provisions of this as each, whether or not the Association would have the power to incurred by him in any auch capacity, or arising out of his status or deher enterprise, against any Hability asserted against him and or agent of another corporation, partnership, joint venture, brust at the request of the Association, as a director, officer, employee officer, employee or egent of the Association, or is or was serving, , voicetib a enw to si odw nosteg yes to lished no sometwent nisialse bas sessionus os, seves the power to purchase and

representatives of such person. and shall inure to the benefit of the beirs and personal person who has deased to be a director, officer, employee or agent while holding such office or otherwise, and shall continue as to a sembers or otherwise, both as to setion in his official capacity indemnification may be entitled under any By-Law, agreement, vote of deemad exclusive of any other right to which those seaking The indennitication provided by this Article shall not be

authorized in this Article XI. that he is entitled to be indemnitied by the Association as agent to repay such amount less it shall ultimately be determined undertaking by or on behalf of the director, officer, employee or

The state of the s

Reving been send to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said set relative to keaping open said office.

BROCK H. CEVINE, Real Cost Agent

STATE OF FLORIDA)
COUNTY OF

I MEALER CREATER that on this day before he, the undereigned extherity, personally appeared trive arrange, vices wast, and Amealed appearant to an known to be the subscribers to the Artisius of Inderpotation, and they acknowledged before my that they executed the same for the purposes therein expressed.

POTARY PUBLIC

by Countration Expless,

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EXHIBIT "G" TO

THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS

BY-LAWS OF

THE VILLAGE AT WOODLAND LAKE HOMEOGNERS' ASSOCIATION, INC.

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OF

THE VILLAGE AT WOODLAND LAKE HOMEOWNERS ASSOCIATION, INC.

ARTICLE 1.

DEFINITIONS

For convenience, these By-Laws shall be referred to as the "By-Laws" and the Articles of Incorporation of the Association as the "Articles", The other terms used in these By-Laws shall have the same definition and meaning as those set forth in the Baclaration of Covenants, Restrictions and Easements for The Village at Woodland Lake (the "Declaration of Covenants") as it may be assended or supplemented from time to time unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE II.

LOCATION, PURPOSE AND POWERS

Section 1. The principal office of the Village at Woodland Lake Romeowners' Association, Inc., (the "Association") shall initially be located at:

10400 Griffin Road Suite 208 Cooper City, Florida 33320

or subsequently, at such other address as may from time to time be designated by the Board of Directors.

Section 2. The purpose for which the Association is organized is to be a homeowners' association within the meaning of the Declaration of Covenants and to manage the property and affairs of the Common Properties as specified in the Declaration Covenants (and otherwise discharge its duties thereunder), and to exercise all powers granted to it as a not-for-profit corporation under the laws

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of Florida, these By-Laws, the Articles of Incorporation and the Declaration of Covenants; and to acquire, hold convey and otherwise deal in and with real and personal property in its capacity as a

- The Association shall have all power granted to it by law, the Declaration of Covenants, and as set forth in Article II of the Articles of Incorporation.
- Section 4. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Common Properties and the discharge of its other responsibilities under the Declaration of Covenants and may take all actions, through the proper offices of the Association in executing such powers, except such acts which by law, the Declaration of Covenants or these By-Laws may not be delegated to the Board of Directors by Owners. Such powers and duties of the Board of Directors shall include without limitation (except as limited elsewhere herein) the
- (a) Operating. repairing. managing the Common Properties. maintaining otherwise
- (b) Determining the expenses required for the operation of the Common Properties and the Association.
- (c) Collecting the Assessments, Reconstruction Assessments, Capital Improvements Assessments and fees from Owners as specified in the Declaration of Covenants.
- (d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Properties.
- (e) Adopting and amending rules and regulations concerning the details of the operation and use of the Properties, as provided herein and subject to rights of usage granted in the Declaration of
- (f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.
- (g) Purchasing, leasing or otherwise acquiring Lots or other property in the mans of the Association or its designee.
- (h) Purchasing lots or other property at foreclosure or other judicial sales, in the mass of the Association or its designee.

- (i) Selling, leasing, mortgaging, or otherwise dealing with Lote or other property acquired by and subleasing Dwelling Units leased by the Association or its designee.
- (j) Organizing corporations to act as designees of the Association in acquiring title to or lessing Lots or other property.
- (k) Obtaining and reviewing insurance for the Properties as required by the Declaration of Covenants, for the Association, and for the Board of Directors.
- (1) Making repairs, additions, restorations and improvements to or alterations of the portions of the Properties as required or necessary to the discharge of its duties in accordance with the provisions of the Declaration of Covenants or after damage or destruction by fire or other casualty, or as a result of condemnation or eniment domain proceedings.
- . (ii) Enforcing obligations of the Owners, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound management of the Common Properties and its functions as specified in the Declaration of Covenants.
- (n) Levying fines or taking other actions against the Owners for violations of the Declaration of Covenants or violations of the rules and regulations established by the Association to govern the conduct of the Owners their guests or invitees.
- (o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Properties or the acquisition of property, and granting mortgages and/or security interests on Association property.
- (p) Contracting (if the Board is its sole discretion so desires) for the management of the Common Properties and Improvements and delegating to such contractor such powers and duties of the Board of Directors as the Board may deem appropriate under the circumstances, except those which may be required by the Declaration of Covenants and these By-Laws to be approved by the Board of Directors and members of the Association; contracting for the management or operation of portions of the Common Properties susceptable to separate management or operation; and granting concessions for the purpose of providing services to the Owners. In exercising this power, the Association may contract with affiliates of itself and the Declarant.

- (q) At its discretion, authorizing Owners or other persons to use partions of the Common Proposition for private parties and gatherings and imposing reasonable charges for such private was.
- (r) Allowing use of the Common Properties by Declarent or Declarant's Permittees in accordance with the terms and provisions of the Declaration of Covenants;
- (a) Exercising (1) all powers specifically not forth in the Deplacation of Covenants, the Articles of the Association and these by-laws, (iii) all powers insidental thereto, and (iii) all other powers of a Florida expectation not-for-profit.
- (t) Suspending the right of any Owner to Note or use the recreation facilities of the Course Properties so long as said Unit Owner is delinquent in the payment of Assessments of otherwise in violation of the Declaration of Covenants or any exhibits thereto be applicable rains and requisitions.

MITTICLE 151.

KENARKSKI P

Section 1. Remborship of the Association is as sup forth in Article IV of the Articles of Improperation of the Association.

finited 2. Notable are subject to the payment of Assessments or idea invited by the Assessments is secondaries with the terms and provisions of the Declaration of Covenants and, without limiting the paymentity of the foregoing, Article IX thereof.

<u>Acotion_1</u> The Association shall have two (2) classes of voting Hembers at provided in Article VII of the Declaration of Communes, which provisions are no follows:

chapt to these A tembers shall originally be all Cambers with the exception of Declarant for so long as there exists a Class h Membership. Class A Kambers shall be estitled to one (1) wate for each Lot shirt is subject to assessment, as further provided in the Declaration of Covenants. Declarant shall become a Class A Member with regard to Lots owned by it upon termination of Declarant's Class & Membership as provided below.

critics. The Class & Heater shall be Declarant. The Class & Manper chall be entitled to our it sots plus two (2) sutes for each rote which Class & Manbers are entitled to meet from time to time, provided that the Class & Hembership shall recess and be converted to

Class A Membership upon the first to occur of either of the following events:

- (1) The arrival of December 31, 1988; or
- (2) At least one hundred and sixty (160) Dwelling Units have been closed upon and conveyed to purchasers thereof; or
- (3) Thirty (30) days after Declarant elects to terminate Class B Membership.

Section 4. Unless otherwise expressly provided in these By-Lave or the Declaration of Covenants, any action which may be taken by the Association may be taken by a majority of a quorum of the Members of the Association.

Section 5. Except as otherwise provided in these By-Laws, the Articles of Incorporation, or the Declaration of Covenants, the presence in person or by proxy of at least fifty-one (518) percent of the Members of the Association entitled to vote shall constitute a quorum of the Kembership. Kembers present at a duly called or held neeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum. In the event, however, that the required quorum is not present, another meeting may be called subject to the same notice requirement, although the required quorum at the subsequent meeting shall remain fifty-one (518) percent of the total Members of the Association entitled to vote.

Section 6. Votes may be cast in person or by proxy. Proxies must be in writing and filed with the Secretary at least twenty-four (24) hours before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cases after completion of the meeting for which the proxy was filed and upon conveyance by the Member of the fee simple title of his Unit.

Section 7. Vote distribution shall be in accordance with Section 2 of Article VII of the Declaration of Covenants.

ARTICLE IV.

BOARD OF DIRECTORS

Section 1. There shall be a minimum of three (3) directors of the Association who shall be elected annually at the annual meeting of the Mambers but, from time to time, without amendment hereof, the

number of directors may be increased by a vote of the members of the Association as hereinafter provided.

- Section 2. Election of the directors shall be conducted in the following manner:
- (a) Election of directors shall be held at the annual numbers' meeting except as provided herein to the contrary.
- (b) Nominations for directors and additional directorships created at the meeting may be made from the floor.
- (c) The election shall be by written ballot (unless dispensed with by a majority consent of the Units represented at the meeting) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.
- (d) Except as to vacancies resulting from removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors provided that all vacancies in directorships to which Directors were appointed by the Declarant pursuant to the provisions of subdivision (f) hereof shall be filled by the Declarant without the necessity of any meeting.
- (e) Subject to the rights of Declarant set forth in Section 11 hereof, any director may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all Owners. A special meeting of the Owners to recall a director or directors may, subject to the rights of Declarant set forth in Section 2(f) and 13 hereof, be called by ten (10%) percent of the Owners giving notice of the meeting as required for a meeting of Owners and the notice shall state the purpose of the meeting. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting unless such director was appointed by the Declarant, in which case the Declarant shall appoint another director without the necessity of any meeting.
- (f) Provided, however, that until a majority of the Directors are elected by the members other than the Declarant, neither the first Directors of the Association nor any Directors replacing them, nor any Directors named by the Declarant, shall be subject to removal by members other than the Declarant. The first Directors and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.

Directors, for the purpose of organization chall be held promptly after the resoldation of the Declaration of Covenants, provided the action taken at such mosting shall be by a sajority of the Board elected shall fail to elect officers, the seating of the Board to elect officers shall then be held within thirty (30) days thereafter majority of the members of the Board elected are present. The fixed neeting of upon three (3) blembers.

days' notice in writing to each member of the Board elected stating the time, place and object of such meeting. Spotfon 4.

Regular meetings of the Deard of Directors may be held at such time and place as chall be determined, from time to time, by Owners and notice of such meetings shall be Posted Notice of regilar sectings shall that the Owners shall not be Permitted to Participate and heed not telegraph, and shall be transmitted at least three (3) days Prior the meeting. Regular meetings of the Beard of pirectors shall Conspication the Common Properties at least forty-aight Association, except in the event of an energendy, each Director, Dersonally he recognized at any such meating. a majority of the Directore. Open to all given to

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Special meetings of the Spard of Directors say be sailed at any time by the President or by any two (2) members of the Board and may be hold any place or places within Broward County, Plorida, and at any time, Notice of Special Neetings shall be given to Gunsta in the manner required for regular meetings, provided that recognized at any such mosting.

羅11430年251 Recretary or by or on behalf of any two (2) members of the Boats to each steabur of the Board not less than three (3) days by mail or one Participate and need not Restings of the Board say also be held at any place and time without seeting of the Board Walver of notice Directors, stating the time, place and given by or on behalf of the President Notice of each apoctal Section 6. director's.

all the Any director may watve notice of a meeting before or after the mosting and that walver shall be desmed equivalent to the due receipt by said pirector of notice. Attendance by any director at a monting shall constitute a malver of notice of such meeting except when his attendance is for the express purpose of objecting À Secriton 7.

BRITTE, ARTERI, P.A. TWO POINTS OF ACOUNTSIAND - BITTE TOO TOOME, GARLES, FLORIDE STORE SEED SEEDS

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at the biginaing of the mostley to the transaction of business because the section is not instally called.

Section E. A quorum at a directors' prelief chall consist of a majority of the entire Board of Directors. The soin Approved by a enjority of those present at a magning at which a quorum is present while constitute, the meta of the Board of Directors, except when approved by a greater purpose of directors is specifically required by the Docimentian of Covenants, the Articles of these My-Leve.

Section 9. If, at any proposed scatting of the Spard of Directors, there is just then a quarte prosent, the sejority of those prosent may edjoute the secting from time to the satist a quotien is present. At any novily acheoused macring, any business that night have been transacted at the photing as originally called may be transacted without forther cotics.

Section 10. The joinder of a director in the action of a booting by signice and concerning in the circutes of that meeting shall consistent the promotes of that director except for the purpose of constituting a quorum.

dertico 11. The presiding officer of the directors' mactions shall be the Chairman of the Board, or his designess, is such an officer has been elected; and if none, the President shall preside (or may dissignate any other potent to provide). In the absence of the presiding officer, the directors present may designate my person to provide.

Security 12. A director may repoise companishes for any revview resolved to the Association should the Sound of Director's approve or dampeter the mann, the rote of the director sealing much obspacestion set being companie.

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(4) Notwithstanding anything to the contrary statement in this arctain My or ethorpise, the Decterant shall have the right to appoint or direct that there be exceed specific directors of the Association wall such time as Class & Manhership tetrimates in actividable with Section 2 of Article VII of the Declaration of Covenants.

(a) Sithin sisty (60) days after that the peciation of a supplet are extincted to about as highlight are made or the found of Directors, the Association shall

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- (c) The Declarant may waive or relinquish in whole or in part any of its rights to appoint or elect one or more of the Directors it is entitled to appoint or elect.
- . (d) This Article IV. Section 13 shall not be modified or amended without the consent of the Declarant so long as the Declarant shall in accordance with the terms of those By-Laws have the right to appoint or cause to be elected any Directors.

ARTICLE V.

OPPICERS

Section 1. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

Section 2. The President shall be the chief executive officer of the Association. The President shall preside (or designate a Chairman to preside) at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, the Vice-President shall perform the duties and exercise the powers of the President. The Secretary shall issue notice of all meetings of the Membership of the Association and the Directors where notices of such meetings are required by law or in those By-Laws. He shall keep the minutes of the meetings of the Membership and of the Board of Directors.

fection 3. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments an require him signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

Section 4. One person may hold more than one office.

ARTICLE VI.

RESIGNATION, VACANCY, REMOVAL

Section 1. Any director or officer of the corporation may resign at any time, by instrument in writing. Resignation shall take effect at the time specified therein and if no time is specified, at the time of receipt by the President or Secretary of the corporation. The acceptance of a resignation shall not be necessary to make it effective.

Section 2. When a vacancy occurs on the Board, the vacancy shill be filled by the remaining members of the Board at their next meeting by electing a person who shall serve until the next annual meeting of members at which time a director will be elected to complete the remaining portion of the unexpired term.

Section 3. When a vacancy occurs in an office for any cause before an officer's term has expired, the office shall be filled by the Board at its next meeting by electing a person to serve for the unexpired term or until a successor has been elected by the Association.

Section 4. A majority of the members of the Association present at any regular meeting or special meeting at which a quorum is present and duly called at least in part for the purpose of removing a director or officer may remove any such director or officer for cause affecting his ability or fitness to perform his duties.

Section 5. Officers and directors of the Association shall be indemnified to the full extent provided by Florida law and in Article XI of the Articles of Incorporation.

ARTICLE VII.

MEETINGS OF REMBERS

Section 1. The regular annual meeting of the Members shall be held in each year beginning in the year in which the Declaration of Covenants is recorded, at such time, date and place as shall be determined by the Board of Directors, but no later than thirteen (13) months from the date of the previous annual meeting. Section 2. Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, or by any two or more Members of the Board of Directors, or upon written requests of the Members who have a right to vote one-fourth of all votes of the entire Membership including Class "B" Member votes (while such voting class shall exist;

Section 3. Notices concerning meetings held in accordance with the above shall be given to the Members by sending a copy of the notice by mail, postage thereon fully paid, to the addresses appearing on the records of the Association. The post office certificate shall be retained as probf of such mailing. Each Member shall register his address with the Secretary, and notices of meetings shall be sailed to him at such address. Notice shall be posted in a conspicuous place on the Common Properties at least fourteen (14) days in advance of the meeting and shall set forth the general nature of the business to be transacted provided, however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation or Declaration of Covenants, notice shall be given or sent as therein provided. Recitation in the minutes of a meeting that the meeting was held pursuant to notice properly given shall be evidence that such notice was given.

Section 4. The presence in person or by proxy at the seeting of Headers entitled to east thirty-three and one-third (33-1/3%) percent of the votes shall constitute a quorum for any action governed by these By-Laws.

Section 5. Any Member may give to a specified Board of Director or to any other Member a proxy to vote on behalf of the absent Member at any meeting. Such proxy whall be in writing, shall be signed by the absent Member and filed with the Association prior to or at the meeting. The proxy shall be effective only for the specific meeting for which it is originally given. It will be revocable at the pleasure of the Owners executing it if revoked by a duly delivered written notice thereof.

Section 6. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Owners for all purposes except where otherwise provided by law, the Declaration of Covenants, the Articles of Incorporation or these By-Laws. As used in these By-Laws, the terms "majority of the Unit Owners" and "majority of the members" shall mean those Owners having more than fifty (50%)

percept of the than total authorized votes present is percent or by pracy and voting at any mosting of the Owners and at Miles a quorum shall have been attained.

ARTICLS VIII.

Shoke AND RECORDS; DEPOSITIONIES; PIECAL YEAR

Reaking 1. The books, records and papers of the Association shall be subject to the isoperation of any Member of the Association during somet business boars provided such Momber has subulted a prior written request therefor and sot forth therein the basis for such request.

Section 2. The funds of the Association shall be deposited in a bank or benjo us in a state or federal savings and loan association in Broward County or Dide County. Plotide. Such deposits shall be to an account of the Association under recolutions approved by the Board of Dispetors and the funds deposited shall be withfrom only over the signature of the fractural and countersigned by the President or vice President. Said funds shall be used only for component purposes.

Footion 3. The Association shall maintain accounting records according to generally accepted accounting principles. Such records shall include an account of receipts and expanditures; an account for each Owner, the appears of each Associated the name and address of the Owner, the appears and fact, the associate poid upon the account and the balance dust and a register for the masse of any mortgage and the balance dust and a register for the names of any mortgage appliers or list holders and have notified the Association of their limes, and to which limb believe the Association will give potice of default upon request by such list holders. The Association shall furnish a reseasable written summary of the formfology to each Owner at last embally. The Sound of Directors shall present all mostless of the Association statement of the business and endition of the Association statement.

ARTICLE IX.

ADMINISTRACTIVE DULES AND RESOLATIONS

The fourd of Directors may from time to time adopt guides and requisitions governing the desaits of the operation of and ea are designed to present intracatomable interference with the mass of the Properties by the Hembers in accordance with the Declaration of Covernation.

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ARTICLE X.

VIOLATIONS AND DEPAULTS

In the event of a violation (other than non-payment of an Assessment or fee by a Owner) of any of the provisions of the Declaration of Covenants, these By-Laws, the Rules and Regulations of the Association or the Articles of Incorporation of the Association, the Association, after reasonable motice to cure not to exceed fifteen (15) days, shall have all rights and remedies provided by law and in the Declaration of Covenanta including without iimitation (and such remedies shall or may be cumulative) the right to sue for damages, the right to injunctive relief and, in the event of a feilure to pay Assessments or fees, the right to foreclose its lien provided in the Declaration of Covenants. In every such proceeding the Owner at fault shall be liable for court costs and the Association's reasonable attorney's fees. If the Association elects to enforce its lien by foreclosure, the Owner shall be required to pay a reasonable rent for his Lot together with Dwelling Unit thereon during the litigation and the Association shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid Assessments or fees may be prosecuted by the Association without waiving the lien securing such

ARTICLE XI.

OBLIGATIONS OF OWNERS

Section 1.

- (a) All Owners are obligated to pay, in accordance with the provisions of the Declaration of Covenants, all Assessments imposed by the Association to meet all expenses of the Association, which may include, without limitation, liability insurance policy premiums and insurance premiums for policies to cover repair and bazard, as more fully provided in the Declaration of Covenants.
- (b) All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration of Covenants, including, without limitation, Article IX thereof.
- Section 2. All plane for elterations and repair of Improvements to he Properties must receive the prior written consent of the Architectural Committee in accordance with the provisions of Article X of the Declaration of Covenants.

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NESTREET OF BY-LANS

Script where the Designation of Companie or the Articles of footsporation provide otherwise, these My-Lave may be exceeded to the following manner;

- (a) Notice of the subject patter of a proposed execution that! he included in the position of a scating at which a proposed assembles is to be considered.
- (b) A testilation for the adoption of a proposed anapticut may be proposed by a majority of the board of Directors or by not less than con-third (1/frd) of the dembers of the Association. Directors and manhars not prosent in person or by proxy at the meeting possidering the anapticut may express their approval in stitles, provided that such approval is delivated to the decretary prior to the commentment of the meeting.

The approval suct be:

- (1) by not less than they-thirds (2/3rds) of the total votes of the numbers of the Association, except that the Declarant shall have the right to welp associated while the class "B" Numbership colors of
- (2) by not Leve than one hundred (100%) percent of the entire Board of Directors.
- (c) We assertance way be adopted which would aliabete, and by projection, abridge or otherwise navarably affect any rights, benefits, privileges or priorities granted or reserved to the benefits or hertgagese of their without the consent of the beclarant and said correspond to each instance. We accommon shall be take that is in conflict with the Articles of Incorporation of the beclaration of Covenants,
- (4) A copy of such anominate that he attached to a certificate certifying that the excedence was doly anopted as an amplicat of the deliver which certificate stall be executed by the breathant or Pibe-Prosident and attented by the forestatey or Assistant Recetary of the Association with the forestition of a deed or by the beclarant pions if the precisent has been adopted primitated with the provisions of the Declaration of Covenante without with settled by the Declarant. The assistant what settled therein.

ARTICLE MIL.

PISCAL KARABINEN

The Board of Directors shall from time to time, and in acceptance with its rights and drains under Article IX of the Decistation of Covenants, prepare a budget for the Association (which shall detail all appoints and liers of expenses), detarains the association, and allocate and access such expenses among the Lemans in accordance with the previsions of the Decistation of Covenants, The adoption of a budget for the Association shall except with the terms and provisions of Section 7 of Article IX of the Decistation of Governants.

ARTICLE XIV.

HORTGARES

Association 1. An Owner who corregages his Lot shall notify the Resociation by notice to the Secretary of the Search of Directors of the more and address of his Hortgages. The Association chall maintain such information in a book entitied Mortgagess of Lots*. Any such Dense phase it likewise notify the Association as to the release or discharge of any each Mortgage.

Section 2. The Board of Directors of the Association shall, at the request of a Mortgages of a Lot, report any impaid assessments die From the Owner of much Lot in accordance with the provisions of the Declaration of Companies.

feeting 3. The board of Directors of the Association shall folly protect, enforce and comply with the rights of 'Institutional first sorthance as more particulary set forth in Article Avil of the Doclaration of Covenants.

ARTICLE 17

PENNED OF TEMPS

hit terms appearing herein which are defined in the Declaration of Covenante shall have the time commings as are applied to such terms in the Declaration of Covenants.

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ARTICLE RVI.

CONFLICTING PROVISIONS

In case of these Sy-Laws conflict with any provisions of the Tame of the State of Plorids, such conflicting Sy-Laws shall be call and sold them final court determination to such effect, but bil other by-laws shall reason in full force and effect. In case of any conflict between the Articles and there by-Laws, the Articles that control, and in the case of any conflict between the Decisration of Covenants and these Sy-Laws, the Decisration of Covenants and these Sy-Laws, the Decisration of

ARTICLE XVII.

Shorted 1. The Board of Directors may sutherize may efficie or officers epoch or spents, to enter toto any contract or saterite any instrument in the mane and on behalf of the Association and such authority and be general or confined to specific instances; and technique so authorized by the Board of Directors, no officer, apart, condition opener, or supleyer shall have any power or sutherity to blad the Association by any contract or confequent or to plage its credit or to to capter it liable for thy purpose ox in any accest.

Souther 2. The Association shall woop to its office for the transportion of business the original or a copy of those sy-laws not seasoned or otherwise altered to date berrifted by the Semulary, which shall be open to imposition by the Owners and all First Martylepop at all resemble time during office hours.

Section 1. The fixed year of the Association chall be described by the Board of Directors she having been so determined, shell be subject to change from time to time as the Board of Directors shell determine in accordance with the Contentation of Community.

for the transaction of business a businessialing the takes and address of and maker. Exemption or transfer of community of any face on which such contrating was and tot by an Owner shall be recorded in the book, together with the face on which such contrating was irrestorted in accommand with the provisions of the Declaration of Community.

The foregoing were adopted as the By-Laws of THE VILLAGE OF MODDLAND LAKE HOMEOWNERS' ASSOCIATION, INC., a corporation not-for-profit, under the laws of the State of Florida this 17 day of Annualy, 1987.

President

NAME OF THE OWNER OF THE OWNER OF THE OWNER.

Secretary

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EXHIBIT "H" TO

THE DECLARATION OF COVENERTS, RESTRICTIONS AND EASEMENTS

INTERIM RULES AND REGULATIONS OF THE VILLAGE AT WOODLAND LAKE HOMEOWNERS' ASSOCIATION, INC.

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THE VILLAGE OF WOODLAND LAKE

RULES AND REGULATIONS

Your homeowners' association wishes to saintain luxurious, but economically well-managed common properties and to efficiently discharge its duties under the Declaration of Covenants for THE VILLAGE OF MODDLAND LAKE. It is believed that these rules will aid this purpose. Your board of directors will welcome the assistance of all the Villa and Townhome owners in the enforcement of these regulations. Cartain of the below terms or words are defined in the Declaration of Covenants and such definitions are intended to apply to these Rules and Regulations.

- 1. ENFORCEMENT OF REGULATIONS. These rules and regulations will be enforced as follows:
- A. Violations should be reported to the manager at The Village of Woodland Lake Homeowner's Association, Inc., in writing, not to the Board of Directors or to officers of the association.
- B. Violations will be called to the attention of the violating owner by the manager, who will also notify the board of directors or person(s) designated by it to enforce these rules and regulations.
- C. Disagreements concerning violations will be presented to, and be judged by, the Board of Directors, which will take appropriate action.
- D. Owners are responsible for compliance by their quests and lessees with these rules and regulations.
- 2. RECREATIONAL FACILITIES. The recreational facilities and other portions of the common properties are for the exclusive use of association members and their immediate families, tenants, resident house guests, and guests. Rules and regulations governing the use of association contemplated for the Recreation lands (including the pool and pool deck, racquetball court building and tennis court) shall be posted upon or immediately adjacent to such facilities if and when the same are completed. Such rules and regulations are subject to change from time to time in the sole discretion of the Board. To insure the safety, confort and enjoyment of such facilities, adherence with such rules and regulations is mandatory for members and, to the extent they are pormitted to use the sauna, their guests.

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- 3. THE LAKE. The Lake or portion thereof located upon the properties is subject to the following rules and regulations regarding its usages notor powered crafts, whether powered by electricity or other fuel, are absolutely prohibited including, but not limited to, motor boats and jet skies. Sail powered crafts may be used upon the Lake subject to the receipt by the owner thereof of the prior written approval of the Board of Directors. Any such sail powered craft may only be launched, moored, stored or otherwise tied up at the docks or such other-places as the Board of Directors may from time to time designate. Headers and their guests may only swim in such portions of the Lake as are expressly designated for such purpose. Children are not persitted in or upon the Lake unless accompanied by a parent and then, only in such areas as are designated for such purpose.
- 4. 8068. The Declaration of Covenants imposes upon the Board of Directors the duty of ensuring that nuisances, by reason of noise or otherwise, do not take place upon the properties.
- A. In order to insure your own confort and that of your neighbors, radio hi-fi or stereo systems, and television sets should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other noises such as bidding good night to departing guests and the slamming of car doors and the like between these hours should be kept to a minimum. Your neighborn will appreciate this.
- 8. Carpentry, carpet-laying, picture-hanging, or any trade (or do-(t-yourself work) involving hammer work, etc.), must be done between the hours of 8:00 a.m. and 6:00 p.m.

5. PETG.

- A. Certain restrictions upon pats are set forth in the Declaration of Covenants and members, their guests and invitees are expected to comply with such restrictions at all times.
- B. Wo pets shall be allowed to commit a nuisance in or on any portion of the Proporties.
 - C. The term "pets" shall be limited to dogs, cats and birds.
- D. No anisals are permitted in or upon the recreational facilities located upon Recreational Lands- Part I or Recreational Lands- Part II.
- OBSTRUCTIONS, Sidewalks, entrances, driveways, corridors and passageways upon the Common Properties must be kept open and shall not be obstructed in any manner.

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- CHILDREN. Children shall play in designated areas only.
- 6. DESTRUCTION OF PROPERTY. Meither members, their dependence, nor guests, shall mark, mar, denage, destroy, deface, or engrave any Improvements constructed upon the Properties. Members shall be financially responsible for any such damage.
- 9. CLEANLINESS. The Common Properties shall be kept clean and free from all litter and trash. Members shall not allow anything to be thrown, or to fall, from windows, doors, fences or trellaces upon the Common Properties. No sweeping, or other substances, shall be permitted to escape to the Common Properties from the dwelling units.
- 10. RESPONSIBILITY FOR DELIVERIES. Members shall be liable for all damages to the Improvements upon the Properties caused by receiving deliveries, or moving or removing furniture or other articles to or from the buildings in which the Townhomes and Villas are located.
- il. TRASH. All refuse, waste, boxes, crates, papers and garbage shall be securely contained in plastic bags and stored in garbage canisters which have self-locking lids. Garbage canisters shall not be placed upon or in plain view of persons upon the Common Properties except immediately prior to such pick up dates as shall from time to time be established.
- NOOF. Members are not permitted on the roofs of buildings in which their dwelling units are located for any purpose.
- 13. SOLICITATION. There shall be no solicitation by any person for any cause, charity, or any purpose whatever, unless specifically authorized by the board of directors.
- 14. EURRICANE PREPARATIONS. Each member who plans to be absent from his Townhome or Villa during the hurricane season must prepare his dwelling unit prior to departure by:
- A. Resoving all furniture, plants and other personality from his courtyard, balcony or patio area,
- B. Designating a responsible firm or individual to care for the Townhose or Villa during his absence in the event that the dwelling his unit should suffer hurricane damage. Each member shall furnish the consecretary of the association with the name of such firm or individual.
 - 15. SIGNS. No signs of any kind (other than a notice to be placed on the bulletin board after notification to the office of the association) may be installed on the Properties.

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- to noxious or unusual odors shall be generated in such quantities that they permeate to other Townhoses or Villes or the Common Properties units and become an annoyance or become obnoxious to another owner. Normal cooking odors, normally and reasonably generated from kitchens, or patios shall not be deesed violation of this regulation.
- 17. BOATS. No boats, boat trailers or recreational vehicles shall be permitted upon the Common Properties without the prior written consent of the board of directors.
- 18. ATTIRE, Owners, their families and guests shall not appear in or use the Common Properties or recreational facilities thereon, except in appropriate attire.
- 19. COMPLIANCE BY DEVELOPER. Owners and occupants shall comply with the foregoing rules and regulations, and any and all rules and regulations which may, from time to time, be adopted by the Board of Directors. Failure of an owner or occupant to comply with the foregoing shall subject same to legal remedies including, but not limited to, suits for money damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of the Common Properties and improvements thereon in the event of failure to so comply.
- 20. COMPLIANCE BY DEVELOPER. Notwithstanding anything herein to the contrary, the foregoing rules and regulations shall not be applicable to the Daveloper, its agents, employees and contractors, or to Townhomes or Villas owned by the Developer.
- 21. RELIEP. The Board of Directors shall have the power, but not the obligation, to great relief to one or more owners under the particular circumstances involved from the provisions of specific restrictions contained in the rules and regulations upon written request therefrom and for good cause shown in the sole opinion of the Board.

THE VILLAGE AT WOODLAND LAKE

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THE VILLAGE AS HOOMSHIP LAKE

BACADH AGRESHENT TO PURCHASE AND SALE AGRESHBAY

TRIE AMPLICATION, pade this Cay of ____ . 19__, by and between the les offices of water M. Livier, P.A., a Plotide professional corporation, having its place of business at 1401 Feace de Lace hosperard, Saite 300, Coral Sables, Florida 11816, (the "ESCROP ADER"), and the williams at monthship lake, INC., a pictica corporation, having its offices at 11420 Southerest 7th Court, Davie. Florida 30075, (the "DVILOPER").

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interes, certaining intends to enter into purchase and tale agreements for the purphase and galo of Lots, together with togethers or villag. thereon (as 136 case buy be) or the village at wholeagh lake (the "Lote"], such of which is berminated telerod to as the "Parchase Miremont", 444

Bearing, Severoper desires to make strangements with became asset to especia \$11 of a polytion of the deposity on each Purchase Agreement and. further, to sensor deposits up to ten [101] percent of each Perchase Agreement in amongstance with the provisions of Section 501,1271, Florida Statutors (do the spin exists on the date of association barrent); and

terrepas, exceed agent has companied to bald all deposits shick fo receive pursuant to the torus and provisions hernot.

Marie transmiss, the success Adjoin and commands agree as follows:

- . I. From time to time, heverouse will deliver checks jumble to de distincted to the ESCHOW MEDIT, which will represent a portion of the deposits on Perchand Agresments, together with a copy of each executed Purchase Agreement, a Police on Engrey excepted by the desiries. 1 Lot parebaser (in the form as set forth in Emilit "I" berete), and a Hotice of Secript of Deposit (In the form us art forth in Sichibit "2" attached bareto.) The ESCHOW AGEST shall acknowledge do the sottom of Sansipt of Deposit its rescipt of such deposit and shill deliver an expected supp of seem to the UNIXAPER and the Lot purchases upon request,
- 2. Any deposits up to ten (10%) percent of the purchase price mode by the Perchaser to the DEVELOPER shall, unless unived is existing by the Purchaser (se syldenced by Purchaser's Indication on the Mitjey of Ession in the form of Exhibit "!" extended hereto, or other writing) by deposited in an process sections with a savings and look essentiation, beauty or treet company, an attorney who is a seaber of the starida for, a licensed coal estate heater, or a title insurance company authorized to insore tible to part property to the State of Florida, Such secreted Stade may be deposited to observe accounts or commissed with other smorter or trade accounts. In the event that the Parebaser does not selve his right to have deposite up to hom (10%) persons of the purchase prime

placed in an escrow account, the DEVELOPER shall place deposite up to ten (10%) percent of the purchase price in an escrow account bearing interest at no less than the passbook rate of interest in effect at the time of the saking of the deposit. Such account shall be in the name of the DEVELOPER and the Putchaser and shall be clearly denoted on the records of the escrow holder as an escrow account. All withdrawals from the account representing deposits up to ten (10%) percent of the purchase price delivered by a Purchaser who has not wrived in writing his right pursuant to Section 501.1375, Florida Statutes, shall require the signatures of both the DEVELOPER and the Purchaser or its agent, except to ten (10%) percent of the purchase price have been placed in an DEVELOPER shall be entitled to all interest accrued on the account, payable at closing.

J. In the event that the Purchaser has waived or does waive his right to have deposits up to ten (10%) percent of the purchase price placed in an escrow account and DEVELOPER shall, nevertheless, deliver such deposits to ESCROW AGENT, ESCROW AGENT shall place such deposit monies in such account as DEVELOPER shall direct provided, however, that such direction shall be in accordance with the laws of the State of Florida. In the event that DEVELOPER shall request ESCROW AGENT to disburse all or a portion of such deposits or all or a portion of any interest thereon to DEVELOPER, ESCHOW AGENT shall promptly so disburse such deposits and/or interest to DEVELOPER, provided, however, that DEVELOPER shall have first provided to ESCROW AGENT proof satisfactory to it of Purchaser's written waiver of its right to the escrow. In the event that Purchaser has provided deposits in excess of ten (10%) percent of the purchase price (and regardless of whether or not Purchaser has waived or has not waived his right to have deposits up to ten (101) percent placed in an escrow account in the manner described herein) and DEVELOPER shall have, nevertheless, delivered all or a portion of such deposits in excess of ten (10%) percent to ESCROW AGENT, ESCROW AGENT shall place such deposits (or a portion thereof) in excess of ten (104) percent of the purchase price in such accounts as DEVELOPER shall direct provided, however, that such direction shall be in accordance with the requirements of the laws of the State of Plorida. In the event that DEVELOPER shall request ESCROW AGENT to disburse to it all or a portion Fr of any such deposits in excess of ten (10t) percent of the purchase price and/or all or a portion of any interest thereon to DEVELOPER, ESCROY & AGENT shall promptly so disburse such deposits and/or such interest to CO DEVELOPER. ESCHOW AGENT shall, however, prior to disbursing all or a portion of any such deposits in excess of ten (10t) percent of the 60 purchase price and/or all or a portion of any interest thereon, satisfy O itself that such disbursements are authorized pursuant to the terms of the Purchase Agreement provided to it. It is expressly understood that DEVELOPER shall, upon the receipt of any disbursements pursuant to this

paragraph 3, only use disbersements of deposits (but not of interest on such deposits) for construction purposes.

- 4. In the event that purchaser has not maived his right to have deposits up to ten (10%) percent of the purchase price placed in an escrow account and DEVELOPER shall, nevertheless, desire to use such escrowed funds for building purposes, after notification to the Purchasor, the DEVELOPER shall acquire a surety bond issued by a company licensed to do business in the State of Florida, if such bond is readily available in the open market, payable to the Purchaser in the amount of the portion of the escrow deposit representing deposits up to ten (10%) percent of the purchase price; and the funds representing deposits up to ten (101) percent of the purchase price in the escrow deposit shall thereafter be released to the DEVELOPER for construction purposes only. In the case where no surety bond is available, the DEVELOPER may borrow noney in an amount equal to the portion of the funds held in escrow representing deposits up to ten (10%) percent of the purchase price for construction purposes only, in which case any interest which the DEVELOPER pays on such loan for a period not to exceed twelve (12) souths shall be paid by the Purchaser at the time of closing, but the Purchaser shall be credited for any interest accrued on the portion of the escrow account representing deposits up to ten (10%) percent of the purchase price. In lieu of and as an alternative to the foregoing provisions of this paragraph 4, a blanket or master surety bond issued by a company licensed to do business in the State of Florida may be acquired by the DEVELOPER, in an amount equal to or greater than the total amount of the portion of the monies representing escrew deposits on deposits up to ten (10%) percent of the purchase price received by DEVELOPER pursuant to the requirements of SEction 501.1375, Florida Statutes. The Purchaser shall be debited at closing in an amount equal to the premium for the surety bond (if acquired on an individual, purchaser basis) or for the portion of the bond securing such Purchaser's deposit up to ten (10t) percent of the purchase price (in the case of a master surety bond). Bond rates charged pursuant to the foregoing shall be subject to the provisions of Part I of Chapter 627 of the Ploride Insurance Code.
- 5. In the event that Purchaser has not waived his right to require that his deposits up to ten (101) percent of the purchase price be placed in an excrow account in the manner as contemplated herein, funds representing such deposits up to ten (101) percent of the purchase price and held in an interest-bearing encrow account shall be released without the parameter of both the Developer and the Purchaser only under the following conditions:
- A. Compliance with the provisions of paragraph 4 regarding the acquiring of a surety bond payable to the buyer or, where no surety bond to an provided therein; it being understood that certification by the objection of accordance of the unavailability of such surety bond shall be conclusive evidence that the same is unavailable.

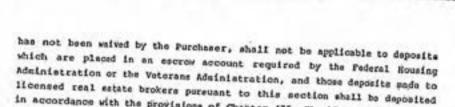
B. Compliance with the requirements of paragraph 4 regarding the obtaining of a blanket or master surety bond.

- C. If the Purchaser properly terminates the Purchase Agreement personnt to its terms, the funds representing deposits up to ten (10%) percent of the purchase price, including accrued interest, shall be paid to the Purchaser.
- In the event that the Purchaser defaults in the performance of his obligations under the Purchase Agreement, the funds representing deposits up to ten (10%) percent of the purchase price shall be paid by ESCROW AGENT to DEVELOPER together with any interest earned, in the following manner: DEVELOPER may, upon default of the Furchager by its failure to comply with the terms and conditions of the Purchase Agreement between the parties, and if the DEVELOPER is not in default, withdraw any funds being held in escrew pursuant to the terms of this Agreement. In order to make such withdrawal, the DEVELOPER shall send written notice by cortified mail to the Purchaser of its intention to make said withdrawals at least seventy-two (72) hours prior to the intended time of withdrawal. After the expiration of the aforedescribed seventy-two (72) hour period, the DEVELOPER, upon presentation to the ESCHOW AGENT of a withdrawal slip and passbook, if any, together with an affidavit certifying that the Purchaser is in default and that the DEVELOPER is not in default, may withdraw or direct the ESCHOW AGEST to withdraw and disburge the escrowed funds. The ESCROW AGENT and the escrow holder, upon receipt of these items, shall release the funds to the DEVELOPER. The escrow holder shall not be liable for the release of funds pursuant,
- E. If the funds representing deposits up to ten (10%) percent of the purchase price have not previously been disbursed in accordance with the terms of this paragraph 5, such funds shall be disbursed to the peveroper at the closing of the transaction, together with interest thereon.

In the eyent that Purchaser shall have waived or does waive its right to the deposit of funds on deposits up to ten (101) percent of the purchase price and, further, with regard to funds representing deposits in excess of ten (101) percent of the purchase price, which funds have been placed in escrew, the provisions of paragraph 3 shall control the Codisbursement of such funds.

- 6. An escrow deposit or surety bond purchased with respect to funds representing deposits up to ten (10%) percent of the purchase price, the escrow of which has not been waived by the Purchaser, shall not be subject to any Mechanic's Lien or lien of any lending institution (except if contracted for by Purchaser) or subrogation in the case of default.
- 7. In the event that closing occurs with respect to the purchase and sale of the Lot, the Purchaser shall then have no right to place any clies on any escrowed funds for breach of contract.
- 8. The provisions of this Escrow Agreement regarding the escrow of funds up to ten (10%) percent of the purchase price, the escrow of which

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in accordance with the provisions of Chapter 475, Florida Statutes. 9. The ESCHOW AGENT may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statements or assertions contained in such writing or instrument, and may assume that any person purporting to give any writing, notice, advice or instruction in connection with the provisions hereof has been duly authorized to do so. The ESCROW AGENT shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any written instructions delivered to it; the sufficiency of the title to the property to be conveyed; nor as to the identity, authority, or rights of any person executing the same. The duties of the ESCRON AGEST shall be limited to the safekeeping of the deposits and to disbersements of sake in accordance with the written instructions described above. The ESCROW AGENT undertakes to perform only such duties as are expressly set forth herein, and no implied duties or obligations shall be read into this agreement against the ESCROW AGENT. Upon the ESCROW AGENT's disbursing the deposit of a purchaser is accordance with the provisions hereof, the escrow shall torminate as regards purchaser's deposit, and ESCROW AGENT shall thereafter be released of all limbility hereunder in connection therewith.

10. The ESCROK AGENT may consult with counsel of its own choice and shall have full and complete authorization and protection for any action taken or suffered by it hereunder in good faith and in accordance with the opinion of such counsel. The ESCROK AGENT shall otherwise not be liable for any mistakes of fact or error of judgment, or for any acts or omissions of any kind unless caused by its willful misconduct or gross negligence, and DEVELOPER agrees to indexnify and hold the ESCROW AGENT harmings from any claims, demands, causes of action, liability, damages or judgments, including the cost of defending any action splinst it, together with any reasonable attorney's fees incurred therewith, in connection with ESCROW AGENT's undertaking pursuant to the terms and resoult of the willful misconduct or gross negligence of the ESCROW AGENT.

ii. In the event of disagreement about the interpretation of this Co agreement, or about the rights and obligations or the propriety of any section contemplated by the ESCROW AGENT hereunder, ESCROW AGENT way, at it is sold discretion, file an action in interpleader to resolve the said disagreement. ESCROW AGENT shall be indemnified by DEVELOFER for all costs, including reasonable attorney's fees, in connection with the aforesaid interpleader action.

12. The ESCHOW AGEST may resign at any time upon the giving of thirty (30) days' written notice to the DEVELOPER. Within said thirty

(10) day period, DEVELOPER shall have the sole right to appoint a successor ESCROW AGENT upon notice to the ESCROW AGENT and Purchaser. Thereupon, all funds may be transforred from the ESCROW AGENT to the successor ESCROW AGENT, providing the successor ESCROW AGENT executes an Esercy Agreement in substantially the size form and substance of this Agreement. A successor ESCROW AGENT shall be either a bank or trust company having trust powers, an attorney who is a member of the Plorida Bar, a real estate broker registered under Chapter 475 or a title inserance company authorized to insure title to real property in the State of Plorida. If a successor ESCROW AGENT is not appointed by the DEVELOPER within thirty (36) days after notice of resignation, the ESCROW Adder may petition any court of competent jurisdiction to name a successor ESCHOW AGENT; and the ESCHOW AGENT herein shall be fully relieved of all liability under this Agreement to any and all parties, upon the transfer of and due accounting for the secrow deposits to the guccessor ESCROW AGENT either designated by the DEVELOPER or appointed by 13. In the event ESCROW AGENT is joined as a party to a lawsuit by virtue of the fact that it is holding a buyer's deposit, ESCROW AGENT shall, at its option, either tender said deposit to the registry of the

court or disburse same in accordance with the court's ultimate disposition of the cause and ESCROW AGENT shall be entitled to its reasonable attorney's fees and court costs in accordance with this

14. This agreement shall be construed and enforced according to the laws of the State of Plorida and this Agreement shall be made a part, in its estirety, of any homeowners, documentation distributed to purchasers

15. This Energy Agreement shall be expressly incorporated by

16. This Agreement represents the entire agreement between the parties with respect to the subject matter hereof and shall be binding

or prospective purchasers of Lots in THE VILLAGE AT MODDLAND LAKE.

reference in all Purchase Agreements between DEVELOPER and purchasers.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written. Mi tnessour BRUCE E. LEVISE, P.A. Bruce H. Levine, President (CORPORATE SEAL) Witnesses THE VILLAGE AT MODDLAND LAKE, INC., a Florida corporation Brephen Leon, President (CORPORATE SEAL)

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PRINCELL . I. to SECTION WINESPORT

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EST LOT NO. THE VILLAGE AS SCHOOLSED LAKE

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this splice on Becroy is given to comply with the provintene of Rection 501.3375, Fintica Statutes, which requires that deposits up to ion (184) percent of the perchase brice to held in source in accordance with the profisions thorough missa purchaser waives for rights thereander. projections has used provisions to place to exercise various deposits which it tran time to time repolyte from Parchaners personant to the fearest agreement, an executed copy of which is symilable for Perchange's impection at the opter willies of Sellar. By Purchastr's essection bereof. Sukohames paymently motrance that he had impected the estated stay as well as the pro borns copy of such Escion Agretises. instants to the Personal of Contractation for The Village at Morning

Nost her hand purchases are conducted without the less of the deposit monips on four payment. To protest against the leolated inchanges in which accordance devolopers have pleased deposit monios, the Lagislature exacted Section 501,1375. Florida Statutos, to protect porthagers of one- or two-loadly residential desition enter. Should Porchassy decide that the above protection is unappearantly, then Purchaser hay, pursuant to law, welve each protoption by attacking this motion on

Should Surchesor decide not to water the shore protection, and have the starcementioned deposit pinted to excee se redstreed by Secretary 301.1175, Florida Spetutor, thous

- (L) The deposit months, together with may interest cornection thorsely, shall remain in equeny to be disbursed to Daveloper wither starelested or show your descript maker the Surchess and Sale Agreement for the the above for (the "Agreement"), of shall be dispussed to you should you properly terminate the Agreement pursuant to jes turns, on
- (7) If feller elects to do so, feller bay not the deposit for a haliding purposes daily and charge furtherer the cost for allocable "portion of the cost) of the presint for a surely bond, on
- (3) If no surety bond to excitable, Asilar pay theree Surchtone the interest that it pays to begree somey in to assent aqual to the Finds bold in metor (for a period bot to execut twelve (12) specta) on your behalf, with a predit to Parcheser for any interest accord so the secret

Christialy, the approving of a furchaset's deposit up to her (104) permist of the perchase price for not none five. Should the Seller dreids to use the many for building purposes and ascute a loan in the

andrian p. Cardyne, Jan. 1998. Private pol Chipto andrian property population, distance, Aug.



capable of a deposit in the names of, by way of agample, fix Thomsend (\$6,000.00) Dollars, such lost over twelve (12) conths at fifteen (19) percent interest could be expected to burchaser at closing in the amount of Mine Numbered (\$800.00) believe loss interest control on the deposit at passbook fates. Should the builder shoot to assure a sutely bond hearing a ten (102) percent premium, the few to the Purchaser at density on such assured deposit would be fix Buckred (\$600.00) Dollars.

So odelded forther, that the searce protection offorded about applies to tay to too (108) percent of the purchase and towardingly:

PORPOSES BY THE DEVELOPER.

PRINCEPES BY THE COMPANY AND RES DESCRIPTION OF THE PRINCESS BY THE DEVELOPER.

The undersigned Purchases has granised the Section Agreement and the proviotons of this Rotine on labour and directs the Selfar to secret deposits up to Sen (108) pergett of the Durchase price in succeedance with the provisions of Setting 501.1975, Florida Statuton.

| the provisions of Bottlep 501.1975 | |
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| Dates | H/Markin egg |
| The undersigned Purchaser here privileges and processions emile Sections, it helps bedare took the Sections of the chickes and release stability of Seller and release feeding to any inherent as the chickes to any inherent as the rights to any inherent as the rights to any inherent. | PARCHASERS by waters say and all vights. powers. this under faction SQL.1773, Provide can shall be no secret of deposits. Copy of this Belloo and represents reputation, background and ficancis? Sullet and deposit Adept from any SOL.1935, Ploride Statutes, sulvey all alter, and authorizes Effects Adept is aller, and authorizes Effects Adept is at or deposite abids any have been aller. |
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DOCUMENT NO. 3

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ESTIMATED OPERATING SUDGET FOR THE VILLAGE AT WOODLAND LAKE HOMEOWHERS' ASSOCIATION, INC.

THE RESERVE THE PROPERTY OF THE PERSON NAMED IN

Estimated items of expense of the Association (Notes 1, 2 and 3).

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|--|-----|-----|--|-------|---|
| Administration | | | Honthly | | Annually |
| Hookkeeper and Secretary Tax and benefits Office supplies Telephone Accounting Legal Insurance | | ş | 160,00 32,00 21,00 21,00 21,00 21,00 64,00 | | \$ 1,920.00 384.00 252.00 252.00 252.00 252.00 768.00 |
| Managenent Fees | | | 336.00 | | 4,032,00 |
| Maintenance | | | | | .,,,,,,, |
| Hechanic Porters Tax and benefits Exterminating Landscaping Haintenance supplies Trash resoval Uniforms Recreation Lands | | | 232,00 321,00 150.00 21.00 857.00 64.00 32.00 16.00 | | 2,784.00 3,852.00 1,800.00 252.00 10,284.00 768.00 384.00 192.00 |
| Pool and supplies Lake maintenance Air conditioning maintenance | | | 27.00 21.00 21.00 | ٠ | 324.00 252.00 252.00 |
| Tangible and Other Taxes | | | 32.00 | | |
| Reserve | | 3 | 84.00 | | 384.00 4.608.00 |
| Total | \$_ | 355 | 54.00 | 7 | 34,249.00 |

NOTES TO BUDGET

- Note 1: Since the first annual accounting period cannot reasonably be ascertained at this time, the estimated expenses are stated for an annual accounting period, subject to the provisions of matricle IX of the Declaration of Covenants.
- Note 2: There is excluded from this estimate items of expense that are personal to dwelling unit owners or which are not uniformly incurred or which are not provided for nor contemplated at the time of the preparation hereof, including, but not limited to, private telephone coats, cost of the maintenance of the Lots together with townhowns or villas, as the case may be (to the extent that such maintenance is not the obligation of the Association), the cost of unid or jenitorial services privately contracted for, the cost of unidities bills, billed directly to each dwelling unit owner, insurance presiums other than those incurred by the Association, debt zervicing upon may mortgage encumbering a Lot, real estate taxes essessed directly to the Lot, expenses for maintenance, repair and upwasp of personal property and fixtures, and like personal expenses.

MACHIE M. SAYERS, P.A. 1000 POINCE DC 14001 MOULENARD & SUITE DOD 1 CORAL GARLES, FLORIDA SPOR LÓCRICANDA

- Sote is The testrice in this Budget are based open operating history and cost figures for other developments in the South Plorida at a had by discussions with proposed suspicers and other experience pettaloging directly to this projects however, the case are extincted only and are ambject to revision to raftest changes in costs and spreyions and changes in the subject matter addressed by the traiget in accordance with the provisions of the Declaration of Covenants.
- Mote 4: In accordance with the provisions of Article II of the Oscientian of Covenants, the rescention (sollities upon the Recreation Leads say or they not be Emphered during the period in which this Empher Is if effort. Accordingly, the total adomin allocated for reprocifical leads cay be accorded as a surplus and applied toward such arpshaus when the same are incorred or, alternatively, may be used for such other purposes or the Board, in its sule discretion, dates appropriate or necessary.
- Bots is heaptwo have been netimated based upon the initial, anticipated arounts appropriate for initial collection in Competion with the establishment of forecase for the improvements oping the Proporties required to be solutated by the Association pursuant to the benistation of Covenants. The beard chill, in the aware that is shall be habedwary to formativation, suplace, repair or shints in any of the improvements upon the Proporties (in secretable with the obligations of the Association under the Declaration of Covenants) have the right and the distration to deplete all or such postion at such testerous as it may deep mands to it deems appropriate such notice as are fortunised for the Declaration in apparednate with the provisions of Article is of the Declaration of Covenants.
- Note 6. The Sprengelog bedget had been prepared in regardance with the plan for development sot forth in the proposed, initial Designation of Copenants, which desceptates the existence of 48 lots upon the Proportion.

SETTHATED MAITLAL HOUTELY AND LUMBER DIALECTED TO CHARGE

is accordance with the provisions of Santion 15 of Article 1X of the Decistating of Covenants, periodic comma apparental to be layied opportunities of Lots study for divided equally submy all lots address to apparental to be layied opportunities, in with of the provisions of Note 4 heroinships, the following (subject to Developer's rights to be succeed from selectables, the payetts upon its playing to quarantee mintances in accordance with the Decisions of Covenants) keywagets the unitarial monthly and amount paintenance hyperases of cemety as lots, together with touchouse or villas fas the case may be;

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THE VILLAGE AT WOODLAND LAKE

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PIRST SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE VILLAGE AT MODELING LAAS

THIS SUPPLEMENTAL DECLARATION IS made on this /5 FEBRUARY , 19 84 by THE VILLAGE AT WOODLAND LAKE, INC., A Plorida corporation (hereinafter referred to as "Declarant"),

WITHESSETHE

MMERRAS, Declarant owns that certain real property in the county of Broward, State of Plorida, which is more particularly described in Exhibit "A" attached hereto (hereinafter referred to as

WHEREAS, to create and preserve a general plac of development conceived by Declarant with respect to a proposed residential community to be developed upon all or portions of The Village at Woodland Lake Complex, Declarant has previously or shall record the Declaration of Covenante, Restrictions and Easements for The Village of Woodland Lake (the "Initial Declaration") filed for record Januar 25, 1984, in Official Records Book 11430 , at Page 131 , of the Public Records of Broward County, Florida; and

MEEREAS, Declarant is desirous of exercising its right to add to the lands defined as the Properties by the Initial Declaration, and, further, to add to the lands defined as the Common Properties by the Initial Declaration, all in accordance with its rights purewant to the Initial Declaration; and

WHEREAS, Declarant is also desirous of adding additional Lots to the Lote as defined in the Initial Declaration, and, further to legally identify such additional Lots and to supplement the site plan setting forth the graphic depictions of the Properties and Lote; and

WHEREAS, pursuant to its rights as set forth in Articles III and IV, Declarant has reserved the right to add to and withdraw from the lends comprising the Properties, the Common Properties and/or the Lots and, further, to submit lands added by Supplemental Declaration to such additions or modifications of the provisions contained in the Initial Declaration as it deems fit to reflect changes and circumstances or difference in the characters of such

NOW, THEREFORE, the Declarant hereby declares as follows:

Definitions. Definitions set forth in Article I of the Initial Declaration are hereby incorporated herein by reference

and intended by Declarant to apply to the terms used and exployed in this Supplemental Declaration.

2. Additions to the Properties. In accordance with the provisions of Article III of the Initial Declaration, the real property set forth in Exhibit "S" horeto is hereby declared to be added as additional property to the Properties. It is the intention of Declarant that the Properties shall henceforth be and constitute the real property described in Exhibit "B" to the Initial Declaration, and, in addition, the real property set forth in Exhibit "B" hereto.

The additional property legally described in Exhibit "B" hereto is graphically depicted in Exhibit "C" hereto, Site Plan for the Properties (Phase II). It is the intention of Declarant hereby that the Site Plan for the Properties as supplemented by the terms of this Pirat Supplemental Declaration shall man and refer to the Site Plan for the Properties as set forth in Exhibit "D" to the Initial Declaration and, in addition, the Site Plan for the Properties, Phase II, attached hereto as Exhibit "C".

Declarant is, on the date of recording this Amendment, the sole record fee owner of the lands described in Exhibit "B" hereto.

Nothing contained in this Amendment to Declaration shall modify, limit or otherwise abridge the rights of Declarant pursuant to the terms and provisions of the Initial Declaration including, without limitation, its rights with respect to additions to and withdrawals from the Properties as more particularly described in Article III of the Initial Declaration.

J. Additions to the Lots. In accordance with the provisions of Article IV of the Initial Declaration, the Lots legally described in composite Exhibit "D" hereto is hereby declared to be added as additional Lots. It is the intention of Declarant that the Lots shall henceforth be and constitute the Lots, the composite legal descriptions for which are described in Exhibit "C" to the Initial Declaration and, in addition, the Lots, the legal descriptions for which are set forth in composite Exhibit "D" hereto.

The Lots legally described in Exhibit "D" hereto are principally depicted in Exhibit "C" hereto, all of said Lots being on located upon the real property sore particularly described in Exhibit "B".

Bothing contained in this Pirst Supplemental Control Declaration shall sodify, limit or otherwise abridge the rights of Control Declaration including without limitation, its rights with respect to additions to and withdrawals of the Lots.

4. Additions to the Common Properties. In secondance with the provisions of Section 9 of Article I of the Initial Declaration, the real property more fully hereinafter described as

-2-

additional Common Properties is horsely declated to be added an additional Common Properties. The legal description for the lambs appeal became as additional Common Properties shall seen and rafet to the kent property as not forth in Embloid "a" hardto less and except the seal property comprising oil of the note is none particularly described it accepted Embloid has been property at the factorion of constitute that you property described in Embloid "a" to the factorion of constitute the real property described in Embloid "a" to the factorion and in additional Common Property in accordance with the term of this partnersh is

5. Planting Street. Deplement totiling and confirms that, to proving and with the provintions of the Initial Declaration, the real purporty legally described in Exhibit "h" hereto, imited by the Sate legally described in Estable "p" between and the Council Properties legally described in Paragraph 4 berelesbore, (and Including any and all improvements Correctly Especial with any additions Chaptio as are herotupfter sade puratest in the terms of the [fiele; becauseing, shell be beld, mold, negregat, ecombered, hyperhoneted, keeped, pand, populated and improved subject to the endencate, testrictions, community, committees and equicable servitude, all of which are for the purpose of chilorely schonology and protecting the value, Attractiveness and the desirability thorsof, as more particularly not forth in the falkiel buplacetion together with any lawfully ensured amondments thereto. The terms and provisions of this First Supplemental Designation shall indice to the benefit of and ren with title to the Lote who which togethers and/or ville dealling units are situated and shall be binding upon all politions buries may right, title or interest theirs, or may park thereof, their heirs, successors and sasists; and shall there to the bestuffe of med be Mikeled upon Declerant, its successors and anaigns, the inscalation and its especiaepre in interest and each Owner and his respective successors in interest.

is Pincer Weeksor. Deglerant has assorted this First Sopplemental Declaration on the Sato First written above.

Signed, seriod and dollvered in the presence of

THE VILLAGE AT MODULAND LAND, TWO.,

The MOTION Freder

attonts Secretary

(Charles and Chile)

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ordered for the parties of the contract of the parties of the parties of the contract of the c

STATE OF PLORIDA
COURT OF REMAINS

i, an officer authorized to take administration according to the laws of the State of Florice, by qualified and position, singless captist that surpless from and flore for the Florical, president and secretary, respondingly of the Village at Modeland take. Low, to as possessily known, this day prescently appeared and acknowledged before so that they executed the foregoing First Supplemental Declaration for the purposes supressed thereto.

to wiresen successor, I bereinto set my bead and official send at said County and State, this 1376 day of Transcent.

State of Florida at

Ny Compesión Expires:

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**RESTRICTIONS AND EARNESSEE FOR THE VILLAGE AT MODILARS LAKE

COURT DESCRIPTION FOR THE VILLAGE AT WOODLAND LAND COMPLEX

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Slock L. IOGETHER WITH Block 2. TORETHER WITH Block 3. TORETHER WITH the Private Lake of Woodland Lake ESTATES. Recording to the Flat Brock is recorded in Plat Book lis. Page 50, of the Public Records of Browert Cobpty. Florida. Said lands attact. Ifing and balog in Browerd County, Florida. Containing 17.229 acres. Bore or lass.

Sebject to 411 desences, reservations, 446 tights-of-

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BGL/#10/11898-1 01/01/84

DESIGNATION: THE VILLAGE AT MOREOLAND LAID, MHASE THE

All of Block 1, Turnier With all of Block 2, Poursels With all of Block 3, and Turnier With the Private Lake of MOULAND LAKE ESTATES, according to the Flat Harres, as recorded to Plat Mark 116, Page 50, of the Pablic Bounds of Brown County, Florida, Loss and Enough Character the following describes parceller

A portion of lines I of said women was Estimen, being own particularly described as follows:

A parties of Elect 2 of 1418 MODELAND LAKE ESTATES, being more particularly described as follows:

Medianing at the sorthwest corner of said stouches Lake ESTATES Independent South 89 10's set states the South Sou

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A portion of Block 3. TOGETHER WITH a portion of the Private Lake of the WOODLAND LAKE SETATES, being more particularly described as follows:

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COMMENCISE at the Northwest corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest fist Place and the Easterly right-of-way line of Northwest fist Place and the Easterly right-of-way line of Northwest fist Place and the Easterly right-of-way line of Northwest 55th Lane; thence South 89 10 15 East, a distance of 25.47 feet to the POINT OF REGINNING of this description; thence continue South 89 10 16 East, a distance of 409.93 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve, having a radius of 25.00 feet, an arc distance of 38.81 feet to the Point of Tangency; thence South 00 14 109 East, a distance of 288.18 feet to a point; the last described course being further described as being on the Westerly right-of-way line of Northwest 54th Lane, as shown on said Plat, NOODLAND LAKE ESTATES; thence South 89 45 51 West, a distance of 349.91 feet to a point on the Mesterly boundary of the Private Lake, as shown on said Plat, NOODLAND LAKE ESTATES; thence North 00 14 09 West along said Plat, NOODLAND LAKE ESTATES; thence North 00 14 09 West along said Plat, NOODLAND LAKE ESTATES; thence North 00 14 09 West along said Easterly boundary, a distance of 23.55 feet to a point; thence South 89 45 51 West, a distance of 10.00 feet to a point on the Easterly right-of-way line, a distance North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence North 00 14 09 West along curvature of a circular curve to the right; thence No

Subject to all pasements, reservations, and rights-of-way of record.

By: Wilson E. Way Raplaced Land Surveyor No. 2585 State of Florida

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AND THE STATE OF T

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DESCRIPTION: RECREATION AREA

A portion of Block 1 of HODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Seconds of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of said MOGOLAND LAKE ESTATES; thence South 89 10'51" East along said North right-of-way line, a distance of time South 89'10'51" East along the last described course; thence conford 315,85 feet; the last two described courses being further described as being on the Southerly right-of-way line of Bailey Road, as shown on said Plat, MOGOLAND LAKE ESTATES; thence South 00'49'44" West, a of-way line of Northwest 61st Place, as shown on said Plat, WOGOLAND LAKE ESTATES; a distance of 107.47 feet; thence North 89'10'16" West along the North right-ESTATES, a distance of 315.85 feet; thence North 00'49'44" East, a distance of 107.42 feet to the FOINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARSY AND WAY - 18C.

By: Vilson E. Way Registered Land Surveyor No. 2885 State of Florida

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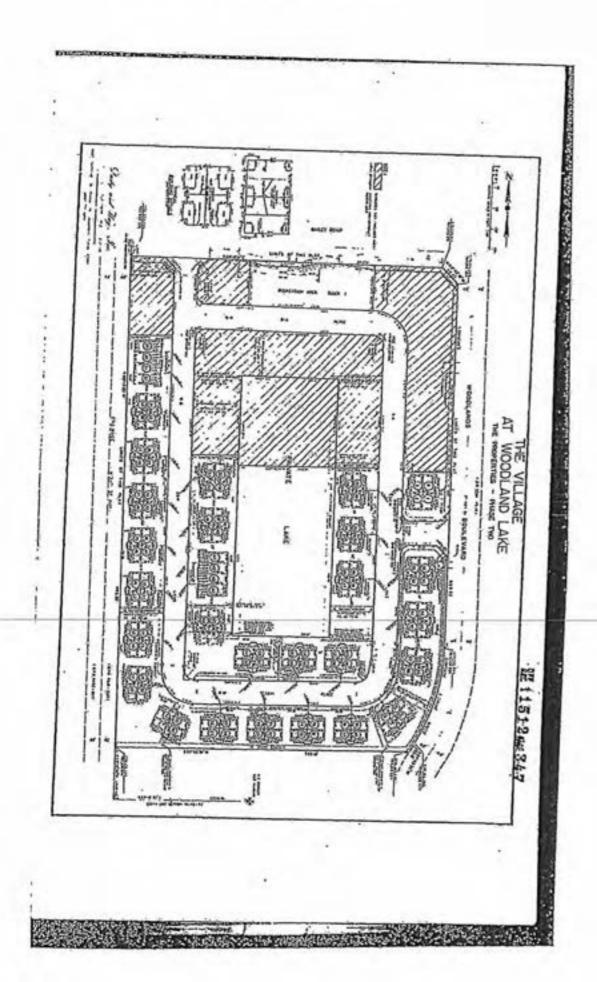
BITE PLAN FOR ADDITIONAL PROPERTIES

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EXCUSET "A" TO

PLEST SUPPLEMENTAL DECLARATION OF COVERANTS,
REFERENCEIONS AND EXCEMBENTS FOR THE VILLAGE AT WOODLAND LAKE

LEGAL DESCRIPTION FOR LOTS MONED AS ADDITIONAL LOTS

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A portion of Block I or Good Ago Lake Estates, according to the Plat Charact, as recorded to Plat Book IIS, Page 50, of the Public Reports of Symmat County, Playide, being core particularly described as follows:

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I hereby country that their Lage! Description is true and correct to the

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figraffrion: lot 2

A portion of Stock | of minutes Low Estates, according to the Plat thereof, as recording to the Plat Sone 186, Page 55, of the Public Record of Growerd County, Floride, being more particularly decommon and head bags;

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MOTIFICATE:

I bereaty consists that this legal description is true and correct to the PART NO WILLIAM.

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Part Plant E. Way

Market and Secretary to 2 and

Market Wall (1986 572 55 M Ft) Market

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ESCRIFTION: Cor 3

A portion of Block 1 of MODGLAMO LAKE EXTRICE, according to the Plat thereof, or recorded to Plat book 116, Page 10, of the retite Records of Security County, Florids, being come particularly described as follows:

Sepject to all examinate, reserved temp, and rights-of-new of record.

CENTURICATE:

I hereby contify that this Logal Consemiption is true and correct to the best of my knowledge and before.

DARRY AND LOUR, 1967.

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A portion of Block 1 of MODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Rublic Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Block 1 of said MODOLAND LAKE ESTATES, said point being further described as being on the Northerly right-of-way line of that certain 60,00 foot Ingress and Egress essessed MOGOLAND LAKE ESTATES; thence North 00°14'09° Nest along the Easterly right-of-way line of Northwest 54th Lane of said MOGOLAND LAKE ESTATES; thence North 00°14'09° Nest along the Easterly right-of-way line of Northwest 54th Lane, a distance of 71.35 feet; thence North 89°45'51° East, a distance of 53.92 feet to the POINT OF SEGINNING of this description; Thence North 00°14'09° Nest, a distance of 43.32 feet; thence North 89°45'51° East, a distance of 8.33 feet; thence North 89°45'51° East, a distance of 8.08 feet; thence South 00°14'09° East, a distance of 8.33 feet; thence North 89°45'51° Nest, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 00°14'09° East, a distance of 5.00 feet; thence South 89°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 59°45'51° Nest, a distance of 5.00 feet; thence South 50°45'51° Nest, a distance of 5.00 feet; thence South 50°45'51° Nest, a distance of 5.00 feet; thence South 50°45

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND HAY, INC.

By: 'Vilgan E. Way
Registered Land Surveyor No. 2885
String of Florida

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DESCRIPTION: Lot 29

A portion of slock t of IDGBLAND LAKE ESTATES, according to the Pint thereof, as recorded in Pint Spok LIS, Page 50, of the Public Records of Browned County, Florida, being more particularly described as follows:

COMMENCINU at the Northwesterly corpor of said boootamo take (37ATES; thence South 89 10 51 Fast stong the Rorth 15th thereby, a distance of 82.90 feet; thence South 60 17th that, a distance of 35.03 feet; thence South 60 14 08 Fast along the Westerly right-of-way isso of Northwest 55th Lapa, a distance of 168.23 feet; thence South 89 45 12 Heet, a distance of 16.00 feet; thence South 69 45 12 Heet, a distance of 56.00 feet; thance Rogth 60 14 08 West, a distance of 56.00 feet; thance North 60 14 08 Heet, a distance of 60.57 feet; thance 169 45 18 East, a distance of 60.57 feet; thance 39 45 51 East, a distance of 60.00 feet; thance 16 14 08 East, a distance of 5.00 feet; thence 30 though 14 08 East, a distance of 17.63 feet; thence 30 though 39 45 51 East, a distance of 17.63 feet; thence 30 the 30 51 East (18.63 thence 30 51 East (18.63

Subject to all masswests, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby terrify that this Lugal Description is tree and correct to the best of my Knowledge and belief.

DARBY AND WAY, FAC.

Day: William E. Mary parted Lang Baryoyer Ma. 2008 States of Harpes

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A partion of Block 2 of MODOLAND LAKE ESTATES, exceeding to the Plat thereof, as recorded in Plat Suck Its, Page 60, of the Public Records of Browned County, Florida, being three particularly described as follows:

commencing at the Morthugstorly corper of said Monotago Lake ESTATES; thanks South 89 10:51" East along the Morth like thates, a distance of \$2.36 feat; thence South 44 42:12" East, a distance of 35.01 feat; thence South 00 14 00? East elong the Westerly right-of-way line of Agribudge fifth two. a distance of 250.63 foot; thence South 89 45:51" Most, a sistance of 250.63 foot; thence South 89 45:51" Most, a sistance of 25.00 feat; thence South 89 45:51" Most, a distance of 64.00 feet; thence morth 50 14 09 Most, a distance of 25.00 feat; thence morth 50 14 09 Most, a distance of 66.50 fant; thence South 60 14:65 East, a distance of 66.50 fant; thence South 60 14:65 East, a distance of 13.82 feet; thence South 60 14:65 East, a distance of 13.82 feet; thence South 60 14:65 Adistance of 12.08 feet to the Polation Factorians. Said Jands situate, lying and being to Breward County, Fibrida.

Subject to all massmants, reservations and rights-of-war of record.

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I bereby cortify that this legal Description is true and correct to the burs of my knowledge and belief.

DARRY ARD WAT, 180.

Pay Villeger E. Way

Height and Land Purveyor No. 2005

State of Parids

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Sitte jerion: Lab 28

A portion of Black 2 of MODSIAND LAKE ESTATES, according to the Plat thereof, to recorded in Plat Shock 116, Page North particularly described at follows:

e north per proportion of a profession of the self of the profession of the profession of the profession of the

COMESCING at the Marchaesterly corner of 447d MOODIAGO LAKE ESTATES; thence Seath Open 1 fest close the Morth Lieu thereof, a distance of 82.98 feet; thence South of 82.28 feet; thence South of 82.69 feet thence South of 82.69 feet; thence South of 82.60 feet; thence South of 82.60 feet; thence South of 82.60 feet; thence of 86.50 feet to the foliat of 85.61 feet the feet; thence South of 16.62 feet; thence South of 16.62 feet; thence Morth of 16.62 feet; thence Morth of 16.62 feet; thence of 87.34 feet; togth of 16.09 feet, a distance of 87.34 feet; togth of 16.09 feet, a distance of 17.34 feet; thence Morth of 16.09 feet thence

Subject to all estaments, reservations, and rights-of-way

CENTIFICATE:

I hereby certify that this tegel Description is true and correct to the bast of my knowledge and belief.

DANS AND HAY. INC

For Vitado Jr Way Promises Land Serveyo No. 2005 Scape of Bortos

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MECHIPTION: Lot 10

A portion of Sluck i of ROSELAND LARE ESTATES, according to the Piet thereof, as recorded to Plat Book 116. Page 60, of the Public Records of Broward County, Florida, being more particularly described is follows:

Subject to all exterents, reservations and rights-of-way

CERTITICATE:

I hornby certify that this legal Description is true and corport to the east of my backledge and belief.

DANKE AND YAS-JUC.

Oyr. Village E. West. Bertgared light Europe No. 2205 September Florida

ATT YOU SHALL STATE OF A 18 MONOCCO CASTA LOS

E1CHIPTION: Lot 34

A portion of Stack 2 or Gaspinso Land Estates, according to the first thereof, as recorded in Plat Book 116, fage 10, of the Foblic Records of Arpusia County, Florida, Scient north perticularly described at follows:

COMMENCIAG at the Morthwesterly corner of told Woodland Lake CSTAIES; there South 30 10'53 East along the Merth line thereof, a distance of 31.98 feet; thence South 30'42'11' East. I distance of 31.98 feet; thence South 30'11'10' East. I ha Mesterly right-of-way line of Morthwest 5th Lane. A distance of 36.91 Feet; thence South 89'65'51' Mest, a distance of 68.06 feet by the Point of Besimping of this deterior tion; thence Morth 50'14'09' Mest, a distance of 48.06 feet by the Point of Besimping of this deterior theory Morth 30'45'51' East, a distance of 8.33 feet; theory there south 50'14'10' East, a distance of 8.33 feet; thence South 50'14'09' As distance of 23.50 feet; thence South 50'14'09' East, a distance of 23.50 feet; theore south 50'14'09' East, a distance of 5.00 feet; theore South 50'14'09' East, a distance of 5.00 feet; theore South 50'14'09' East, a distance of 5.00 feet; theore South 50'14'09' East, a distance of 12.80 feet; theore South 50'14'09' East feet; a distance of

Subject to all empendate, reservations and rights-of-way

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GAMES AND EAT, INC.

Britismer Land Survivor No. 2006 Still of Parish

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Confidence (Section 1)

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denceletion: Lat 15

A portion of Block 2 of Woodland LAGE ESTATES, eccording to the Plat thermof, is recorded to flat Book 116, Page 50, of the Public Records of Broward County, Florida, being more Parlicularly described as follows:

comparating at the Horthwesterly corner of said Woodtage take estates; thence South as [6:61" Fest along the Borth 11ch thereof, a distance of 82.80 feet; thence South 40.14" 197 feet, a distance of 35.03 feet; thence South 00.14" 197 feet, a distance of 35.03 feet; thence South 00.14" 197 feet, a distance of 58.00 feet to then a South 89 45'51" West, a distance of 58.00 feet to the PoleT of Bedenips of Late description; theore youth 00.14" 197 feet, a distance of 21.03 feet; thence Borth 90 14'09" Bost, a distance of 8.33 feet; thence Borth 90 14'09" Bost, a distance of 8.33 feet; thence Borth 90 14'09" Bost, a distance of 8.33 feet; thence Borth 90 14'09" Bost, a distance of 8.33 feet; thence Borth 90 14'09" Bost, a distance of 8.34 feet; thence Worth 00 14'09" Bost, a distance of 8.35 feet; thence Worth 00 14'09" Bost, a distance of 1.35 feet; thence forth 90 14'09" Bost, a distance of 1.35 feet thence Forth 90 14'09" Bost, a distance of 1.50 feet; thence Forth 90 14'09" Bost, a distance of 29.00 feet; to the Forth 00 14'09" Bost, a distance of 29.00 feet; to the Forth 00 14'09" Bost, a distance of 29.00 feet; to the Forth 00 14'09" Bost, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the Forth 00 16'01" West, a distance of 29.00 feet to the forth 00 16'01" West, a distance of 29.00 feet to the forth 00 16'01" West, a distance of 29.00 fe

Subject to all escapents, resergifican and rights-of-way of record.

CERTATIONS :

I hereby corrify that this legal Description is true and correct to the best of my knowledge and belief.

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--- DARRY AND WAY, INS.

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DEfchierion: Lot to

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A portlet of Black 2 of Monotago Lake Estates, according to the Plat thereof, as recorded in Plat Book 166, Page 60, of the Public Endords of Greward County, Fieride, boing more particularly described as follows:

Contemporary described as restour:

CONSERCING at the Morthageter's corner of said WOODLAND LAKE ESTATES; themce South 29 10 61 fast slong the Morth Time in distance of 15.03 feet; themce South 64 42 120 fast, the Wester's kibbs of many line of Morthages afth Lena a case wester's kibbs of many line of Morthages afth Lena a factor of 50.09 feet; themce of both 69 48 Est west, a distance of 50.09 feet; themce of the distance of 50.09 feet; a distance of 50.09 feet; themce state of 50.09 feet; themce state of 60.00 feet; themce south 60 14 09 Mest, a distance of 6.00 feet; themce south 60 14 09 Mest, a distance of 6.00 feet; themce south 60 14 09 Mest, a distance of 6.00 feet; themce south 60 14 09 Mest, a distance of 6.00 feet; themce south 60 14 09 Mest, a distance of 6.00 feet; themce south 60 14 09 Mest, a distance of 11.50 feet, themce morth 60 16 09 Mest, a distance of 11.50 feet, themce morth 60 16 09 Mest, a distance of 11.50 feet, themce morth 60 16 09 Mest, a distance of 11.50 feet, themce morth 60 16 09 Mest, a distance of 29.00 feet the feet was distance of 11.50 feet, themce morth 60 16 09 Mest, a distance of 29.00 feet the feet was distance when the feet was distance with 60 Mest. a distance of 29.00 feet the feet was distance when the feet was distance with 60 Mest. a distance was distance with 60 Mest. a distance was distance when the feet was distance was distance was distance when the feet was distance was distance was distance when the feet was distance was distance was distance was distance when the feet was distance was d

Subject to all casements, reservations, and reghts-of-way of

CERTIFICATE:

I havely certify that this Legal Buscription is true and spreast to the heat of av Enowinder and belief.

DARRY AND HAY, JHC.,

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BESCH FRYTAM : Apr 37

A parties of Black ? of WOODLAND LAKE ESTAIRS, according to the Plat thereof, as recorded in Plat Book 116, Page 60, of the Poblic Accords of Browerd County, Florida, being core partitularly described as follows:

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COMMERCIAE at the Morthwasterly corner of sid woodland lake ESTALES; thence South 89 10'61 East blong the forth line therapy, a distance of m2.88 feet; thence South 68'62'12" East a distance of 35.01 feet; thence South 00'12'03' that slong the Westerly right of may line of Morthwell 55th Land. a distance of 453.58 feet; thence South 69'45'52" Mast, a distance of 453.58 left to the following South 69'45'52" Mast, a distance of 45.31 feat; thence South 00'14'03' feet, a distance of 45.31 feat; thence South 00'14'03' fast, a distance of 33' feat; thence South 05'45'51" Mest, a distance of 33' feat; thence South 05'45'51" best, a distance of 33' feat; thence South 05'45'51" best, a distance of 6.00 feet; thence South 00'14'03' fast, a distance of 11.50 feat; thence South 00'14'03' fast, a distance of 11.50 feat; thence Worth 59'45'51" fast, a distance of 11.50 feat; thence worth 50'

Subject to all estements, resorvations and rights-of-war

CENTUE PRATEE

I horaby certify that this Legal Description is true and correct to the host of my knowledge and belief.

DARRY AND MAY, INC.

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BESCHIPTION: Lut ME

A portion of Bigch ? or WODOLARU LARE ESTABLE, according to the Plat thereof, as recorded to Plat Book [15, Page 50, of the Public Records of Broward County, Florids, being more bestfeepenth generated at toploats

commissing at the Morthwesterly corner of said woodland lake together a distance of \$3.00 feet; there south 40.00 lake thereof, a distance of \$3.00 feet; there south 40.00 lake the Morth line a distance of \$3.00 feet; there south 60.10109 feet along the Morth line and the Morth line and the Morth line and the Morth line at the Morth of the M

imbided to all associate, reservations, and rights-of-way of record.

CERTIFICATE:

I because certify that this lage! Description is true and correct to the best of my knowledge and belief.

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By Warte F. 19

Marie Company of the Company of the

A portion of Block 2 of WOOGLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more

COMMENCING at the Northwesterly corner of said WOODLAND LAKE ESTATES; thence South 890 10'51 East along the North line thereof. A distance of 82.98 feet; thence South 40'41'12' East. a distance of 35.03 feet; thence South 00'14'09' East along the Westerly right-of-way line of Northwest 551' Hance of 453.58 feet; thence South 89'45'51' West. a distance of 58.08 feet; thence South 89'45'51' West. a distance of 58.08 feet to the Point of BEGINNING of this description; thence South 69'45'51' East. a distance of 43.33 feet; thence North 00'14'09' West. a distance of 43.33 feet; thence North 00'14'09' West. a distance of 8.33 feet; thence West. a distance of 6.00 feet; thence North 00'14'09' West. a distance of 6.00 feet; thence North 00'14'09' tance of 11.50 feet; thence North 00'14'09' West. a distance of 11.50 feet; thence Nort

Subject to all essements, reservations and rights-of-way of CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. BARBY AND MAY. IAC.

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Registered Lend Burveyor No. 2. cb 4.2.5

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A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said WOODLAND LAKE ESTATES; thence South 89 10'51" East along the Worth line thereof, a distance of 82.98 feet; thence South 40'42'12" East, a distance of 35.03 feet; thence South 00'14'09" East along the Westerly right-of-way line of Morthwest 55th Lane, a distance of 43.58 feet; thence South 89'45'51" West, a distance of 58.08 feet; thence South 89'45'51" West, a distance of 58.08 feet; thence South 89'45'51" West, a distance of 43.33 feet; thence South 89'45'51" West, a distance of 28.08 feet, thence 89'45'51" West, a distance of 8.33 feet; thence 89'45'51" West, a distance of 8.33 feet; thence 89'45'51" West, a distance of 6.00 feet; thence Worth 00'14'09" West, a distance of 23.50 feet; thence Morth 00'14'09" West, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 12.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distance of 11.50 feet; thence Worth 89'45'51" East, a distanc

Subject to all easements, reservations, and rights-of-way of CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND HAY, INC.

Byr Vilson E. Way
Registered Land Surveyor No. 2885 State of Florida

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A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northwesterly corner of said WOODLAND LAKE ESTATES; thence South 89°10'51" East along the North line a distance of 82.98 feet; thence South 44°42'12" East, the Westerly right-of-way line of Northwest 55th Lame, a tance of 56.03 feet; thence South 89°45'51" West, a distance of 563.25 feet; thence South 89°45'51" West, a distance of 58.08 feet 18 the POINT OF BEGINNING of this description; thence Nogth 00°14'09" West, a distance of 43.33 feet; South 00°14'09" East, a distance of 88.08 feet, thence South 89°45'51" West, a distance of 88.33 feet; thence South 00°14'09" East, a distance of 8.33 feet; thence South 89°45'51" West, a distance of 6.00 feet; thence South 00°14'09" a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 5.00 feet; thence South 89°45'51" East, a distance of 59.08 feet to the POINT OF BEGINNING, Said lands situate, lying and being in Broward County, Florida. lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-wav of

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and Selief.

DARBY AND WAY, INC.

By: Wildon E. Way 11 11: A Talent

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A portion of Block 2 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6. Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMENCING at the Northwesterly corner of said MOODLAND LAKE ESTATES; thence South 89°10'51" East along the North line a distance of 35.03 feet; thence South 44°42'12" East, a distance of 35.03 feet; thence South 40°14'09" East along the Westerly right-of-way line of Northwest 55th Lane, a distance of 563.25 feet; thence South 89°45'51" West, a distance of 56.08 feet; thence South 89°45'51" West, a distance of 56.08 feet to the POINT OF REGIMNING of this description; thence North 00°14'09" West, a distance of 43.33 feet; thence Ngrth 89°45'51" East, a distance of 8.33 feet; thence 89°45'51" East, a distance of 8.33 feet; thence Morth 89°45'51" East, a distance of 8.33 feet; thence Morth 89°45'51" East, a distance of 5.00 feet; thence South 80°14'09" tance of 11.50 feet; thence South 80°14'09" East, a distance of 11.50 feet; thence South 80°14'09" East, a distance of 11.50 feet; thence South 80°14'09" East, a distance of 11.50 feet; thence South 80°14'09" East, a distance of 29.08 feet to the POINT OF BEGIMNING. Said lands situate, lands and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARBY AND WAY, IRC.

By: Villerin E. Way design in my

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OFSCRIPTION: COL 43

A parties of block ? of Muschand Life (STATES, according to the Plat thereof, is recorded in Plat Sort 715, Edge to the Public Records of browned County, Florida, build more particularly described as follows:

Subject to all catabouts, reservations, and rights-of-way of CENTIFICATE;

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I hereby certify that this tage | Description is true and correct to the best or my knowledge and belief. DARRY AND MAY, INC.

has with restroy to the beautiful. CANADA SINGS TOP"

Secretary and security of the second section of

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DESCRIPTION: Lot 44

A paytion of flock 2 of MOUDLAND LAKE ESTATES, according to the flat thertof, as recorded in flat Book 110, Page 60, of the Poblic Retords of Browny's County, Florida, being core particularly described as follows:

GONNENCIES at the Morthwesterly edges of said Woodtand LAKE
ESTATES; theres South 39 10 %1 Cast along the Morth lind
thereof, a distance of 82 98 feet; thence South 44 42 160 East,
a distance of 35.03 feet; thence South 60 14 09 14 160 East,
the Wasterly right-of-way line of Morthwest 46th tase, a
distance of 64.25 feet; thence South 69 45 61 West, a disfigure of 50.08 feet to the Point OF September of this description; thence South 69 66 81 West, a distance of 13.33 feet;
thence South 69 66 81 West, a distance of 13.33 feet;
thence South 69 66 81 West, a distance of 13.33 feet;
thence South 69 66 81 West, a distance of 13.34 feet; thence South
89 45 %1 West, a distance of 8.33 feet; thence South
89 45 %1 West, a distance of 8.33 feet; thence South
89 45 %1 West, a distance of 5.00 feet; thence Morth 60 14 09 4
4 feet of 13.50 feet; thence Morth 69 45 %1 East, a distance
6 13.60 feet; thence Morth 69 45 %1 East, a distance
6 13.60 feet; thence Morth 69 45 %1 East, a distance
6 13.60 feet; thence Morth 69 45 %1 East, a distance
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6 13.60 feet; thence Morth 69 45 %1 East, a d

Subject to all taxonoute, resurrations, and rights-of-way of record.

CENTIFICATE:

I becaky cartify that this togal Description is true and correct to the best of my knowledge and bolief.

CARRY AND HARDARD

Sign Atlant E. Way of arrest land Screener No. 2205 Blade of Public

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OF SERIET TON: Lot 45

A portion of Block 2 of MUSDIANG LAKE ESTATES, eccording to the Piet thereof, as recorded in Piet Book 119, Page 50, of the Public Ascords of Browerd County, Florida, being care particularly described as follows:

COMMERCIAG At the Morthwesterly corner of said Woodtand Lage for 15.03 feet; theree 30pth 44 42 12 East, thereof, a distance of 32.98 feet; theree 30pth 44 42 12 East, a distance of 15.03 feet; theree south 00 14 09 East along the Hosterly right-of-way fine of Morthwest 65th Lage, a distance of 672.92 feet; Theree south 99 45 51 Most, a distance of 58.08 feet in the Point of Bealaning of this description; thomas morth 00 14 09 Most, a distance of 33.18 feet; thomas South 88 45 51 Most, a distance of 28.08 feet, thomas South 00 14 09 East, a distance of 28.08 feet, thomas South 00 14 09 East, a distance of 8.31 feet; thomas South 00 14 09 East, a distance of 53.18 feet; thomas South 00 14 09 East, a distance of 6.00 feet; thence 500th 00 14 09 East, a distance of 11.50 feet; thomas South 00 14 08 East, a distance of 11.50 feet; thomas South 00 14 08 East, a distance of 19.08 feet to the Point of BESIMMIRS. Said lands eliunts.

19.08 feet to the Point of BESIMMIRS. Said lands eliunts.

Subject to all expensels, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this tegal Outerlption is true and conflect to the best of my hequinage and belief.

DARBY AND WAY, INC.

North Wilson St. August 2546

Grave of Rocks Sec. 5. 3

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DESCRIPTION: LOL 46

A portion of block ? of woodland take Estates, eccurding to the Plat thereof, is recorded to Plat took life. Page 50, of the took life. Page 50, of particularly described as follows:

COMMERCING at the September 28 to 1000:

COMMERCING at the September 19: 10:51 Each along the Book line thereof, Adiabance of \$2.98 feat; theory the Book line a distance of \$3.92 feat; theory to the feat; theory to the feat; theory to the feat; the Menter 19 right of May line of Northwest Eath Lang, a distance of \$3.92 feat; theory to the feat had a distance of \$3.92 feat; theory to the feat had a distance of \$3.92 feat; theory to the feath had a distance of \$3.92 feat; theory to the feath had a distance of \$3.92 feat; theory to the feat had the feat a distance of \$4.13 feat; theory to the feat, a distance of \$3.13 feat; theory to the feat, theory to the feat, theory to the feat, theory to the feat, a distance of \$3.13 feat; theory to the feat, a distance of \$3.00 feat; theory to the feat, theory to the feat, a distance of \$3.00 feat; theory to the feat, a distance of \$3.00 feat; theory to the feat had a distance of \$3.00 feat; theory to the feat had a distance of \$3.00 feat; the feat to the Point of Beathering. Said lands a iterate, lying and being in browned Country, fiorids.

Subject to sit resecents, reservations, and rights-of-way of

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I became certify that this Logal Description is true and correct to the Best of my browledge and belief.

DAMET AND PAY, SHE

To Appen E. Way . As too of Projects

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Dasceseripa: Lot 47

A portion of Black 2 of Woodland task (STATES, according to the Plat thermof, as recepted to Flat food 116, Page 50, of the Poblic Records of Browled County, Florida, being norm particularly described as follows:

COOMERCIES At the Northwesterly corner of said Moodings Lake (STATES; Chance South 65 10-510 East along the Borth Tiam thereof, a distance of \$7.35 feet; thence South 44 42 12 East, a distance of 15.03 feet; thence South 00 14 09 East along the Mesterly right-of-way like of Borthwist 65th Lame, a distance of 672.92 feet; thance Jouth 81 65 61 Lame, a distance of 672.92 feet; thance Jouth 81 65 61 Lame, a distance of 672.92 feet; thance Jouth 81 65 61 Lame, a distance of 672.92 feet; thance Jouth 81 65 61 Lame, a distance of 673.33 feet; though 00 14 09 East, a distance of 43.33 feet; though 00 14 09 Mest, a distance of 43.33 feet; though 00 14 09 Mest, a distance of 83.31 feet; thence 69 45 51 feet; a distance of 83.31 feet; though 00 14 09 Mest, a distance of 5.00 feet; though 00 14 09 Mest, a distance of 5.00 feet; though 00 14 09 Mest, a distance of 11.50 feet; though 50 Million Mest, a distance of 11.50 feet; though 50 Mest, a distance of 12.00 feet; though 50 Mest, a distance of 29.00 feet to the Point Of Mestaling, Said lands attente, lying and bring in Growley Gounty, Florida.

Subject to 11% exceptate, reservations, and rights-of-way or record.

MATURICALE:

I bayeby certify that this legal description is true and correct to the bast of my impaledge and holief,

DARRY AND HAY, INC

Hage post Level Consequents 2865
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HOT THE OUR ESS REAL DWITTER ENDESCRIPTION SUID CONTRACTOR SERVICE

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OFSCHIPTION: Lot 48

A portion of aloct 7 of MODDLASP LAME ESTATES, according to the Plat thorsof, 4; recorded in Plat 5002 116, Page 50, of the Politic Records of Browned County, florida, being bora particularly described as (ollows:

COMMENCING at the merchangetoris corpor of boid woodcamp page (STATES) theore south 63 16'51' East along the Morth line theorem, a distance of 62.98 feets theorem South 66'42'12' East, a distance of 35.03 feet; theore South 00'14'03' East along the Moster's right-of-way line of barthwayt 55th Lean, a fistance of 672.98 Feet; theore South 50'45'51' Wost, a distance of 68.04 feet to the POINT OF Etdinging of 43.33 feet; thence in the mee in the feet to the POINT OF Etdinging of 43.33 feet; theore South 49'45'51' West, a distance of 28.08 feet, themse Woold 00'14'08' West, a distance of 8.39 feet; theore South 69'41'51' Wost, a distance of 6.00 feet; theore South 69'41'51' Wost, a distance of 6.00 feet; theore Forth 00'14'09' West, a distance of 6.00 feet; theore Forth 00'14'09' Heat, a distance of 5.05 feet; thence Morth 69'45'51' East, a distance of 13.50 feet; thence Morth 69'45'51' East, a distance of 29.08 feet to the POINT OF SECTIONS. Said lands situate, lying and being in Broward Coupty, Florida.

Subject to all massmooth, topsorentions and rights of way of record.

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I beroby condify that this Logal Dougription is true and correct to the best of my imported pe mod belief.

DARST AND WAY, IEE.

See Wheth E Way

Conditional Services No. 1078

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A partion of Block 2 of MODDLAMP LAKE ESTATES, according to the Plat thereof, he recorded to Plat Book 116, Page 50, of the Public Records of Browned County, Florida, being more particularly described at follows:

COMMISSING at the softhwesterly corner of said Midwight Line ESTATES; thence South &P 10's!" East along the Borgh time theore, a distance of \$2.98 feat; thence South & distance of \$3.01 feat; thence South \$00'14'09" East along the Marferly right-of-way lion of Marthmest 55th Lenn, a distance of 762.69 feat; thence South &P 45'51" Ment, a distance of 50.08 feat in the Point of Beginsing of lais description; thence Morth &D 14'09" Most, a distance of \$1.33 feat; thence South &P 45'51" Ment, a distance of \$3.08 feet, thence South &P 45'51" Meat, a distance of \$3.31 feat; thence South &P 45'51" Meat, a distance of \$3.31 feat; thence South &P 45'51" Meat, a distance of \$3.00 feet; thence Morth &9 45'51" East, a distance of \$3.00 feet; thence Morth &9 45'41" East, a distance of \$1.50 feet; thence South &P 45'41" East, a distance of \$1.50 feet; thence South &P 45'41" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence South &P 45'51" East, a distance of \$1.50 feet; thence &P 45'51" East, a distance of \$1.50 feet; thence &P 45'51" East, a distance of \$1.50 feet; thence &P 45'51" East, a distance &P 45'51" East, a dist

Subject to all seasonats, recervations, and eights-of-way of record.

CEATIFICATE:

I bereby caltify that this Lagal Description is true and correct to the best of by Engineering and belief.

CARST SEE HAT, TOC.

BULYMEN HELD SERVICE COM CHARLES O MANICONS AND

A portion of Brack 2 of WOODLAND LAKE ESTATES, according to the Pint thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMINGING At the Northwesterly corper of spid WEDDLAND LAKE ESTATES; theore South 39 10*51" Fact along the Horth Time thereps, a distance of \$2.95 feet; thence South 40 12*12" East, a distance of 35.91 feet; thence South 00 12*09" East along the Mesterly right-of-may line of Horthwest SSUE Lage, a distance of 747.59 feet; thence thath 69 65*51" Mast, a distance of 55.01 feet to the POINT OF BEGINNING of this description; thence North 89 65*61" East, a distance of 80.01 feet; thence North 89 65*61" East, a distance of 80.00 feet; thence North 89 65*61" East, a distance of 8.33 feet; thence Horth 89 65*61" East, a distance of 8.33 feet; thence South 60 14*05" Last, a distance of 8.33 feet; thence Horth 80 14*05" Last, a distance of 8.00 feet; thence South 80 16*05" West, a distance of 5.00 feet; thence South 80 65*51" West, a distance of 5.00 feet; thence South 80 65*51" West, a distance of 11.50 feet; thence South 80 65*51" West, a distance of 19.00 feet to the POINT OF BEGINNING. Said lands situate. Tying and boing in Browerd townty, floridge.

Subject to all descenate, reservations and righti-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and heliaf.

DARRY AND WAY, IEC.

Land Service No. 1996

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A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northwesterly corner of said WOODLAND LAKE ESTATES; thence South 83°10'SI" East along the North 11me e distance of 35.03 feet; thence South 00°14'09" East along the Westerly right-of-way line of Northwest 55th Lame, a distance of 782.59 feet; thence South 89°45'51" Nest, a distance of 58.08 feet to the POINT OF BEGINNING of this description; thence South 89°45'51" East, a distance of 43.33 feet; thence Morth 89°45'51" East, a distance of 43.33 feet; thence Morth 69°45'51" East, a distance of 28.08 feet, thence 89°45'51" East, a distance of 28.08 feet, thence 89°45'51" East, a distance of 8.33 feet; thence North 69°45'51" East, a distance of 8.33 feet; thence North 69°45'51" East, a distance of 8.34 feet; thence North 69°45'51" East, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" Nest, a distance of 11.50 feet; thence 80°41'69" North 69°45'51" North 69°45'51"

Subject to all easements, reservations and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY INC

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Manager Contract of the Contra

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DESCRIPTION: Let Sa

A portion of Slock 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said WOODLAND LAKE ESTATES; thence South 89 10'51" East along the North Mare thereof, a distance of 82.98 feet; thence South 44 42'12" East, a distance of 35.03 feet; thence South 00 14'09" East along the Westerly right-of-way line of Northwest 55th Lane, a distance of 782.59 feet; thence South 89 45'51" Hest, a distance of 58.08 feet; thence South 89 45'51" Hest, a distance South 89 45'51" West, a distance of 43.33 feet; thence South 89 45'51" West, a distance of 43.33 feet; thence South 89 45'51" West, a distance of 28.08 feet; thence North 00 14'09" Hest, a distance of 8.33 feet; thence South West, a distance of 8.33 feet; thence South West, a distance of 6.00 feet; thence North 00 14'09" West, a distance of 23.50 feet; thence North 89 45'51" East, a distance of 11.50 feet; thence North 89 45'51" East, of 29.08 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Browerd County, Florida.

Subject to all easements, reservations, and rights-of-way CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief. DARBY AND WAY. INC.

MOTVALID INTERSTSEM FROM SHIP

Brand Land Sufferer In. 2006 State of Flation

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DE CRIPTION: Let 33

A parties of sleet 2 of MODULAND LAKE ESTATES, according to the Plat thereof, as recorded up Plat Book 116, Page 40, of the Positic Records or Browned country, Florida, being core particularly described as follows:

<u>ang talah kembangan Palangkan di Panggaran kembangan penggan di Panggaran di Panggaran di Panggaran di Panggaran</u>

commence of the morthwester's corner of this woodlaws take firest; thence south 80 10 11 feast along the world like thereof, a distance of 82.88 feast thence South 41 42 12 feast, a distance of 35.0) featt thence South 60 14 09 Feast along the Wester's right-of-way like of Morthwest 50th Lone, a distance of 901.16 feat; thence South 89 these wast, a distance of 58.00 feat to the Polks of Bedinning of this descriptions thrace Morth 90 14 09 Mest, a distance of this descriptions thrace Morth 90 14 09 Mest, a distance of 88.00 feat; thence South 60 16 09 East, a distance of 88.00 feat; thence South 60 16 09 East, a distance of 8.00 feat; thence South 60 16 09 East, a distance of 5.00 feat; thence South 60 East (6.00 feat; thence South 60 East (6.00 feat; thence South

Subject to all exponents, reservetions, and rights-of-way

CERT H' I CALL :

I density certify that this laged Description is true and correct to the Dest of my aportedge and belief.

CHAIR AND HAY, 190.

Op: Water 6. Why Continued Land Supremer No. 2005 Diggs of Period

THE PARTY OF THE PROPERTY. CHOUSED STATES

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A parties of Ajock 2 of Hoootald Last EstATCS, according to the flat Lampton, as recorded in flat Book 116, Page 50, of the Public Records of Browned County, Florids, bailey more particularly distribed at follows:

. . . .

Complete with at the Morthwesterly corner of said momptage take ESTATIS, the data South as 10's East along the Morth line thereof, a distance of \$2.46 feet; thereof South 44's 2'12' East, a distance of \$5.03 feat; thereof South 60's 10'9 East along the Westerly right-of-way line of dorthwat ESth Lang, a distance of 901, 26 feet; thereof South 69'46'81' West, a distance of 50.06 feet to the FDIGT of BEDIRDING of this seneription, thence Morth 60's 15's Last, a distance of \$1.33 feet; thence Morth 50'45'51' East, a distance of \$2.08 feet; thence Morth 59'45'51' East, a distance of \$3.31 feet; thence Morth 59'45'61' East, a distance of \$5.31 feet; thence Morth \$9'45'61' East, a distance of \$5.00 feet; thence \$

Subject to all easements, reservations and rights-of-way of record.

CENT IF CCATE:

I bermby certify that this legal description is sawe and correct to the best of my knowledge and belief.

DARBŤ AND WAY, IME.

Page 1 Plants Ha Plants State of Plants

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DESCRIPTION: Lot 55

A portion of Block 2 of NOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said MOGOLAND LAKE ESTATES; thence South 69 10'51" East along the North line a distance of 35.03 feet; thence South 00'14'09" East along the Westerly right-of-way line of Northwest 55th Lane, a distance of 901.26 feet; thence South 89'45'51" West, a distance of 58.08 feet to the POINT OF BEGINNING of this description; thence South 00'14'09" East, a distance of 43.33 feet; thence North 69'45'51" East, a distance of 43.33 feet; thence North 69'45'51" East, a distance of 8.32 feet; thence North 00'14'09" Mest, a distance of 6.00 feet; thence North 00'14'09" a distance of 5.00 feet; thence North 00'14'09" a distance of 11.50 feet; thence North 00'14'09" Mest, a distance of 11.50

Subject to all easements, reservations, and rights-of-way of

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

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NOT WHITEHULOSS STOUDLY TEHAN PREMISSED SURVEYOR'S SEAL

A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Morthwesterly corner of said WOODLAND LAKE ESTATES; thence South 89°10'51" East along the North line thereof, a distance of 82.98 feet; thence South 40°42'12" East. a distance of 35.03 feet; thence South 00°14'09" East along the Westerly right-of-way line of Northwest 55th Lade. a the Westerly right-of-way line of Northwest 55th Lade. a tance of 58.08 feet to the POINT OF BEGINNING of this description; thence South 00°14'09" East. a distance of 43.33 feet; thence South 69°45'51" West. a distance of 28.08 feet, thence South 00°14'09" West. a distance of 8.33 feet; thence South 00°14'09" West. a distance of 8.33 feet; thence South 89°45'51" West. a distance of 8.33 feet; thence South 89°45'51" West. a distance of 6.00 feet; thence North 80°14'09" West. a distance of 5.00 feet; thence North 80°45'51" East. a distance of 11.50 feet; thence North 80°14'09" West, a distance of 129.08 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way of

CERTIFICATE: .

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARSY AND WAY, INC.

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A portion of Block 2 of MODDLAND LAKE ESTATES, according to the Flat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northwesterly corner of said WOODLAND
LAKE ESTATIS: thence South 89'10'51" East along the North
line thereof, a distance of 82.98 feet; thence South 44'42'12"
last, a distance of 35.03 feet; thence South 00'14'09" East
along the Westerly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of Curvature of a Circualong the Westerly right-of-way line of Northwest 55th Lane,
lar curve to the left; thence Southerly and Southeasterly
an arc distance of 41.10 feet to a point; thence Morth 87'31'
an arc distance of 41.10 feet to a point; thence Morth 87'31'
so West, a distance of 66.65 feet to the POINT OF BEGINNING
of 43.33 feet; thence North 87'31'50" West, a distance of
feet; thence South 02'28'01" Hest, a distance of 6.00 feet;
thence South 87'31'59" West, a distance of 6.00 feet;
South 87'31'59" East, a distance of 8.00 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
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South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South
South 87'31'59" East, a distance of 11.50 feet; thence South

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

. DARRY AND WAY. INC.

Witen B. Way y: "Rion E. Way Land Surveyor No. 2685 . . at Florida

NOT VALID UNLESS SEVLED WITH AR EMBOSSED SURVEYOR'S STAL

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A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Bruward County, Florida, being more particularly described as follows:

The second secon

COMMENCING at the Northwesterly corner of said WOODLAND
LAKE ESTATES: thence South 89 10'51" East along the North
line thereof, a distance of 82.98 feet; thence South 44 42'12",
along the Westerly right-of-way line of Northwest 55th Lame,
along the Westerly right-of-way line of Northwest 55th Lame,
along the Westerly right-of-way line of Northwest 55th Lame,
along the arc of 51.38 feet to a point of curvature of a circualong the arc of said curve, having a radius of 85.00 feet,
along the arc of said curve, having a radius of 85.00 feet,
59 West, a distance of 41.10 feet to a point; thence North 67 31'
of this description; thence North 02 28'01" fast, a distance
of 43.33 feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
32.08 feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
feet; thence South 87 31'59" East, a distance of
5.00 feet;
Nooth 87 31'59" West, a distance of 5.00 feet; thence
02 28'01" West, a distance of 11.50 feet; thence South
59" West, a distance of 11.50 feet; thence South
59" West, a distance of 11.50 feet; thence South
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'
59" West, a distance of 11.50 feet; thence Forth 87 31'

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY. LACO

Ny: Year C. Way Sound Lead San Veyor No. 2025 but not Florida

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Control and the region of the property of the second secon

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A portion of Block 2 of BOODLAKD LAKE ESTAIES, according to the Plat thorons, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being core particularly described as follows:

COMMERCIAL at the morthwesterly corner of said Woodland
LAKE ESTATES: themse youth 83 20'52" East along the borgh
lime thereof, a Wistance of \$2.5% feet; themse South 64 42'12"
East, a distance of 35.00 feet; theore South 60 16'08" East
along the Mesterly right-of-way lion of Northwest 66th Lama,
a distance of 974.18 feet to a point of carvature of a circular corne to the left; themse Southerly and Sauthmasterly
along the arc of said curre, having a radius of \$5.00 feet,
ap arc distance of 41.10 feet to a point; theore Morth 67'31'
59" West, a distance of 65.65 feet to the point of BESIMMING
of 43.31 feet; themse South 67'31'52" East, a distance of
43.31 feet; theore South 67'31'52" East, a distance of
43.31 feet; theore South 67'31'52" East, a distance of
43.31 feet; theore South 67'31'52" East, a distance of
43.31 feet; theore South 67'31'52" East, a distance of
43.31 feet; theore for the 50'50' East,
40'10 10 11'52" West, a distance of 11.50 feet; theore
40'10 11'50' West, a distance of 11.50 feet; theore
40'10 11'50' West, a distance of 11.50 feet; theore
40'10 11' East, a distance of 11.50 feet; theore
40'10 11' East, a distance of 11.50 feet; theore
40'10 11' East, a distance of 11.50 feet; theore
40'10 11' East, a distance of 11.50 feet; theore
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50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore
50'10 11' East, a distance of 11.50 feet; theore

Subject to all emponents, recerrations, and rights-of-way of record.

CERTIFICATE:

I hereby cortify that this togal Description is true and correct to the best of ay knowledge and belief.

DARRE AND WAY, LAC.

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A pertion of Block 2 of MODDLARD LAKE ESTATES, according to the fist thereof, as recorded in Plat Book 116, Page 50, of the fublic Seconds of Broward County, Florida, being core particularly described as follows:

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Constituting at the Northwesterly corose of said Moobland

Lake fitalis: thence South Afflo's!" East slong the North

If the thereof, is distance of Sigh Feet thence South 44 42'12'

East, a distance of 36.01 feet; thence South DO 14'09' East
slong the Mesterly right-of-way line of Northwest 65th Lame,
a distance of 974.38 feet to spalet of Carethere of a Circu
for corve te the left; thence South of Continuest 65th Lame,
a distance of 974.38 feet to spalet of Carethere of a Circu
for arc distance of 10'd curve, having a radius of 86.00 feet,
an arc distance of 41.10 feet to a polat; thence North 87'31'

59' Mest, a distance of 66.66 feet to the POIRT OF RESIDENCE

of 43.33 feet; thence Gorth 87'31'59' Fest, a distance of
18.00 feet; thence Morth 02'8'01' Fest, a distance of
18.00 feet; thence Morth 02'8'01' Fest, a distance of
18.00 feet; thence North 97'31'59' Wast, a distance of 5.00 feet;
South 87'31'59' fast, a distance of 5.00 feet; thence

South 87'31'59' fast, a distance of 5.00 feet; thence

18.00 feet; thence Morth 97'31'59' Wast, a distance of 5.00 feet;

South 87'31'59' fast, a distance of 5.00 feet;

Subject to all excements, reservations, and rights-of-way of record.

CERTLEICATE:

I bereby cortify that this tagal description is true and correct to the base of my knowledge and belief.

BARRY AND YAY, INC.

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DESCRIPTION: Let 61

A portion of Siech 2 of MODDLAND LAKE ESTATES, according to the Pint Lherent, as recorded in Pint Book 116, Page 50, of the Public Records of Browled County, Floridg, busing more particularly described as follows:

COMMERCIANS at the morthwesterly scroper of said WOODLAND
LAKE ESTATES: thence South 89 10 El Tank along the Morth
line thereof, a distance of 82.30 feet; thence South 40 42 12 East, a distance of 35.00 feet; thence South 50 East
along the Westerly right-of-way line of Forthwest 55th Lam,
a distance of 374.30 feet to a point of conventure of a effectlar curve to the left; these Southerly and Southerstorly
flong the arc of taid curve, baying a reduce of 85.00 feet;
as are distance of Em. 00 feet to a point; thence South 22 Jg;
03 West, a distance of Em. 00 feet to a point; thence South 22 Jg;
03 West, a distance of Em. 00 feet to a point; thence South 22 Jg;
04 West, a distance of Em. 00 feet to be point; of Bibliogian
of this description; thence Horth 57 41 63 West, a distance of 88.00
feet; thence 502th 67 41 83 East, a distance of 88.00
feet; thence 502th 67 45 83 East, a distance of 88.00
feet; thence 502th 67 45 83 East, a distance of 88.00
feet; thence 502th 67 41 63 East, a distance of 22.50 feet; thence
South 67 41 63 East, a distance of 23.50 feet; thence South 67 41 63 East, a distance of 11.50 feet; thence South 67 41 63 East, a distance of 12.50 feet to the POINT OF BEELMHIRG.
53 East, a distance of 12.50 feet to the POINT OF BEELMHIRG.
54 Table situate, tyles and being to troused County, Florida.

Subject to all macements, resurrations and rights-of-way of record.

CERTIFICATE:

I mereby cartify that this taged Description is true and correct to the bost of my knowledge and builds.

BARBY AND PAR, INC.

By: Victor I . - Registered Land As.

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A portion of Block 2 of WOODLAND LAKE FSTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMERCING at the Northwesterly corner of said MOODLAND
LAKE ESTAILS: thence South 89 10'51" East along the North
line thereof, a distance of 82.98 feet; thence South 44'42'12"
East, a distance of 35.03 feet; thence South 00'14'09" East
along the Westerly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of curvature of a circular curve to the left; thence Southerly and Southeasterly
along the arc of said curve, having a radius of 85.00 feet,
an arc distance of 100.08 feet to a point; thence South 22'18'
07" West, a distance of 58.08 feet ty the FOINT OF BEGINNING
of this description; thence North 57'41'53" West, a distance
of 43.33 feet; thence North 22'18'07" East, a distance of 8.31 feet;
feet; thence South 67'41'53" East, a distance of 8.31 feet;
South 67'41'53" East, a distance of 6.00 feet; thence
22'18'07" West, a distance of 5.00 feet; thence South
53" East, a distance of 11.50 feet; thence South 22'18'07"
Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations and rights-of-way of

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

Registrated Lind Serveyor Ho, 2005 State of Harida

NUMBER OF STREET, STRE FLAMESSEN ASS. M.YUKS SEV.

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A popular of Black 2 of Woods, and LAKE ESTATES, according to the Plat thorseof, as recorded to Plat Book 116, Page 50, of the Public Records of Browned County, Florids, being core particularly described as follows:

COMMENCING at the Mortowerter's corner of and WODDLAND take ESIATES: themes South 69 10 51 Sent along the Morth 1 line thermof, a distance of 82.98 feet; thence South 60 14 12 Feat along the Westerly right-of-way line of Worthwest 56th Lane, a distance of 974.38 lost feet; theore South 60 14 12 Feat along the Westerly right-of-way line of Worthwest 56th Lane, a distance of 974.38 lost feet; begins of curvature of a circular curve to the joft; themes Southerly and Southeasterly along the arc of said tores, hering a radius of 85.00 feet, an arc distance of 100.98 feet to a point; themes South 26 12 of this description; themes South 67 at 50 Feet, a distance of 68.08 feet to the POINT OF BEGINNING of 43.33 feet; themes Morth 57 41 53 West, a distance of 28.08 feet; themes 30 th 15 60 41 53 Heat, a distance of 8.33 feet; Morth 67 41 53 Heat, a distance of 8.35 feet; themes 30 th 18 60 41 53 Heat, a distance of 8.00 feet; themes 30 th 18 60 41 53 Heat, a distance of 8.00 feet; themes 30 th 18 18 07 Heat, a distance of 11.50 feet; themes 30 th 18 18 07 Heat, a distance of 19.08 feet to the POINT OF OFFINNING.

Last lands situate, lying and boing in Browled County, florids, tablect to all exceptors. Themes and sightent of a situate of 11 to 12 to

Subject to old excements, reservations and rights-of-way of

CERTAL COATE:

I bereat certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARRY ARD WAY ... ITEM

Lor, Office C. 79-17 September Land Supreper No. 2006 State of Florida

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A portion of Block 2 of MOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMENCING at the Northwesterly corner of said HODDLAND
LAKE ESTATES: thence South 80°10'51" East along the North
line thereof, a distance of 82.98 feet; thence South 44°42'12"
East, a distance of 35.03 feet; thence South 00°14'09" East
along the Westerly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of curvature of a circular curve to the left; thence Southerly and Southeasterly
slong the arc of said curve, having a radius of 85.00 feet,
an arc distance of 100.08 feet to a point; thence South 22°18'
07" Hest, a distance of 58.08 feet to the POINT OF BEGINNING
of this description; thence South 77°41'53" East, a distance
of 43.33 feet; thence South 22°18'07" West, a distance of 28.08
feet; thence North 67°41'53" West, a distance of 8.33 feet;
thence South 22°18'07" Nest, a distance of 6.00 feet; thence
North 67°41'53" West, a distance of 23.50 feet; thence
North 67°41'53" West, a distance of 23.50 feet; thence
North 67°41'53" West, a distance of 53.50 feet; thence
North 67°41'53" West, a distance of 53.50 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
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North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
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North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 feet; thence
North 67°41'53" West, a distance of 50.00 f

Subject to all easements, reservations and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAT, INC.

. 14: Vilsion E. Way H. M. Timed Lattl Starveyor No. 2886 State of Florida South of Florida

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DETCAIPTIM: Lot 65

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A parties of Black 2 of MODDLAND LAKE ESTATES, according to the Fist thermal, as recorded in Alat Sook 116, Page 50, of the footic despite of Broward County, Florida, being sore particularly described as follows:

CDAMERIES at the horthwesterly corner of Laid MODDLAND
LAKE ESTATES: thence South 89°10'51" Fast slong the borth
line thereof, a distance of 85.03 foot; thence louth 44°12'12'
this thereof, a distance of 85.03 foot; thence louth 40°21'05' East
line thereof, a distance of 35.03 foot; thence South 00°21'05' East
long the Mesterly Fight of way line of Aprilwost 55th Lane,
a distance of 53.16 foot to point of curvature of a gircotar carfe to the left; thence Southorly and Southwesterly
slong the arc of paid corres, having a radius of 85.00 foot,
as att distance of 11.52 foot to the Point of Tampency
themes Jorth 89°45'51" East along the Southwrly right-of-bay
line of Morthwest 10th Place, as shown on taid Plat, Mgodland
LAKE FSTAICS, a distance of 88.08 foot; thence South 00°14'09"
East, a distance of 88.08 foot to the POINT OF EESINAIMS of
this description; thence South 88°45'51" Mast, a distance of
43.33 foot; thence South 00°14'09" East, a distance of 8.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence Morth 89°45'51" East, a distance of 6.23 foot;
thence of 81.00 foot; thence Morth 90°14'09" Most,
a distance of 90.06 foot to the POINT OF REGIRENC. Said lands
yituate, lying and being in Browned Congry, Floride.

Subject to all assumests, reservations, and rights-of-way

Subject to all extensets, reservations, and rights-of-way of tecord.

<u>CÉRT IFICATE</u> :

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Carter Consideration (Consideration Consideration Systems of the Consideration Conside

) hereby certify that this legal Description is true and gorrect to the best of my kodwiedse and belief.

'PARBY ASO WAY, 196.

TO THE PARTY AND PARTY. State of Fill wide

J. 179 (2)

September 20, 25 Webstehfer · 1070 (48) 特別的學術學的學術

16 # 3 margages, employed, in the transfer of the second contract of the second contract

A portion of Block 2 of MODULAND LAKE ESTATES, according to the Pial thornof, or recorded to Pial Gook 115, Page 60, of the Poblic Records of Graways Canaly, Florids, being more paraligidally described as follows:

COMMERCING at the Northwesterly corner of said MODDIAND
LAKE #STATIS: thereo South #9"10'61" fast alout the Morth
line thereof, a distance of #2.98 feets thereo South #4"#2"
Late, a distance of 35.03 feet; thereo South #6"42"#2"
Late, a distance of 35.03 feet; thereo South #6"42"#2"
Late, a distance of 35.03 feet; thereo South #6"42"#2"
Late, a distance of 37.03 feet; thereo South #6" a circudistance of 974.38 feet to a point of curvature of a circular curva to the lafe; thereo Southerly and Southerstorly
aloug the arc of said corva, having a rediss of \$6.00 feet,
thereo Borth \$8"46"\$1" feet along the Southerstorly right-of-way
loo #f Northwest #9" fast along the Southerstorly right-of-way
loo #f Northwest #9"45" fast along the Southerstorly right-of-way
loo #f Northwest #9"45" fast to the #9"45" #861"
LAKE ESTATIS, a distance of \$5.08 feet; thooco South #0"14"09"
fast, a distance of \$5.08 feet to, the #9"45" #861"
LAKE ESTATIS, a distance of \$0.08 feet; thooco South #0"14"09"
fast, a distance of \$5.08 feet to, the #9"45" #861"
Lake ESTATIS, a distance of \$6.00 feet; theoco
#9"51" feet; thence #9"45" #861, a distance of \$11 feet;
thence #9"46"51" #861, a distance of \$7.00 feet; thence
#9"14"09" #861, a distance of \$7.00 feet; thence
#9"16"51" #861, a distance of \$7.00 feet;
#9"16"51" #9

Subject to all paromouts, recervations, and rights-of-way of record.

CELTIFICATE:

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I terrory cortify that this tage! Pascription is true and correct to the book of my thousedge ind belief.

DAGGY AND MAY, INC.

and and Burneyer sheet All III.

(Associate States 4) (Associate States 2) (Associ

STATE OF THE PARTY OF THE PARTY

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A portion of Block 2 of HoopLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said WOODLAND
LAKE ESTATES: thence South 89°10'51" East along the North
line thereof: a distance of 82.98 feet; thence South 44°42'12"
along the Westerly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of curvature of a circualong the Westerly right-of-way line of Northwest 55th Lane,
lar curve to the left; thence Southerly and Southeasterly
an arc distance of 133.52 feet to the Point of Tangency;
line of Northwest 59th flace, as shown on said Plat. WOODLAND
thence North 89°45'51" East along the Southerly right-of-way
lake ESTATES, a distance of 65.65 feet; thence South 00°14'09°
this description; thence North 89°45'51" East, a distance of
43.33 feet; thence North 00°14'09" West, a distance of
feet; thence South 89°45'51" West, a distance of 23.08
thence North 00°14'09" Mest, a distance of 8.33 feet;
South 89°45'51" West, a distance of 8.33 feet;
South 89°45'51" West, a distance of 8.33 feet;
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 50.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance of 6.00 feet; thence
South 89°45'51" West, a distance

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

The state of the s

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

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BESCHIPTION: Lot 48

A portion of Block 2 of MODDLARD LAKE ESTATES, according to the Plat thereof, at recorded in Plat Book 116, Page ED, of the Public Eccards of Browned County, Fiorida, being core porticularly described as (allower

COMMERCIAS at the Forthwesterly corner of sale MOODLAND
LAKE ESTAIRS: There South \$3°10'51" Fest plong the Worth
line thereof, a distance of \$2.98 feet; there South \$0°14'02" Late
line thereof, a distance of \$2.98 feet; there South \$0°14'02" Late
line the third of \$5.03 feet; there South \$0°14'02" Late
dlong the Westerly right-of-way line of Markewest 55th Lean,
a distance of \$76.38 feet to a point of curvature of a circuline turve to the loft; there Southerly and Southwesterly
elong the art of sale turve, having a radius of B8.09 feet,
an art distance of \$33.52 feet to the Point of Tanemory
thence Morthwest 55th Place, as comen on sale Place, application
that for Morthwest 55th Place, as comen on sale Place, applicate
that, a distance of \$5.06 feet; thence South 00°14'09"
this description; thence Morth \$9°45'51" Fest, a distance of
43.13 feet; thence South \$9°45'52" Most, a distance of \$2.08
feet; thence South \$9°45'52" Most, a distance of 6.33 feet;
thence South \$0°24'09" East, a distance of 6.33 feet;
thence South \$0°24'09" East, a distance of 6.33 feet;
thence South \$9°45'51" feet, a distance of 6.30 feet; thence
South \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet; thence
Tough \$9°45'51" West, a distance of 13.60 feet;
Tough \$9°45'51" West, a distance of 13.60 feet;
Tough \$9°45'51" West, a distance of 13.60 f

Subject to all esconents, reservations, and rights-of-way of record.

TERTIFICATE:

1600 SACONS SERVICE CONTRACTOR

I become cartify that this legal Description is true and correct to the best of my knowledge and belief.

DARRY AND WAY, INC.

Sec. Sale of Good San

present Present $\sup_{x\in X} |\alpha(f^{n+s})|^{n+|\alpha s|} =$ ELICATION NATIONAL A

11512Na388

DESCRIPTION: Lot 69

A portion of Bjeck 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more

COMMENCING at the Morthwesterly corner of said MOODLAND
LAKE ESTATES: thence South 89°10'S1" East along the North
Lake Estates: thence South 89°10'S1" East along the North
Last, a distance of 35.03 feet; thence South 60°14'09" East
along the Mesterly right-of-way line of Northwest 55th Lane,
a distance of 974.18 feet to a point of curvature of a circular curve to the loft; thence Southerly and Southeasterly
an arc distance of 133.52 feet to the Point of Tangency;
an arc distance of 133.52 feet to the Point of Tangency;
line of Northwest 59th Place, as shown on said Plat, MOODLAND
East, a distance of 15.33 feet; thence South 00°14'09"
LAKE ESTATES, a distance of 15.33 feet; thence South 00°14'09"
this description; thence South 89°45'51" Hest, a distance of
43.33 feet; thence South 00°14'09" East, a distance of
feet; thence North 83°45'51" East, a distance of 8.33 feet;
North 89°45'51" East, a distance of 6.00 feet; thence North
89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a distance of 6.00 feet; thence
North 89°45'51" East, a dista

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC

MOT VALID UNLESS SEVLED VICTOR

CHRIOSSED SHIRYLYDR'S ST.M.

Sugar " 17 · Ferrager els, 2006 - of Therpie

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DITCHISTION: Lot /D

A portion of Block 2 of weepland LARE Estates, according to the Plat Chareof, we recorded in Plat Book 116, Page 50, of the Public Records of Browned County, Florida, being core particularly describes as follows:

Complainty describes as follows:

(Complainty at the Northwesterly corner of said Meson And Lake CITATES; thence South 89'10'51' East along the Morta lide thereof, a distance of 81.98 feet; thence South 44'42'[2" feet, a distance of 35.03 feet; above South 90'14'09' feet sloop the Mestarly Pipe of Acrthwest 55th Lake, a distance of 974.30 feet to a point of surveurs of a circular curve to the left; thence Southerly and Southersterly sloop the arc of point turve, howing a radius of 85.00 feet, as are distance of 974.30 feet to the Point of Tangency; thence Morth 89'45'51' East sloop the Southerly 19ht-of-way line of Morthwest 59th Place, as shown on said Piet, Mostako Lake ESTATES, a distance of 175.33 feet; thence South 00 14'09' East, a distance of 6.08 feet to the Point of Stellmanks of this description; thence South 99'45'51' Mest, a distance of 56.08 feet to the Point of Stellmanks of 13.13 feet; thence Morth 89'46'51' East, a distance of 6.00 feet; thence Morth 89'46'51' East, a distance of 6.00 feet; thence Morth 89'46'51' East, a distance of 6.00 feet; thence Morth 89'46'51' East, a distance of 11.50 feet; thence North 89'48'51' East, a distance of 11.50 feet; thence North 89'48'51' East, a distance of 11.50 feet; thence North 89'48'51' East, a distance of 11.50 feet; thence North 89'48'51' East, a distance of 11.50 feet; thence North 89'48'51' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a distance of 11.50 feet; thence South 00'14'09' East, a dist

Subject to all easempote, reservations, and rights-of-way of record.

<u> EGRT HE IGATE</u>:

I bereby certify that this Lagal Description is true and correct to the best of my imposinge and belief.

DALLEY AND KAT LEDGY

的 医甲基氏征 经货币基本 EMMOSSIU SURVEYOR'S SEAL

A portion of Steck 2 of MODULAND LAKE ESTATES, according to the Plat thereof, as recorded to Plat Sock 116, Page 60, of the Public Records of Groward County, Florida, being page particularly described as follows:

commission of described as follows:

Commission at the Morthwesterly corner of said Modolage
Lake 257A)f5: thoors South 89 10:52 Feat along the Morth
Line thorseof, a distance of 82.88 feet; theory 50:40 at 42:12=
Last, a distance of 33.03 feet; theory 50:40 at 42:12=
Last, a distance of 33.03 feet; theory 50:40 at 42:12=
Last, a distance of 94.12 feet to point of terrators of a direct
atomy the westerly right of the following and Southwesterly
Last correct to said convex, harring a reduce the southwesterly
atomy the arc of said convex, harring a reduce of 85.00 feet,
long the arc of said convex, harring a reduce of 85.00 feet,
long the arc of 13.82 feet to the Point of Improvery
though the arc of 13.82 feet to the Point of Becament
Lake 25707ES, a distance of 25.31 feet; thence South 00 14 02=
Last, a distance of 85.06 feet to the point of Becament of
this description; thence more to be 55.12 feet; thence South 00 14 02=
Last, a distance of 85.06 feet to the point of Becament of
the arc of the said and the said and the feet; thence
South 89 46 61 Mest, a distance of 3.50 feet; thence
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a distance of 16.00 feet; thence South 30 46 51=
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Last, a distance of 16.00 feet; thence South 30 46 51=
Last, a d

Subject to all ensements, reservations, and rights-of-was

CERTIFICATE:

I hereby certify that this legal Description is true and corrove to the book of ar knowledge and belief.

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A portion of Diock ? of WOODLAND LAKE ESTATES, according to the Plat thereof, or recorded in Plat Book IIE, Page 50, of the Public Escords of Broward County, Florida, being core perlicularly describes as follows:

commencing at the cortamestory corner of said modulary take (STAFLS: thence South of 10°S1" fail elega the Morth 12°12" line thereof, a distance of 82.98 foot; thence South \$6.42°12" line thereof, a distance of 82.98 foot; thence South \$6.42°12" line, a distance of 35.03 foot; thence South \$0.014.04" fast slong the Meeterly right-of-way line of Porthwest 55th Land, a distance of 974.18 feat to a point of corvetors of a tirch-lar curve to the left; thence Southorly and Southersterly slong the arc of said corner, having a radius of \$5.00 feet, an arc distance of 133.52 feat to the Point of Imagenty; thence Morth 82°45'51" East plong the Southerly right-of-Way line of Morthwest Syth Place, of them po said Plat, Moduland Lake ESTATES, a distance of 135.13 feet; thence South 60°12'03" (ast, a distance of 58.06 feat to the Point Of Bellatize of this description; thence Morth 80°46'51" East, a distance of 15.33 feet; thence South 80°14'03" East, a distance of 25.08 feet; thence South 80°14'03" East, a distance of 5.00 feet; thence 500th 80°46'81" West, a distance of 6.00 feet; thence 500th 80°46'81" West, a distance of 6.00 feet; thence 500th 80°46'81" West, a distance of 6.00 feet; thence 500th 80°46'81" West, a distance of 6.00 feet; thence 500th 80°46'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance of 6.00 feet; thence 500th 80°45'81" West, a distance o

Subject to all camepants, reservations and rights-of-way of record.

<u>CERTLY LOBIE E</u>

I horeby certify that this Logal Pascription is tree and correct to the best of my knowledge and belief.

MRSY AND HAY

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OCSCRIPTION: Lot 73

A portion of Block 2 of MOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II6, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said HOODLAND
LAKE ESTATES: thence South 89 10:51" East along the North
East, a distance of 35.03 feet; thence South 44 42'12"
along the Mesterly right-of-way line of Northwest 55th Lane,
a distance of 35.03 feet to a point of curvature of a circualong the Mesterly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of curvature of a circualong the arc of said curve, having a radius of 85.00 feet,
an arc distance of 133.52 feet to the Point of Tangency;
an arc distance of 133.52 feet to the Point of Tangency;
line of Northwest 55th Place, as shown on said plat. WOODLAND
LAKE ESTATES, a distance of 285.00 feet; thence South 00 14'09"
LAKE ESTATES, a distance of 58.08 feet to the POINT OF BEGINNING of
43.33 feet; thence South 000 14'09" East, a distance of
43.33 feet; thence South 000 14'09" East, a distance of
54.08
thence South 000 14'09" East, a distance of 8.33 feet;
North 89 45'51" East, a distance of 6.00 feet; thence
00 14'09" Mest, a distance of 5.00 feet; thence North
East, a distance of 11.50 feet; thence North 89 45'51"
East, a distance of 11.50 feet; thence North
East, a distance of 11.50 fe

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE: .

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief,

DARBY AND WAY, INC.

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116.07 JA 174

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A partion of Stock 2 of Magpland Last ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Poblic Records of Browned County, Florids, being more particularly described as follows:

<u>en a mente en la companya de la proposition de la companya de la propositión de la companya dela companya de la companya de la companya dela companya de la companya dela companya de la companya de la companya de la companya de la companya dela companya de la companya dela companya de la companya dela companya de la companya dela compa</u>

Colerth Cimp at the merthant of proper of said MODOLAND Lake STATES: Ibbare South By 10's1" East along the Borth lipe thereof, a distance of 92.98 feat: inance South 49'12'12" Late, a distance of 15.01 fort; beace South 10'14'09" East along the Westerly right-of-way line of Morthouse South 10'14'09" East along the Westerly right-of-way line of Morthouse South 100'14'09" East along the Are of 174.38 foot to a point of Curvature of a circular corve to the left theory southerly and Southersering along the Are of said carve, having a radius of 85.00 Feet, for a circular along the Are of 12's1 fact to the Point of Tangency: thence Morth 49'45'51" East along the Southerly right-of-way thence Morth 49'45'51" East along the Southerly right-of-way cast extracts; a distance of 285.00 feet; thence South 00'14'09' East. a distance of 68.08 feet to the Point of 8661Mklyd of this description; thence South 89'45'51" East, a distance of 21.00 feet; thence of 21.00 feet; thence of 21.00 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 8.30 feet; thence South 89'45'51" East, a distance of 11.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East, a distance of 12.50 feet; thence South 90'14'09" East.

Subject to all essenters, reservations, and rights-of-way of

FERMINGATER

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I hereby contify that this legal Postription is true and correct to the best of my knowledge and belief.

DARBT AND WAT

NOW YOU THE REPORT OF THE STATE THE CALL SECUCION SETS

UCECKIPTION: Let 75

A parties of Block 2 of Woodsath LARE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 80, of the Public Records of Groward County, Florida, being core pere icularly described as follows:

and the first property and the state of the

COMMERCIAL at the destinestery corner of maid MOGOLARD
LAKE ESTATES: therew Squto B9 10'61" East along the Merch
line, thereof, a distance of \$4.00 feel; therew South 44'42'12"
East, a mintance of 34.00 feel; therew South 00'19'09" East
along the MostorTy right-of-way lips of Korthwest Epth Lape,
a distance of 974.30 feel to a point of corystum of 1 effechar curve to the left; therew Southerly and Southwesterly
along the are of said corre, beving a radiot of B5.00 feet,
and of distance of 131.62 feet to the Point of February
thence Morth 89'45'61' East along the Southerly right-of-way
line of Worthwest Spth Place, of themed on third, MIGOPLAND
LAKE ESTATES, a distance of 255.00 feet) thence South 00'19'09"
East, a distance of \$4.00 feet to the Point of BEGINNING of
this destription; theorem Marth 89'85'51' East, a distance of
\$33.35 feet; theorem Worth 89'85'51' West, a distance of \$7.30 feet;
thence Morth 89'85'51' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 33.50 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; thence
South 89'45'81' West, a distance of 5.00 feet; th

Subject to all assessants, reservations, and rights-of-way of-record.

CERTIFICATE:

I hereby certify that this togal Description is true and correct to the best of my incominded and belief.

DARBY AND WAY, THE.

By: Wilson E. Way Britanyi Lend Borniya: Mr. 1934 Biolo of Forth

MOUT WALLO CAPLESS SEAL ES WITH MY (MRIESE) SEPTEMBER (SERVICE)

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 $\{A_{ij}(x), x_{ij}(x), x_{ij}(x)\} = 0$ = $\{x_{ij}, x_{ij}(x), x_{ij}(x), x_{ij}(x)\}$ $(x_{ij}, x_{ij}(x), x_{ij}(x))$

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A portion of Block 2 of Modpland LAXE CITATES, tocording to the first introde, as recorded in Plat Sook 116, Page ED, of the Public Escords of Browned County, Florida, being more particularly described as (allows:

condescinu at the morthwesterly corner of said Modeland
take Estation the morthwesterly corner of said Modeland
take Estation theore fouth BB 10°51° fact along the Morth
ilet thereof, a distance of 82.88 feet; themes south 60°42'12'
tale, a distance of 15.03 fact; theore South 60°14'09° fist
along the Westerly right of way line of perthrest 55th Line,
a distance of 874.38 feet to a point of curvature of a direct
for curva to the left; through Southerly and Sastmatterly
along the arc of told curva, having a radios of 86.00 feet,
as arc distance of 133.52 feet to the Point of Thougast;
theore morth 69°46'51° feet along the Southerly right-of-way
time of morthwest 69th Placy, as shown an said Plat, Modeland
take 65TAFES, a distance of 58.08 feet to the Point of Messaget;
feet, a distance of 58.08 feet to the Point of Messaget of
this correspond 60°14'09' feet to the Point of Messaget of
this feet; theore South 60°45'61° feet, a distance of 6.00 feet; there
touch 60°45'51° beat, a distance of 5.00 feet; thome South 90°45'51°
Nest, a distance of 11.60 feet; theore worth
of 14'09' feet; a distance of 11.60 feet; thome South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°
Nest, a distance of 11.60 feet; theore South 90°45'51°

Subject to all edgements, reservations, and rights-of-way of record.

CCATIFICATE:

I becapy cordify that this Logal Description is true and correct to the best of my knowledge too belief.

BARBY AND HAY, INC.

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#11512m#460

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A portion of Block 2 of ModPLAND LAKE ESTATES, according to the Plat thereof, 21 recorded to Plat Sock lie, Page 50, of the Public Escords of France Capate, Florida, being more perticularly describes at follows:

en proposition de la compactación de la compaction de la compactación de la compaction de l

Sphint to all establish, reservations, and rights-of-way

CORPORTED :

I heroby dertify that this legal Boarription is true and correct to the best of my knowledge and boiler.

. DARBE AND WAT.

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mrsceipfion: Lot 78

A portion of Block 2 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Fage 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northwesterly corner of said WOODLAND
LAKE ESTATES: thence South 89° 10'51" East along the North
Time thereof, a distance of 82.98 feet; thence South 44°42'12"
along the Westerly right-of-way line of Northwest 55th Lane,
a distance of 974.38 feet to a point of curvature of a circualong the westerly right-of-way line of Northwest 55th Lane,
lar curve to the left; thence Southerly and Southeasterly
an arc distance of 133.52 feet to the Point of Tangency;
line of Northwest 55th Place, as shown on said Plat, WOODLAND
LAKE ESTATES, a distance of 394.67 feet; thence South 00°14'09"
this description; thence South 89° 45'51" West, a distance of
43.33 feet; thence Worth 00° 14'09" Hest, a distance of
feet; thence North 89° 45'51" East, a distance of 8.08
feet; thence North 89° 45'51" East, a distance of 8.08
feet; thence North 89° 45'51" East, a distance of 8.08
feet; thence North 89° 45'51" East, a distance of 8.33 feet;
North 89° 45'51" East, a distance of 8.33 feet;
North 89° 45'51" East, a distance of 8.00 feet; thence
00° 14'09" East, a distance of 23.50 feet; thence South
a distance of 11.50 feet; thence South 00° 14'09" East,
a distance of 11.50 feet; thence South 00° 14'09" East,
situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

.. 24

CONTRACTOR OF STREET

I hereby certify that this legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

For Wilson E. v. Reptareed Lead Surveyor France

NOT ANTHUR ITELETINES AND MANUAL MANU TREE DOALPHIS GESTAND

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All of the property of the state of the property of the state of the s

A portion of Slock 2 of MDODERMO LAKE ESTRES, according to the Plat thermol, as recorded in Plat Son 116, Page 30, of the Public Records of Groward County, Florida, being more particularly Mescribed as follows:

Capacitative Mescribed as follows:

Capacitative Act the Morthwesterly capacit of said Model And Lake (SIATES) themes South 89 10'61" that along the morth line thereof, a distance of 82.48 feet; thence South 60 14'09" fast along the Mesterly right-of-way line of Gerthmast 65th Lang, a distance of 15.03 feet; thence South 60 14'09" fast along the Mesterly right-of-way line of Gerthmast 65th Lang, a distance of 974.18 feet to a point of curvature of a circular curve to the left; themes Southerly and Southeaderry stong the set of 121.52 feet to the Point of Tengenty; themes April 89 45'51" Last slong the Southerly right-of-way line of Morthwest 188th Flace, as above to raid First, important take (STATES, a distance of 194.67 feet; thence South 90"14'09" that, a distance of 68.08 feet; thence South 90"14'09" this description; thence worth 60'45'51" fast, a distance of 43.33 feet; thence Morth 00'14'09" West, a distance of 18.08 feet; thence South 89"45'51" West, a distance of 18.08 feet; thence South 89"45'51" West, a distance of 8.33 feet; thence South 90"14'09" fast, a distance of 18.08 feet; thence South 90"14'09" fast, a distance of 5.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; thence South 90"14'09" fast, a distance of 18.00 feet; then

Subject to all adjuments, reservations, and rights-of-way of record.

CERT | FICH CO

Jane Branch

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I hereby certify that this Legal Destriction is tree and parties to the best of my knowledge and boiler.

BARRY AND WALL AND!

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三公司(1985) 1986 (1986) [1986]

6016434410k: Lot 80

A portion of Block 2 of MODBLARD LARE ESTATES, According to the Plat thereof, as recorded to Plat Sock Life, Page 50, of the Public Records of Browned County, Florida, being more particularly described 41 follows:

compensive at the morthwesterly corner of said MODOLAND
LAKE ESTATES: thomase South 89 [0.5] feet; thomas the Morth
line thorwal, a distance of 82.90 feet; thomas town 14.42129
Last, a distance of 36.03 feet; thomas town 14.42129
Last, a distance of 36.03 feet; thomas South 60.409 first
lines the Masterly right-of-way line of dorvature of a circuline curve to the left; themse Southerly and Southeastefly
diong the arc of taid curve, basing a radius of 80.00 feet,
as arc distance of 131.52 feet to the Point of Imagency;
thence Morth 89 66 61 feet along the Southerly right-of-way
line of Acrthwest 59th Place, as shown on 44fd flet, MODOLAND
LAKE ESTATES, a distance of 39.67 feet; themse South 60 14.05 feet
this description; themse Master to the FOINT OF BEGINNING at
this description; themse Master to the FOINT OF BEGINNING at
themse South 60 14.09 feet to the FOINT OF BEGINNING at
themse South 60 14.09 fast, a distance of 8.13 feet; thunce
South 60 14.09 fast, a distance of 8.50 feet; thunce
Themse South 60 14.09 fast, a distance of 8.00 feet; thunce
Themse South 60 14.09 fast, a distance of 8.00 feet; thunce
Themse South 60 14.09 fast, a distance of 8.00 feet; thunce
Themse South 60 14.09 fast, a distance of 8.00 feet; thunce
Themse South 60 14.09 fast, a distance of 8.00 feet; thunce
Themse South 60 14.00 feet to the Point Of the Refer of 80.11

West, a distance of 11.50 feet to the Point Of the Refer of Fast
adjugant of 8.00 feet; the Brawing County, Floride.

Subtence to all exemants, reservations and riphts-of-way

Subject to all casemants, reperpations and rights-of-way of Facord.

CERTIFICATE:

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I hareby certify that this legal Bescription is true and correct to the west of my tenuledge and action.

DERBY AND WAY, 180

THE ALL STATES

AND SELECTION OF SELECTION OF BASE

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Offical Priton | Lot 11

A portion of block 2 of knootake LAKE ESTATES, eccording to the Plot thereof, as recorded to Plat Book 115, Page 10, of the Public Records of Browled County, Florida, being more massicularly described to Follows. particularly described as follower

and the second of the second o

Commercial at the Morthwester by corner of taid stock 2, and cof-paying out the forthwester by corner of taid stock 2, and cof-paying of that certain 60.00 foot access road, at shown on said plat, woodland take Estatis, and the Earterly right.

On said plat, woodland take Estatis, and the Earterly right.

Last Estatis, there south college East along and fatterly rest to a point of carrature of a circular corner to the right; there southers said the Lane, a distance of fat. To the case southers are a circular corner to the right; the lane of worthwest said the proof of paint of carrature of a circular corner to the right; the lane of the commend corrections of a circular corner to the right; the proof southwesters along the site of taid corner fight; the proof southwesters along the site of taid corner, having a radius of 85.00 feet, an are distance of 83.64 feet to a point; the corner to lift description; thence South at 11/47 Fast, a distance of \$3.11 feet to the west, a distance of 43.11 fast; thence South at 11/47 feet, a distance of 12.11 feet to the west, a distance of 43.13 fast; thence South at 11/47 feet, a distance of 21.60 feet, and thence worth at 11/47 feet, a distance of 21.60 feet, thence worth at 11/46 feet to the feet; thence worth at 11/46 feet to the feet; thence worth at 11/47 feet, a distance of 11/47 feet, thence worth at 11/47 feet, a distance of 11/47 feet, thence worth at 11/47 feet, a distance of 11/47 feet, thence worth at 11/47 feet, a distance of 11/47 feet, thence worth at 11/47 feet, a distance of 11/47 feet, thence worth

Subject to all catements, reservetions, and rights-of-way of

CENTUTICATE:

I because certify that this legal Description is true and correct to the best of my bearings and belief.

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DESCRIELION: tor 82

A pertion of Black 2 of MODOLAND LAKE ESTATES, according to the Plat thoreas, as recorded in Plat Book 116, Page 10, of the Public Repords of Broward County, Floridd, being more porticularly described as follows:

Commission of the morthwesterly conger of this block i, said policy being further described as being on the fauthwest in the south of the fauthwest of the certain 60.00 foot access read, as those on said flat, modeland take estates, and the fauthry right. Of may line of these certain 60.00 foot access read, as those on said flat, modeland take firsters; thence south on 18'00' fast when a said flat, modeland take firsters; thence south on 18'00' fast when of taid early right of may line of morthwest fath them, a distance of 247.70 fast to a point of correctors of a circular certain the right: thence southerly and southwesterly along the spe of taid certain baring a radius of 32.50 feet, an are distance of 81.20 fast to a point of compound curvature of a circular certain three table right, thence south drivers an are distance of 81.64 fast to a point; thence south 47'13'97' fast, a distance of 81.64 fast to a point; thence south 47'13'97' fast, a distance of 82.71 fast to the point of BEGINNING of this description; thence south 47'48'12'n west, a distance of 20.00 feet, thence worth 47'48'12'n west, a distance of 20.00 feet, a distance of 8.00 fast; thence of 8.00 fast; thence south 47'48'12'n west, a distance of 8.00 fast; thence along the first thence south 47'48'13' feet, a distance of 8.00 fast; thence south 47'13'47' fast, a distance of 1.00 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 47'13'47' fast, a distance of 1.50 fast; thence south 48'13'47' fast, a distance of 1.50 fast; thence south 48'13'47' fast, a distance of 1.50 fast; thence south 48'13'47' fast, a distance of 1.50 fast; thence south 48'13'47' fast, a distance of 1.50 fast; thence south 48'13'47' fa

Subject to all esecutate, reservations, and rights-of-way of record.

CERTIFICATEL

I hereby cartify that this legal Description is been and effect to the best of my knowledge and belief.

OALLY AND WAR

Mary I Miller of the Company of the Company of Photology of Photology of the Company of the Comp

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<u>PESCHIPTIGH</u>: Lot 89

A portion of Block 2 of Meddiaho lage Estates, according to the Plat thereas, we recorded in Plat Book Ilo. Fage 50, of the Public Records of Broward County, Florida, being core particularly described at follows:

<u> ar engles na katang saking saking katang panggang bilanggan dan katanggan katanggan dan katanggan dan katang</u>

COMMENCIAL at the Marchwester's corner of said Block 2, said paint on ing further dispribed in being on the Southwrst right of two y line of that cereals 60.00 foot necess road, as them of two y line of that cereals 60.00 foot necess road, as them of said Plat, MODDIAM LAKE ESTATES, and the Easterly right.

Lake ESTATES: theore South on 18 ope East along said Plat, MODDIAMP right-of-way line of Morthwest Seth Lang, a distance of 247,10 fact to a point of cursulate of a circular curve to the right; theoree Southersterly along the are of said ceres to a point of consend cursulate of a distance of 01.20 feet fact a point of companies of paint of a distance of 01.20 feet right; theoree Southersterly along the are of said curve, Basing right; theoree Southersterly along the are of 12 feet to a point; theoree Southersterly along the are of 12 feet to a point; heaven South 42 13 47 that, a mare distance of 12.60 feet to the said south 42 13 47 that, a mare distance of 6.00 feet to the latter a distance of 20.00 feet; theoree dorth 47 46 12 and 12 and

Subject to all estemonis, reservations, and rights of way of record.

COTIFICATE:

L becapy cartify that this legal Bescription is true and correct to the basis of my aboutadge and belief. PARENT THE HALF

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PESCHIPTION: Lot #4

A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Flat thereof, as recorded in Plat Book 115, Page 80, of the Public Records of Broward County, Florids, being gove particularly executed as follows:

COMMENCING at the Eurthmesterly corner of said block 2, tald
point being forther described as being on the Southerly rightof-way line of that certain 60.00 foot accest hoad, as shown
on haid flat, WOODLAND LAKE ESTATES, and the Estatorly rightof-way of Morthwest Aith Lane, as shown on tall flat, WOODLAND
LAKE ESTATES; theory South 00 14'03 East along said Enterly
right-of-way line of Morthwest Estat Lane, a distance of said curve
foot to a point of curvature of a circular curve to the right;
theory Squtherly and Southwesterly along the arc of said curve
baying a redies of 372.30 fast, an arc distance of said curve
to 3 point of companied carrature of a circular torva to the
right; theory Southwesterly along the arc of said curve, haring
thance South 62 13'47' fost, a distance of \$1.41 feet to a paint;
thance South 62 13'47' fost, a distance of \$1.41 feet to a paint;
thance South 62 13'47' fost, a distance of \$1.23 feet to the
201HT OF EDECETAR of this description; theory goth 47'45'12'
of 8.33 feet; theory South 42'13'47' fost, a distance
of 8.33 feet; theory South 42'13'47' fost, a distance
of 8.33 feet; theory South 42'13'47' fost, a distance
feet; theory South 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'46'12' Mast, a distance of \$2.50 feet;
theory Morth 42'13'46'12' Mast, a distance of \$2.50 feet;
theory Morth 42'13'46'12' Mast, a distance of \$2.50 feet;
theory Morth 42'13'46'12' Mast, a distance of \$2.50 feet;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost to the fost;
theory Morth 42'13'47' fost, a distance of \$2.50 feet;
theory Morth 42'13'47' fost to the fost;
theory Morth 42'13'47' fost;
theory Morth 42'13'47'

Subject to all emponents, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARST AND PAY

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A portion of Block 2 of 40001, AND LAKE ESTATES, according to the Flet thereof, as recorded to Pint Book 116, Figs 50, of the Public Record, of Broward County, Florida, being note purished by described as follows:

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Subject to all assembles, reservations, and rights-of-way of

CENTIFICATE:

I bereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARST ARD GAT -- THE

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Japang Pageon, 1949 on (1974). Pageon, Sanghill Indiana

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A portion of Black 2 of MODBLASD LARE ESTATES, according to the Plat thereof, at recorded in Plat Book 116. Page 50, of the Public Records of Remard County, Florida, boing core particularly described as follows:

COMMENCING at the Morthwesterly corner of said Block 2, said point being further described at being on the Southerly right-of-way line of that certain 60.00 foot access road, as about on said Plat, woodland LARE ESTAIRS, and the Estairly right-of-way line of Morthwest seth Lane, as about the said Plat, woodland LARE (STAIRS) before Santh polition of Estairly right-of-way line of Morthwest Seth Lane, a circular certain of 207.30 foot to a soid of cureatore of a circular certain of 207.30 foot to a soid of cureatore of a circular certain of said curve having a radius of 112.50 foot, an are distance of said curve having a radius of 112.50 foot, an are distance of 60.92 foot to the folds of section of the said curve having a radius of 112.51 foot, an are distance of 61.92 foot to the folds of sections for the latter footh and 12.77 foot, a distance of Estair thereometry along the section of the 11.277 foot, a distance of 28.00 foot; thence morth as 11.277 foot, a distance of 28.00 foot; thence morth as 11.277 foot, a distance of 28.00 foot; thence of 28.00 foot; thence of 28.00 foot; thence of 18.13 foot; thence morth of 11.277 foot, a distance of 29.00 foot; thence south 84.10.137 foot; a distance of 29.00 foot; thence south 84.10.137 foot; and stance of 29.00 foot; thence south 84.10.137 foot; and stance of 29.00 foot; thence south 84.10.137 foot; and stance of 29.00 foot; thence south 84.10.137 foot; and stance of 29.00 foot; thence south 84.10.137 foot; and stance of 29.00 foot; the policy of BERINAND, Said lands situate, lying and being southest to all observables. Fortunations and little of the policy of the said of the policy of the said lands situate. If you and being southest to all observables of the said lands situate. If you and being southest to all observables of the said lands situate.

Subject to all essentate, reservations, and rights-of-way

SERTIFICATE:

I hereby certify that this degal description is true and correct to the best of my knowledge and belief.

- THE WAY LAST

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A partion of Black 2 of MCGOLAND LARE ESTATES, According to the Plot thereof, as recorded in Plat Foot 116, Page 50, of the Public Errords of Broward County, Florida, being gone particularly described at follows:

<u>an na manaka silam sa manggalangga sa kalangga sa kangan sa angga sa pagan ngga sa pagan sa kangga sa pagan sa</u>

COMMENCEMO at the described at follows:

COMMENCEMO at the described at being on the Southerly rightpoint being forther described at being on the Southerly rightop said plot, MODELING LAKE ESTATES, and the Estately rightop said plot, MODELING LAKE ESTATES, and the Estately rightprovay loss of Restmost each Loop, at those on taid Flat.
Estately right-of-way line of Restmost South CO. 14 the Estately right.
Estately right-of-way line of Restmost South Lane, a distance
of 247.70 feet to a point of cervature of a circular curse
of 1912; theore lostherly and Southwesterly from the Arc
of 1914 cerva basing a radice of 190.5 feet, an arc distance of
63.50 feet to a point; theore South of 1811; feet, a distance of
64.50 feet to a point; theore South of 1811; feet, a distance of
63.92 feet to the Point of Assimption of Litt description;
hopth 64 12/3; Vest, a distance of 28.08 feet; theore South
65 41:272 West, a distance of 8.33 feet; theore South
65 41:272 West, a distance of 8.33 feet; theore South
65 41:272 West, a distance of 8.33 feet; theore South
65 5.00 feet; theore South 64 18:33 feet; theore South
66 67.00 feet; theore South 64 18:33 feet; a distance
67 68.00 feet; theore South 64 18:33 feet; a distance
67 68.00 feet; theore South 64 18:33 feet; beach 18:50
to the Point of Stillming. Said lands situate, lying and being
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Subject to all essencets, resorvations, and rights-of-may of factors.

CLATIFICATE:

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DARRY AND WAY,

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A portion of Block 2 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northwesterly corner of said Block 2, said point being further described as being on the Southerly right-of-way line of that certain 60.00 foot access road, as shown on said Plat, HOODLAND LAKE ESTATES, and the Easterly right-of-way line of Northwest 54th Lane, as shown on said Plat, HOODLAND LAKE ESTATES; thence South 60°014'09" East along said Easterly right-of-way line of Northwest 54th Lane, a distance of 247.70 feet to a point of curvature of a circular curve to the right; thence Southerly and Southwesterly along the arc of said curve having a radius of 392.50 feet, an arc distance of 33.92 feet to the POINT OF BEGINNING of this description; South 84'18'33" East, a distance of 40.60 feet to a point; thence South 84'18'33" East, a distance of 53.92 feet to the POINT OF BEGINNING of this description; South 84'18'33" East, a distance of 43.33 feet; thence North 84'18'33" East, a distance of 65'41'27" West, a distance of 65'41'27" West, a distance of 5.00 feet; thence South 05'41'27" West, a distance of 5.00 feet; thence South 05'41'27" West, a distance of 5.00 feet; thence South 05'41'27" West, a distance of 5.00 feet; thence South 05'41'27" West, a distance 11.50 feet; thence North 84'18'33" West, a distance 11.50 feet; thenc

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY

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A portion of Black? of HODDLAND LAKE ESTATES, recording to the Fiet thereof, as recorder in Plat Book life fage 50, of the Subile Records of Broward County, Florida, being more particularly described as follows:

CORRESPONDED AT THE NOTION STEPLY COURSE OF TAIL BLOCK 2. Spid point being forther described as being on the Southerly-right-of-way line of that cartels 60.00 foet excess road, at them on line of Northwest 64th Lane, as somethe festerly right-of-way line of Northwest 64th Lane, as someth on spid plat, woods and line of Northwest 64th Lane, as someth on spid plat, woods and right-of-way line of Northwest 64th lane, a stituate of 182.00 right-of-way line of Northwest 64th lane, a stituate of 182.00 right-of-way line of Northwest 64th lane, a stituate of 182.00 the point OF SCIMBLES OF this description; themes of 182.00 to 18.00 feat; the following of this description; there south on language distance of 20.08 feat; lanes worth on the spit lanes for the set; the following the set; the set thence forth spits for East, a distance of 6.00 feat; the set was a distance of 11.50 feet; thence forth on 14.00 feet; thence Forth on 15.00 feet; thence Fo

Subject to all becaments, reservations and rights-of-way of

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DARRY AND YAY

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OESERIPTION: Let 90

A portion of Block 2 of MOODLARD LAKE ESTATES, ectording to the Plat thorses, as recorded to Plat Book 116, Page 10, of the Public Records of Browned County, Florida, being more particularly described as follows:

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COMMERCING at the Borthmester's corpar of said block 2, said point being forther described as being on the Souther's right-of-way line of that cartain 60.00 foot account road, as shown on said Plat, KDOOLAND tare ESTATES, and the Betterly right-of-way line of Morthwest SEID tase, so shown on said Plat, KDOOLAND tare ESTATES, and the Estarily right-of-way line of Borthwest Bith tone, a distance of 181,00 right-of-way line of Borthwest Bith tone, a distance of 181,00 feet; thence morth as 45°41° East, a distance of 51.97 feet a the Point of Efficient of this description; thence South De 14'01° East, a distance of 47.11 feet; thence South De 14'01° Wast, a distance of 20.08 feet; thence South De 14'02° West, a distance of 6.00 feet; thence South OD 14'03° West, a distance of 6.00 feet; thence Worth OD 14'03° Kest, a distance of 73.60 feet; thence gorth De 14'03° West, a distance of 11.50 feet; thence gorth De 14'03° West, a distance of 11.50 feet; thence gorth De 14'03° West, a distance of 11.50 feet; thence gorth De 14'03° West, a distance of 11.50 feet; thence Borth De 14'03° Wast, a distance of 11.50 feet; thence Borth De 14'03° Wast, a distance of 11.50 feet; thence Borth De 14'03° Wast, a distance of 11.50 feet; thence Borth De 14'03° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of 11.50 feet; thence Borth De 15'51° Wast, a distance of

Subject to all expedents, reservations, and righty-of-way of

CERTIFICATE:

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i hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARRY RED PAY

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A portion of Black 2 of MODDLING LAKE ESTATES, according to the Plat Thereof, as recorded to Plat Book 116, Page 50, of the Public Records of Browned County, Florida, buing more particularly

COMMENCIAN as the Northwesterfly corner of sold block f. sold point being further pascribed as being on the September pascribed as being on the September plate of cold flood, no sectionly right of cold flood, no sectionly right of cold flood, no sectionly right of cold flood, no section of the first sold flood flood

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A portion of Block 2 of HODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 60, of the Public Records of Browsel County, Florida, balog more particularly described to fellows;

Fig. 17 April 10 and Science Section Section 5.

Champer in a to the Korthwesterly corner of said block 2, and point being further described as being on the Southerly right-of-way line of that cortain 60.00 foot access road, at those on said Plat, WOODLAND LAKE ESTATES, and the Cotterly right-of-way line of Bothwest 54th Line, go those on said Plat, WOODLAND LAKE ESTATES; thence South 00 layou East alded said Estately right-of-way line of Bothwest 54th Lact, a distance of 182.00 foet; thence North 89 45'51" East, a distance of 51.12 feet to the Folks of Besignities of this description; thence Worth 00 layou Wast, a distance of 28.00 feet; thence south 00 layou Both 180 feet, a distance of 28.00 feet; thence South 00 layou Both 180 feet; thence of 28.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 5.00 feet; thence South 00 layou East, a distance of 29.00 feet to the folks of 6.00 feet; thence South 00 layou East, a distance of 29.00 feet to the folks of 6.00 feet; thence South 00 layou East, a distance of 29.00 feet to the folks of 6.00 feet; thence South 00 layou East, a distance of 29.00 feet to the folks of 6.00 feet fell mind. Said lands at 30 late, a distance of 29.00 feet to the folks of 6.00 feet fell mind. Said

Subject to all damements, reservations, and rights-of-way of records

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I hereby certify that this legal Description is true and correct to the best of my knowledge and builds.

DARRY AND MET INC.

April Millions P. W. S.

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OFSCRIPTION: Lot 93

A portion of Block 2 of MUSCLESS LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116. Page 50, of the Public Records of Browser County, Fletida, being more particularly described as follows:

COMMERCING at the Morthwesterly corner of said Block 2, sold could be an extended at being on the Southerly right-of-said plat, words and lake Estates, and the Easterly right-of-said plat, words and lake Estates, and the Easterly right-of-way line of Borthwest bets lace, a shown on said plat, words and the Easterly right-of-way lake Estates to the Casterly right-of-way late Estates to the Said Estates of the Morthwest bets lace, a distance of 53 ps fort to feat; there works as for east, a distance of 63 ps fort to the Point of Estates of 41.31 feat; there gorth as 45.51 feat, a distance of 63 ps fort to find the Casterly state, a distance of 41.31 feat; there Borth as 45.51 feat, a distance of 63.08 feat; there worth on 14.08 feat; there worth on 14.08 feat; there worth on 14.08 feat; there worth on 14.09 wat, a distance of 6.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance of 5.00 feat; there worth on 14.09 wat, a distance worth on 14.09 feat; there worth on 14.09 feat; there worth on 14.09 feat; there were worth on 14.09 feat; there were worth on 14.09 feat; there were worth on 14.09 feat; the feat of 5.00 feat; there were worth on 14.09 feat; the feat of 5.00 feat; there were worth on 14.09 feat; the feat of 5.

Subject to all casements, receivations, and rights-of-way of CEREUF ICATE:

I hereby certify that this Legal Description is true and correct to the best of by knowledge and belief. DARRY AND WAR

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<u>erschiefigm</u>: Lot 94

A cortion of Stock 2 of MODBLAND LAKE ESTATES, according to the risk thereof, as recorded to Plat Sout 118, Page 50, of the Public Records of Brownerd County, floridg, being more particularly retorions as follows:

COMMERCING at the Northwesterly corner of said block 2, maid point being further described as being on the Southerly right-of-mag line of that series 60.00 foot access raid, he shows on said plat, woodlard LAKE ESTATES, and the Easterly right-of-way line of Borthwest Sith Jame, as shown on said Plat, woodland LAKE ESTATES; thence South Do 14'09' (set along taid Easterly right-of-way line of Borthwest Bath Lame, a distance of 72.34 feet; thence North 89'45'51" Last, a distance of 43.92 feet to the Point OF EELFMIND of this Maseription; thongs South 80'14'09' tait, a distance of 43.33 feet; thence South 89'45'51" Best, a distance of 5.35 feet; thence South 89'45'51" Best, a distance of 5.35 feet; thence South 89'45'51" Best, a distance of 6.00 feet; thance Borth 60'14'09' Mest, I distance of 53.50 feet; thence forth 69'45'51" East, a distance of 13.50 feet; thence forth 69'45'51" East, a distance of 12.50 feet, thence Gorth 69'45'51" East, a distance of 12.50 feet, thence Gorth 69'45'51" East, a distance of 12.50 feet, thence South 69'45'51" East, a distance of 12.50 feet, thence South 69'45'51" East, a distance of 12.50 feet, thence South 69'45'51" East, a distance of 12.50 feet to the Point Of Bidishing. Said lands situate, lying and being in Broward County, Florida.

Subject to all discounts, recorrations, and rights-of-way of second.

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A portion of Block 2 of MDDBLAND LAKE ESTAICS, according to the Plat thereof, as recorded in Plat Book 126. Page 50, of the Public Seconds of Browned County, Florida, being core particularly described as follows:

Subject to all caremouts, resorvations, and rights-af-way of record.

CERTIFICATE:

Fred Habby L. March 1 (1884)

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I hereby cortify that this tegal Concription is true and correct to the bast of my knowledge and balids.

CARRY AND WAY

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degenertion: Lot 95

A portion of block 2 of MODRAHD LAKE ESTATES, according to the Plat thermal, or recorded to Plat Book Ile. Page 50, of the Public Records of Browned County, Florids, build note particularly described of fellows:

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CONCERCING at the Northwesterly corser of seld Stock 7, said soint being forther described as being on the Southerly right-of-soint being forther described as being on the Southerly right-of-spid flue, 4000LASO LAKE ESTATES, and the Easterly right-of-way line of that certain 50.00 foot access road, as shown on slid plat, 4000LASO LAKE ESTATES; theber South 00 14.09 East blong seld Easterly right-of-may line of South 00 14.09 East blong seld Easterly right-of-may line of South 60 14 th Lane, a distance of 72.74 feet; there are some of 53.02 feet to the FOINT OF SELENTAGE of this description; thege worth 00 14.09 Meet, a distance of 18.03 feet; thence South 00 14.09 East, a distance of 6.30 feet; thence south 00 14.09 East, a distance of 6.40 feet; thence South 00 14.09 East, a distance of 50.00 feet; thence South 00 14.09 East, a distance of 15.00 feet; thence South 00 East 14.09 East, a distance of 14.09 East, a distance of 15.00 feet; thence South 00 East 14.09 East, a distance of 14.09 East, a distance of 15.00 feet 14.09 East 14.09 East, a distance of 15.00 feet 14.09 East 16.00 feet 14.09 East 16.00 feet 1

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DARRY AND MAY

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COMMERCING at the Mortheast tormer of said disch 3, said point being further described as being the intersection of the specially right-of-way line of Morthwest Said Lang. As shown on Mosterly right-of-way line of Morthwest Said Lang. As shown on siong the Mosterly right-of-way line of said said spring as shown on siong the Mesterly right-of-way line of said spring 14.00 East 1600 the Mesterly right-of-way line of said springs 52 Most. A fistence of 65.00 feet for the polar of said springs of 61. Most, a distance of 65.00 feet to the polar of said springs of this description; themes South 60 14 ogs East, a distance of 6.00 feet; thence south 69 45 51 Most, a distance of 23.00 Feet; South 69 45 51 Most, a distance of 23.00 Feet; South 69 45 51 Most, a distance of 5.00 feet; thence Morth 69 45 51 Most, a distance of 5.00 feet; thence Morth 69 45 51 Most, a distance of 5.00 feet; thence Morth 69 45 51 Most, a distance of 11.50 feet; thence Morth 69 45 51 East, a distance of 11.50 feet; thence Morth 69 45 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 23.00 feet to the Folm of 65 51 East, a distance of 65 51 East of 65 5

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DARAT AND WAR.

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A portion of Block 3 of MODDLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMENCING at the Northeast corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest Sist Place and the Hesterly right-of-way line of Northwest S4th Lane as shown on said Plat, MOODLAND LAKE ESTATES; thence South 0014'09" East along the Westerly right-of-way line of said Northwest S4th Lane, a distance of 595.41 feet; thence South 83'45'51" Hest, a distance of 58.08 feet to the POINT OF SEGINNING of this description; thence South 00'14'09" East, a distance of 43.33 feet; thence North 89'45'51" East, a distance of 28.08 feet; thence North 00'14'09" West, a distance of 8.33 feet; thence North 89'45'51" East, a distance of 8.33 feet; thence North 89'45'51" East, a distance of 8.33 feet; thence North 89'45'51" East, a distance of 8.33 feet; thence North 89'45'51" East, a distance of 8.35 feet; thence North 00'14'09" West, a distance of 50.00 feet; thence South 89'45'51" West, a distance of 11.50 feet; thence North 00'14'09" West, a distance of 50.00 feet; thence South 89'45'51" West tance of 29.08 feet to the POINT OF SEGINNING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations and rights-of-way of

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY INC.

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PESCRIPILLY: Lot 90

A portion of clock 1 of ECODELAND LAKE ESTATES, according to the Fist Thermof, or Pacordod-In Piet Book 116, Page 60, of the Public Seconds of Broward County, Phoride, being core particularly described as follows:

commencing at the Martheagt carnor of said block 1, said point being tarther described as being the interfaction of the founthurly right-of-way line of Korthwest Sist Place and the Westerly right-of-way line of Morthwest Sist Place as whose on said Pint, Moodland Lake ESTATES; thence South 80 14 00 East Lags, a distance of 150.41 feat; thence South 80 48 564 Wast, a distance of 50.05 feet to the Point of Efficience of this charitates of 50.05 feet to the Point of Efficience of this cast thence April 60 14 00 Mast, a distance of 43.10 feat; thence South 80 feet; thence South 80 feet; thence South 80 feet; thence 50 14 00 Feet; then

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CERTIFICATE:

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DESCRIPTION: Lot 100

A portion of Block 3 of MODOLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corser of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Morthwest 61st Place and the Westerly right-of-way line of Morthwest 54th Lane, as shown on said Plat, WOODLAND LAKE ESTATES; thence South 00°14'09" East along the Westerly right-of-way line of said Northwest 54th Lane, a distance of 595.41 feet; thence South 89°45'51" West, a distance of 58.08 feet to the POINT OF BEGINNING of this description; thence North 00°14'09" West, a distance of 43.33 feet; thence South 89°45'51" West, a distance of 58.08 feet; South 89°45'51" West, a distance of 58.08 feet; thence South 00°14'09" East, a distance of 58.08 feet; thence South 00°14'09" East, a distance of 50.00 feet; thence North 89°45'51" West, a distance of 6.00 feet; thence South 00°14'09" Fast, a distance of 5.00 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence South 00°14'09" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence North 80°

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

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I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARST AND ANY INC.

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subject to all extensits, reservetions and rights-of-way of present.

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A portion of Bleck J of WOGGLAND LAKE ESTATES, according to the flat thereof, as recorded in Flat Book 116. Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMERCING at the Northeast corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest 61st Place and the Westerly right-of-way line of Morthwest 64th Lane, as shown on said Plat, MODDLAND LAKE ESTATES; thence South 00°14'09" East Lane, a distance of 485.74 Feet; thence South 00°14'09" East Lane, a distance of 485.74 Feet; thence South 89°45'51" West, a distance of 58.08 feet to the POINT OF REGIRMING of this feet; thence North 89°45'51" East, a distance of 28.08 feet; thence North 00°14'09" West, a distance of 28.08 feet; North 89°45'51" East, a distance of 8.33 feet; thence North 89°45'51" East, a distance of 6.00 feet; thence North 00°14'09" West, a distance of 6.00 feet; thence North 00°14'09" West, a distance of 5.00 feet; thence North 89°45'51" East, a distance of 6.00 feet; thence North 00°14'09" West, a distance of 5.00 feet; thence North 89°45'51" East, a distance of 5.00 feet; thence North 89°45'51" West, a distance of 11.50 feet; thence North 89°45'51" West, a distance of 11.50 feet; thence North 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West

Subject to all easements, reservations, and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY INC.

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A portion of block 3 of BOODLAND LANG MSTATEM, according to the plat thereof, or recepted in Plat Book 110, Page 50, of the Portion of Stated Councy, Floridg, baing more the Portion of Stated Councy, Floridg, baing more than total described at follows:

PARTICIPATION ASSOCIATION OF ASSOCIA

black to all personnes, respectations, and rights-of-this

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I bereby cortify that him Loggi Doscription is true and correct to the best of my knowledge and boiles.

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DESCRIPTION: Lot 10¢

A portion of Block J of MODOLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Block 3, said point Commencing at the Northeast corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest 61st Place and the said Plat, MODDLAND LANG ESTATES; thence South 00 14 09° East along the Westerly right-of-way line of said Northwest 54th Lang as shown on Lang, a distance of 485.74 feet; thence South 80 45'51° West, a distance of 58.08 feet to the PDINI OF BEGINNING of this description; thence North 00 14'09° West, a distance of 43.33 thence South 89 45'51° West, a distance of 28.08 feet; thence South 00 14'09° East, a distance of 28.08 feet; 14'09° East, a distance of 8.33 feet; thence South 89 45'51° West, a distance of 8.33 feet; thence South 00 14'09° East, a distance of 5.00 feet; thence North 89 45'51° Last, a distance of 8.34 feet; thence South 00 14'09° East, a distance of 11.50 feet; thence North 89 45'51° Last, a distance of 21.50 feet; thence North 89

Subject to all easements, reservations, and rights-of-way CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARRY AND WAY THE

115121428

A portion of Steck J of MOGDLAD LAKE Lathif., according to the Piet thereof, as recorded in Pint Book 114, Page 50, of the Poblic Records of Proximi County, Elected, being core particularly described as follows:

COMMENCIAL at the tertorast corner of Land Block 1, said point being further described as being the intersection of the Souther's right-of-may line of Northwest Sist Place and the westerly right-of-may line of Eprthwest Said Place as them as aid Plat, appointed Late Estates; themes South 90°14'mg° Cast slong the Westerly right-of-way line of \$410 Morghwest Sath Lane, a distance of 376.01 feet; themes South 80°14'El" Mast, a distance of \$4.08 feet to the POLHT OF BESIGNING of this description; themes South 90°16's; "Nost, a distance of 43.03 feet; themes South 80°16's; "Nost, a distance of 8.03 feet; themes South 80°16's; "Nost, a distance of 8.03 feet; themes South 80°16's; "Nost, a distance of 8.03 feet; themes 14'09" West, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes Worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5.00 feet; themes worth 80°16's; "Nost, a distance of 5

Subject to BII eddemints, reservations and rights-of-way of record.

CERT LEICALE:

Profession Co.

I hereby tertify that this legal Description is true and correct to the best of my knowledge and belief.

DARRY AND VALUE THE

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DESCRIPTION: Lot LOS

A portion of block J of Hoofeland take ESTATES, eccarding to the flat thereof, as recorded in Plat book 116, page 50, of the febite Escarde of Broward County, Floride, being more yart (colorly described as follows:

COMMENCING at the morthwest corner of said black 1, said point being forther described as being the intersection of the Southerly right-of-way line of Sorthwest Saint line and the Mestarly right-of-way line of Morthwest Saint Line, as shein on said Plat, Country line of Morthwest Saint Line, a shein on said Plat, Country right-of-way line of taid Sorthwest 64th Line, a distance of 376.07 feet; though South 64 641's Mest, Line, a distance of 376.07 feet; though South 64 64's's Mest, Line, a distance of 376.07 feet; though South 64 64th Mest, Line, a distance of 45.08 feet to the Point of Section and 64.08 feet feet, a distance of 43.39 feet; thence Morth 60 14'09' Mest, a distance of 6.00 feet; theore Borth 60 14'09' Mest, a distance of 5.00 feet; thence Spoth 69 45'51' Mest, a distance of 5.00 feet; thence Spoth 69 45'51' Mest, a distance of 5.00 feet; thence Spoth 69 45'51' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence Spoth 60 14'99' Mest, a distance of 5.00 feet; thence 50 14'99' Mest, a distance of 5.00 feet; thence 50 14'99' Mest, a distance of 5.00 feet; thence 50 14'99' Mest, a distance of 5.00 feet; thence 50 14'99' Mest, a distance 50 1

Subject to all entenents, reservetions and rights-of-may of record.

GEGT IFI CATE:

I bereby certify that this Logs) Descript(or is true and carrect to the best of my Encodedge and belief.

BARRY AND HATCHEST

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A partion of Block 3 of bomptabb LAKE filter, seconding to the Pist thereof, an encorded in Pist Book 116, Page 50, of the Peblic Records of Browner Congty, Florida, being nore particularly described as follows:

Commencing at the Morthwast corpur of said block 3, said point being forther eggerined as being the intersection of the Southerly right-of-way like of Morthwast Sixt Place and the Yesterly right-of-way like of Morthwast 34th Ladg, as shown on yesterly right-of-way like of Morthwast 34th Ladg, as shown on along the Mertarly right-of-way like of said Morthwast 54th tage, a distance of 336.03 feet thones South 60°14'09° East tage, a distance of 58.04 feet to the Point of Signals of this description; thence Morth 90°14'08° Mast, a distance of 43.32 feet; thence Worth 80°45'31° East, a distance of 5.33 feet; thence South 60°14'09° East, a distance of 5.33 feet; thence Morth 80°45'41° East, a distance of 5.33 feet; thence South 60°14'09° East, a distance of 5.35 feet; thence South 60°14'09° East, a distance of 5.35 feet; thence South 60°14'09° East of 5.00 feet; thence South 60°46'51° West, a distance of 11.50 feet; thence South 60°46'51° West, a distance of 13.50 feet; thence South 60°46'51°

Subject to 417 dasabehts, reservations, and rights-of-way

CENTRAL CONTRA

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MARY AND MATERIAL

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A portion of Block 3 of HOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest 61st Place and the Westerly right-of-way line of Northwest 54th Lane, as shown on said Plat, MOODLAND LAKE ESTATES; thence South 000 14'09" East along the Westerly right-of-way line of said Borthwest 54th Lane, a distance of 376.07 feet; thence South 89°45'51" West, a distance of 58.08 feet to the POINT OF BEGINNING of this description; thence North 00°14'09" Mest, a distance of 43.33 feet; thence South 89°45'51" West, a distance of 8.33 feet; thence South 89°45'51" West, a distance of 8.33 feet; thence South 89°45'51" West, a distance of 8.33 feet; thence South 89°45'51" West, a distance of 6.00 feet; thence South 00°14'09" East, a distance of 5.00 feet; thence North 89°45'51" East, a distance of 11.50 feet; thence South 00°14'09" East, a distance of 11.50 feet; thence Morth 89°45'51" East, a distance of 29.08 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY JINC.

Service Service

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elickipyidg: lot 113

A porting of Plack) of wants day take Estates, Secondley to the first thereof, as recorded in Plac Book 116, Page to of the Public Records of Acoust County, Florida, bolomore particularly described as follows:

Completing at the darkwest corner of said block 1, said soint being further described as help the interperion of the Southwest described as help the interperion of the Southwest distributed of the Southwest distributed and the Easterly right-of-way line of Marthwest distributed at themes both 00 letogs East along the East right-of-way line of Marthwest State Long; of Morthwest Esth Long, a distance of 80.08 fact theme; themes of the South 00 letogs themes of 58.08 fact to the Policy of the South 00 letogs themes of 58.08 fact to the Policy of themes of 41.13 fact; themes North 90 of 61 to the Policy themes of 6.00 letogs of 5.3 fact; themes North 90 letogs to 10 fact; themes North 90 sest; a distance of 6.00 feet; themes touth 00 letogs to the fact, a distance of 6.00 feet; themes touth 00 letogs to the fact, a distance of 23.40 feet; themes as a distance of 1.50 feet; themes south 90 sest, a distance of 23.40 feet; themes as distance of 23.00 feet; themes as distance of 23.00 feet; themes of 1.50 feet

Subject to all segments, repervations and rights-of-may

CERTIFICATE:

I heroby certify that this Logal Daydription is true and correct to the acat of my knowledge and bolist.

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A portion of Bluck J of Houstans Lake ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

,这一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,我们就是一个人,他们

COMMENCING at the Northwest corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest 61st Place and the Easterly right-of-way line of Northwest 55th Lane; thence South 00 14.09" East along the East right-of-way line of Northwest 55th Lane, a distance of 367.05 feet; thesce North 89 45.51" East, a distance of 367.05 feet; thesce North 89 45.51" East, a distance of 58.08 feet to the POINT a distance of 42.33 feet; thence South 89 45.51" Nest, a distance of 42.33 feet; thence South 90 14.09" East, a distance of 68.33 feet; thence South 90 14.09" East, a distance of 60.0 feet; thence South 90 14.09" East, a distance of 60.0 feet; thence South 90 14.09" East, a distance of 60.0 feet; thence South 90 14.09" East, a distance of 23.50 thence South 00 14.09" East, a distance of 23.50 thence South 00 14.09" East, a distance of 5.00 feet; thence South 90 45.51" East, a distance of 5.00 feet; thence South 90 45.51" East, a distance of 11.50 feet; thence Of EESINBING. Said lands situate, lying and being in Broward County, Florida.

Subject to all easements, reservations and rights-of-way

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

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在一个大学的工程中的工作,这个社会社会的对于

Otsenipilph: Lot 135

A parties of clock 3 of woodland take estates, according to the Flat thereof, as recorded in Flat Book 116, Fode 80, of the Fublic Accords of Browerd Compty, Flories, being core particularly described as fallows:

Commenting at the Northwest corner of said Brock 1, stid point belog forther describes as being the intersection of the Southerly right-of-way line of Borthwest Sist Place and the Easterly right-of-way line of Borthwest Sist Place twented South DD 14.09- East slong the East right-of-way line of Rorthwest Sist Lane, a distance of 367.06 fact; thence of Rorthwest Sist Lane, a distance of 367.06 fact; thence of Eastwinds of East, a distance of 500 fact; thence of Eastwinds of the Court of Sister to the Polyt of Eastwinds of 41.33 fact; thence South 60.04551- West, a distance of 50.00 fact; thence South 60.04551- West, a distance of 6.30 fact; thence South 60.04551- West, a distance of 6.00 fact; thence North 60.04 60.51 West, a distance of 6.00 fact; thence Morth 60.04 60.51 West, a distance of 6.00 fact; thence Morth 60.04 60.51 West, a distance of 6.00 fact; thence South 60.04 60.51 West, a distance of 6.00 fact; thence South 60.04 fact; thence South 60.04 fact; thence South 60.04 fact; thence Easth 60.05 West, a distance of 6.00 fact; thence o

Subject to all easements, reservations and rights-of-way of record,

CERTIFICATE:

t heroby certify that this Lagel Onscription is true and torrect to the best of my thomledge and mellet.

DARRY AND HAY LONG.

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A portion of Alock 3 of MODDLAND LAKE ESTATES, according to the fiel thereof, as recorded in Fiel Book 116, Page 60, of the Feblic Records of Browned County, Florida, being more particularly described as follows:

తా పైనా కారేంద్రిక్కుండి మంది <mark>ఇద్దికోన్నారు. కార్యమైన ప్రామాలకు మ</mark>న్ని కుడ్ కుడ్డారు. కుడ్డారు ప్రామం కోరోకి నట్టాడు మర్గి

COMMERCIAL IL the Morthwest corner of said Glock), asid puls being forther described as being the intersection of the Southerly right-of-way line of Morthwest Sist Place and the Sasterly right-of-way line of Morthwest Sist Place thence Sauth 600 14'09' Cast sload the fast right-sawly lide of Morthwest Sist Lang. a distance of 357.06 feet; thence Korth 89'81'51' Esst. b distance of 357.06 feet; thence Korth 89'81'51' Esst. b distance of 360.08 feet to the POINT Of Stalages of all 3 feet; thence harth 69'45'51' Esst. a distance of 28.08 feet; thence Morth 00'14'09' West. a distance of 28.08 feet; thence Morth 00'14'09' West. a distance of 2.33 feet; thence horth 00'14'09' West. a distance of 60.0 feet; thence horth 00'14'09' West. a distance of 60.0 feet; thence horth 00'14'09' West. a distance of 60.0 feet; thence horth 00'14'09' West. a distance of 53.50 feet; thence South 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 11.50 feet; thence 500th 89'45'51' Mast. a distance of 12.00 feet; thence 500th 89'45'51' Mast. a distance of 12.00 feet; thence 500th 89'45'51' Mast. a distance of 12.00 feet; thence 500th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance of 12.00 feet; thence 600th 89'45'51' Mast. a distance 600th 89'45'51' Mast. a distance

Subject to all experents, reservations, and rights-of-way of record,

CERTIFICATE:

I bereby certify that this Lagal Description is true and correct to the best of my knowledge and bolief.

DARBY AND HAY, FAC.

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A portion of Block 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book II5, Page 50, of the Public Records of Broward County, florida, being more particularly described as follows:

GOMMENCING at the Northwest corner of said Block 3, said of the Southerly right-of-way line of Morthwest 61st Place and the Easterly right-of-way line of Northwest 61st Place thence South 00014'09" East along the East right-of-way line of Northwest 55th Lane; of Morthwest 55th Lane, a distance of 476.73 feet; thence North 89'45'51" East, a distance of 58.08 feet; thence of 8561MNIMS of this description; thence North 00014'09" Mest a distance of 43.33 feet; thence North 89'45'51" East, a distance of 8.33 feet; thence North 89'45'51" East, a distance of 8.33 feet; thence South 00014'09" East, a distance of 6.00 feet; thence North 89'45'51" East, a distance of 6.00 feet; thence South 00014'09" East, a distance of 6.00 feet; thence South 00014'09" East, a distance of 6.00 feet; thence South 00014'09" East, a distance of 6.00 feet; thence South 00014'09" East, a distance of 5.00 feet; County, Florida.

Subject to all easements, reservations and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

1.7 Wilson E. Way 1 Luid Sunnyar No. 2505

DIPPORTURED SHIT . Gauscare autovercers to 9

West Company of the C

PERCHIPTION: Lat 138

A purition of Stock 1 of NOGOLARS LARE ISSAIES, eccording to the Piet thorapol, as removed in Piet took 216, Page 68, of the Public Records of Browned County, Florida, being core particularly described as follows:

CROMERCING at the worthwest torner of and Block 3, sold point being forther described as being the interestion of the Southerly right-of-may like of heriwast Sitt Place and the Easterly right-of-may like of Morthwest Sitt Lang thence South 00 14'09" East slong the East right-of-way like of Worthwest Sitt Lang thence South 00 14'09" East slong the East right-of-way like of Worthwest Sitt Lane, a distance of \$7.07 Incli thence Earth 80 45'11" East, a distance of \$7.08 feet; thence gorth 00 14'09" Next, a distance of \$1.08 feet; thence South 89'45'87 Next, a distance of \$1.08 feet; thence South 00 14'09" East, a distance of \$1.00 feet; thence South 00 14'09" East, a distance of \$1.00 feet; thence South 00 14'09" East, a distance of \$1.00 feet; thence South 00 14'09" East, a distance of \$1.00 feet; thence South 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet; thence North 69'45'81" East, a distance of \$1.00 feet to the POHI Coshly, Florida.

Subject to all estembate, reservations and rights of way of

CHETTIFICATE:

I horeby cortify that this tage! Pracriptice is true and correct to the best of my knowledge and belief,

BÁBBY ABD HAPPYLES.

Ser Tellarion E. Way the Sand Land Witterporter, 77: P

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QESCAIPTION: Los 139

A portion of Block J of WORDLAND LAKE ESTATES, according to the flat thereof, sa recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being quite particularly described at Follows:

COUNTENCING At the Morthwest corner of said block 3, said point being further described as being the Intersection of the Southerly right of may line of morthwest filst fluck and the Easterly right of may line of morthwest filst fluck theate South On 14-05" East along the East right of may line of morthwest 55th Lane, a distance of 475.73 feet; theate form of morth 99 45'51" East, a distance of 58.88 feet to the folgy of Mislance of 43.33 feet; theate South 89 45'51" Mast, a distance of 43.33 feet; theate South 89 45'51" Mast, a distance of 43.33 feet; theate South 89 45'51" Mast, a distance of 6.00 feet; thente Borth 90 14'09" Mast, a distance of 6.00 feet; theate Borth 90 14'09" Mast, a distance feet; thanks worth 89 45'51" East, a distance of 5.00 feet; theate Borth 90 14'09" Mast, a distance of 5.00 feet; theote South 89 45'51" Uset, a distance of 5.00 feet; theote South 89 45'51" Uset, a distance of 5.00 feet; theote South 89 45'51" Uset, a distance of 5.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote South 89 45'51" Uset, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance of 6.00 feet; theote 90 14'09" Mast, a distance 90 14'09" Mast, a distance 90 14'09" Mast, a distance 90 14'09" Mast, a dist

Subject to all excommots, resorvations and rights-of-way of record.

CENTIFICATE:

I hereby scriffy that this tagai Description is true and correct to the bost of my knowledge and belief.

DARRY AND MATS AND

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A portion of Block 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page 50, of the Public Records of Broward County, Florida, being more particularly described as follows:

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COMMENCING at the Northwest corner of said Block 3, said point being further described as being the intersection of the Southerly right-of-way line of Northwest 61st Place and the Easterly right-of-way line of Northwest 55th Lane; thence South 00°14'09" East along the East right-of-way line of Northwest 55th Lane; a distance of 476.73 feet; thence North 89°45'51" East, a distance of 58.08 feet to the POINT of 8661MR186 of this description; thence South 00°14'09" East, a distance of 28.08 feet; thence North 89°45'51" East, a distance of 28.08 feet; thence North 00°14'09" West, a distance of 8.33 feet; thence North 89°45'51" East, a distance of 6.00 feet; thence North 00°14'09" West, a distance of 23.50 feet; thence North 00°14'09" West, a distance of 23.50 thence North 00°14'09" Nest, a distance of 5.00 feet; South 89°45'51" West, a distance of 11.50 feet; thence South 89°45'51" West, a distance of 11.50 feet; thence Of 8EGIMNING. Said lands situate, lying and being in Broward Subject to the POINT County, Florida.

Subject to all easements, reservations, and rights-of-way of record.

CERTIFICATE:

I hereby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARBY AND WAY, INC.

of and Sureciper No. 15.5 in

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procession: Lut 141

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A portion of Bluck J of Wookkaho (Ast Estates, eccording to the Pist thereof, as recording to the Pist thereof, as recording to the Pist to Accorde of Ecument County, Florida, being one particularly described as follows:

CONVETING at the Moribania Corner of tails alock 3, tails point being further discribed at being the interrection of the Southerly right-of-way line of Mortbuest Soth Lines. The Castrolly right-of-way line of Mortbuest Soth Lines inches a footh DO Lines Feet along the East right-of-way thence forth 50 45 51 head, a stillness of \$70,40 feet to the folial of Accidentation of this description; thence forth 50 45 51 head, a distance of \$5.00 feet; thence forth 50 45 51 head of the description; thence horth to distance of \$7,00 feet; thence of Morth CO feet to the feet and the feet to the feet of the feet thence South 30 45 feet; thence of \$1.00 feet; thence of \$1.00 feet; thence South 30 45 feet; thence of \$2.30 feet; thence South \$2.30 fee

Subject to all masements, reservotions, and rights-of-way CERTIFICATE:

I bereey tertify that this Legal Pascription is true and correct to the book of my knowledge and belief. OARPT MED MAY, THE

TOWN E TOWN And Parties on These

AND VALIDABLE TO THE TOTAL A TOTAL TURBOURD SHIPE " ...

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OFSCRIPTION: Lot 142

and the second s

A portion of Black) of MODOLAND LAKE ESTATES, according to the Plat thereof, as recorded to Black Book 116, Pape 80, of the Public Records of Bravara Conding Florida, being core particularly described at follows:

COMMENCING at the Morthwest corner of said Block 1, said point being further described as holds the intersection of the Southorly right-of-way like of Worthwest Sist Place and the Easterly right-of-way like of Borthwest List Place and thenes south OD 14:09 East along the Eist Pitht-of-way thence Forth 89845:14 East, a distance of 870,407set; Libe Point of Beelmaine of this distribution; thence Forth 89845:14 East, a distance of 19.00 feet to 19.05 East, a distance of 19.00 feet to 19.05 East, a distance of 26.00 feet; thence South OD Wrat, a distance of 68.50 feet; thence South BO 45.51 a distance of 19.42 feet; thence South BO 45.51 a distance of 19.42 feet; thence Morth GD 45.51 a distance of 19.42 feet; thence Morth GD 45.52 feet; thence feet a distance of 19.42 feet; thence Wast, a distance of 19.42 feet; thence Wast, a distance of 19.43 feet; thence Wast, a distance of 19.44 feet to the PDIMI of #EGIMNIMO. Said lands aftends, lying and being the Ecometed County, Florids.

Subject to all expendence, reservations, and rights-of-way of record.

CEATIFICATE;

I agreely certify that this lage! Description is true and correct to the best of my knowledge and belief.

DARRY AND WAY, J. RC.

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A portion of Diock I of MODDLAND that Estates, according to the Plat thereof, as recorded a Plat Book life, Page 60, of the Public Pacords of Browned County, Florida, bying core particularly described as follows:

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Subject to all easements, reservations, and rights-of-way mf recept,

CERTIFICALE:

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DARBY AND PAIL 18E

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OF SCRIPTION: Lot 144

A portion of Diock 2 of GOOGERO LAKE ESTATES, seconding to the Plot thereoff, as recordatin Plac Sept 116, Page 50, of the Public Records at Gracera County, Storids, being core particularly described as follows:

COMMINCING at the Markovst carner of maid Block 3, stid paint 60 ing larther finalised as being the intersection of the Coulberty Pignised some of Morthwest Sist Place and the Lasterly right of sery lime of Morthwest Sist Place and the Lasterly right of sery lime of Morthwest South DO 14 10 per last along the Bast right-of-war lime of Morthwest thence at 621.40 feet; thence of Morthwest the polar of 621.40 feet; thence Morth 89 45 51 feet, a distance of 10.00 feet; thence South OD 14 89 East, a distance of 50.00 feet; thence South OD 14 89 East, a distance of 77.11 feet; thence South OD 14 89 East, a distance of 50.07 feet; there South OD 14 89 East, a distance of 50.07 feet; there South OD 14 89 East, a distance of 50.07 feet; there south OD 14 89 Kest, a distance of 78.85 feet; these Morth 60 14 89 Kest, a distance of 20.25 feet; these Morth 69 45 51 East, a distance of 20.25 feet; these Morth 69 45 51 East, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 99 Mest, a distance of 2.50 feet; thence Morth 60 14 90 feet; thence 60 fee

Sobject to all essements, reservations, and rights-of-way of second.

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A parties of Black 3 of MDODLAND LAKE ESTATES, according to the Plat thereof, at recorded 14 Plat Scot 116, Page 50, of the Pphlic Records of Browned County, Florida, being nors particularly described as follows:

COMMERCIAN at the horthwest corner of said block 3, said poles Laine forther described as being the intersection of the Spotherly right-of-may line of Morthwest 55th Flace and the Easterly right-of-may line of Morthwest 55th Langs thanks to the Easterly right-of-may line of Morthwest 55th Langs of Worthwest 55th Langs of Worth 49°45'61' East, a distance of #41.33 feat; Lhence Morth 89°45'81' East, a distance of #41.33 feat; Lhence South DO [4*09* East, a distance of £.00 feat; thence South OD [4*09* East, a distance feat; Lhance South 60 14*09* East, a distance of £.00 feat; thence South OD [4*09* East, a distance of £.00 feat; lhance 50th 60 45*11' West, a distance of £.00 feat; lhance 50th 60 45*11' West, a distance of £.00 feat; lhance of £.50th 60 feat; lhance feat; lhance of £.50th 60 feat; lhance fe

Subject to all expenents, reservations, and rights-of-way

CERTIFICATE:

Alexander - Property

I mayeby certify that this Legal Description is true and correct to the best of my knowledge and belief.

DARAY ARD MAY, INC.

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Carl Talkers on the (Ottorio et al.

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the tracking of the actions are also disclined as against the

A portion of block 3 of MOODLARD take ESTATES, according to the Flat thermof, as recorded to PTAL Book 136, Page 40, of the fwhile Records of Browned County, Florida, being more particularly described as follows:

Connecting at the morthwest corner of said Block 1, and point being further described as being the tathresetion of the Southerty right-of-way line of forthwest dist Place and the Easterly right-of-way line of forthwest 55th Lang thence South 60° 19'09" Fort along the fact right-of-way line of Morthwest 55th Lang of Morthwest 55th Lang, a distance of 25th 10 lead; thence for Morthwest 55th Lang, a distance of 25th 10 lead; thence for the 50° 45'51" East, a distance of 18th 100° 14'09" Hest, a distance of 23.35 feet; thence South 50° 45'51" Hest, a distance of 8.33 feet; thence South 50° 45'51" Most, a distance of 8.33 feet; thence South 60° 19'09" East, a distance of 8.30 feet; thence South 60° 19'09" East, a distance of 8.00 feet; thence South 60° 19'09" East, a distance of 8.00 feet; thence South 60° 19'09" East, a distance of 23.50 feet; thence South 60° 19'09" East, a distance of 5.00 feet; thence South 60° 19'09" East, a distance of 5.00 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'09" East, a distance of 11.50 feet; thence South 60° 19'

Subject to all establishes, reservations, and rights-of-way of record.

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I hereby certify that this legal description is live and correct to the best of my knowledge and ballet.

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DARRY AND RATE SEC.

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PESCRIPTION: Lot 147

A partion of Alock 3 of ROODLAND LAXE ESTATES, eccording to the Plat thermof, as recorded to Plat Book Lie, Page 50, of the Public Adcords of Browned County, Florids, being more particularly described as follows:

COMMERCIAG at the Morthwest corner of field place 3, said point being forther described as bring the intersection of the Southerly right-of-way lips of Morthwest 61st Place and the Easterly right-of-way lips of Morthwest 61st Place; thanks South DO 14'09' Est along the East right-of-way lips of Morthwest 55th Lane, a distance of 58.08 feet to the Polat Of Morth 89'45'51" East, a distance of 58.08 feet to the Polat Of Stiffelies of this description, themse South 60'14'09' East, a distance of 43.33 feet; throne South 89'45'51" Wort, a distance of 43.33 feet; throne South 89'45'51" Wort, a distance of 8.08 feet; throne South 85'45'51" Wort, a distance of 8.31 feet; throne South 85'45'51" Wort, a distance of 5.00 feet; throne parch 00'14'89' West, a distance of 23.50 feet; themse Morth 88'45'51" East, a distance of 13.50 feet; throne parch 00'14'09" West, a distance of 15.50 feet; throne marth 89'45'51" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East, a distance of 15.50 feet; throne of 86'61" East a distance of 15.50 feet; throne of 86'61" East a distance of 15.50 feet; throne of 86'61" East a distance of 15.50 feet; throne of 86'61" East a distance of 15.50 feet; throne of 86'61" East a dis

Subject to all sesements, reservations, and rights-of-way of record.

CERTIFICATE:

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I bereby cortify that this Logal Asscription is true and correct to the bast of my knowledge and belief.

DARKY ARO MART DEST

ABOVE TO BE LEEDING MEDICAL PROPERTY OF A PERSON OF THE PROPERTY OF THE PROPER

DESCRIPTION: Lot 148

A portion of there I of woodland LAKE ESTATES, pecuading to the Plat thereof, as recorded to Plat heat 116, Page 50, of the Public Records of Browned County, Florida, being more particularly described as failburs

COMMENCING at the Egythment corner of said flock 1, said point being forther described at being the lateraction of the Southerly right-of-way lion of dorthwest birt flace and the Easterly right-of-way lion of Morthwest 55th Labes thomes South DO 14'01' East along the East right-of-way lion of Morthwest 55th Labes, a distance of 725.40 feet; thence Morth 89'45'51" Feet, a distance of 58.08 feet to the POINT OF SEGINGING of this description; thence South OD 14'09' East, a distance of 30.08 feet; thence Morth 99'45'51" East, a distance of 3.33 feet; thence Morth 90'14'09' West, a distance of 5.33 feet; thence Morth 90'14'09' West, a distance of 6.00 feet; thence Morth 90'14'09' West, a distance of 5.00 feet; thence Morth 90'14'09' West, a distance of 5.00 feet; thence Morth 90'14'09' West, a distance of 5.00 feet; thence Morth 90'14'01' West, a distance of 5.00 feet; thence Morth 90'14'01' West, a distance of 11.50 feet; beare 5.00 to 99'45'51' Mort, a distance of 25.08 feet to the POINT OF SEGINGING, Said leady rituate, lying and being 10 browsed County, Florida.

Subject to all expendents, reparations, and rights-of-way of record,

CTETTFICATE:

Course June 16

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I hereby cartify that this legal Description is true and correct to the best of my beomissing and belief.

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<u> DEMCAIPTION:</u> Lat 149

A portion of Slock 3 of WOODIAND LAKE ESTATES, according to the Plat thereof, at recorded in Pint Book 116, Page 50, of the Pablic Records of Browned County, Florids, being more particularly described as follows:

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commencials at the horthwest carmer of said block 1, 1414
goint bring further described as being the intersection of the
Southpriy right-of-way line of Borthwest Eith Place and the
Lesterly right-of-way line of Borthwest Eith Leob; theory South
Costerly right-of-way line of Rorthwest Eith Leob; theory South
Costerly right of way like of Rorthwest Eith Leob; theory South
Costerly along the fact of said curve, having a redies of 14.00
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Subject to all essenants, repersations, and rights-of-way of record.

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I hereby cartify that this tegal Description is true and correct to the best of my knowledge and belief.

Aller March March 18 March 18

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A portion of Stock 3 of MOOPLAND LAKE ESTATES, according to the Piat thereof, as recorded in Plat Book 116, Page 50, of the Public Accords of Separa County, Florida, being more particularly described as follows:

COMMERCIAS at the Kortowest corner of said Block 1, said point being further described as being the intersection of the Southerly right-of-way line of Northwest Bist Piece and the Estariy right-of-way line of Northwest Bist Piece and the Estariy right-of-way line of Northwest Bist Lane; themen South OD 14:09" Leat along the Estaright-of-way line of Northwest Bist Lane, a distance of 810.27 feat to a point of corvature of a circular curve to the left; thence Southersterly and Estarily along the arc of said curve, basing a radius of 25.00 feat, an arc distance of 19:28 feat to Eng Point of Tangency: themen North 19:45 Bis East along the Borth right-of-way line of Rorthwest 59th Place, as shown on soid Place, "Ropthwest 59th Place, as shown on the Point of Bedinism of this description; theore of \$8.08 feat; theree Borth of 18:33 feat; the soil place Folking of 18:33 feat; the soil shown of 28.08 feat; theore North 89 45:51" East, a distance of 8:31 feat; the soil start of 13:31 feat; the soil start of 13:50 feat; theore South 80 feat; theore South 80 45:51" East, a distance of 5:00 feat; theore North 80 45:51" East, a distance of 5:00 feat; theore North 80 45:51" East, a distance of 5:00 feat; theore North 80 45:51" East, a distance of 11:50 feat; theace North 80 14:09" Nest, a distance of 29:00 feat to the Point Of Scotthing, Seid lands situate, lying and being in Frommed County, Fibrids.

Subject to all tamonents, reservations, and right-of-way

Subject to 411 casoments, reservations, and rights-of-way of record.

CENTIFICATE:

I heraby partify that this Legal Description is true and correct to the best of my knowledge and belief.

BARRY AND HALL SEE-

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Spirite file (S. Stalish)) File CONTRACTOR OF A

OFFCAIPTION: Lat 151

A portion of diack 3 of underign LARE ESTATES, seconding to the Plat thereof, as recorded in Plat book 116, Page 40, of the Public Metords of Browsed County, Florida, being more particularly described as follows:

COMMENCION at the Morthwest corner of laid black 7, daid
poset being further described as being the intersection of the
Southerly right-of-way line of dorthwest file fiece and the
Easterly right-of-way line of dorthwest file fiece and the
BOTH-ON East along he East right-of-way line of horthwest
South Labe, a distance of GDO.27 feet to 8 point of curvature
of a circular curve to the left; labour Southersterly Red
(asterly along the bre of tais turve, beving a radium of 15.00
feet, as are distance of 32.25 feet to the Foldt, of Tangeory;
at Morthwest South Piece, as shown as said Piec, Moode And take
forthwest South Piece, as shown as said Piec, Moode And take
(STATES, a distance of 58.00 to the FILE OF SECTIONS of tais
feet; theore South 80 14:09 East, a distance of 13.31
feet; theore South 80 14:09 East, a distance of 13.31
thence South 80 14:09 East, a distance of 28.00 feet;
theore South 80 14:09 East, a distance of 28.00 feet;
theore South 80 14:09 East, a distance of 28.00 feet;
theore South 80 14:09 East, a distance of 28.00 feet;
theore South 80 14:09 East, a distance of 28.00 feet;
theore South 80 14:09 East, a distance of 18.31
thence South 80 14:09 East, a distance of 18.31 feet; there south
11.50 feet; themer Morth 80 14:09 Mest, a distance
feet to the PDIET OF SUBTINING, Said tands alluste, 19:09
and being in Structure, Fioring.
Subject to 211 casements, reservations, and rights—of-way

Subject to all essements, reservations, and rights-of-way of record.

CENTIFICATE:

I hereby cartify that this Lagel Description is true and correct to the best of ay anomicogo and policy,

BARRY AND WAY, INC.

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A CONTRACTOR OF THE STATE OF TH

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OCSCRIPTION: Let LES

A portion of Slock 3 of MOSPLEAD LAKE ESTAILS, according to the Plat thereof, as recorded in Plat Book 116, Page 69, of the Public Records of Granded County, Florida, being more particularly described as follows:

CONCERCING at the Northwest corner of said Black 1, said point being forther described by being the intersection of the Southardly right-of-way line of Morthwest Sist Place and the Easterly right-of-way line of Morthwest Sist Place and the Easterly right-of-way line of Morthwest Sist Place and the Easterly right-of-way line of Morthwest Sist Place and the Easterly right of way line of Morthwest Sist Lane, a distance of Mo.27 fast to a point of coryature of a circular terms to the left; thence Southanderly and Enterly along the are of 11.28 feet to the Point of Language of 25.00 feet, an are digrance of 11.28 feet to the Point of Language of Morthwest Sist Place, as shown on said flat, Moopland (AXE ESTATES, a distance of 13.64 feet; thence Morth 00°14'09' West, a distance of 13.65 feet; thence Morth 00°14'09' West, a distance of 13.65 feet; thence Morth 00°14'09' West, a distance Morth 00°14'09' Most, a distance of 13.33 feet; thence Morth 00°14'09' Most, a distance of 13.34 feet; thence Morth 00°14'09' Most, a distance of 13.35 feet; thence Morth 00°14'09' Most, a distance of 13.36 feet; thence Morth 00°14'09' Most, a distance of 13.36 feet; thence of 15.00 feet; thence South 00°14'09' Most, a distance of 15.00 feet; thence of 14.00 feet; thence of 15.00 feet; thence South 00°14'09' Most, a distance of 15.00 feet; thence South 00°14'09' Most, a distance of 16.00 feet; thence of 16.00 feet; the 16.00 feet; thence of 16.00 feet;

Subject to all expensets, reservations, and rights-of-way of record.

CERTIFICATE:

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1 hereby contify that this Lagai description is true and carrect to the best of ay knowledge and belief.

DARBY AND WAY, IKC.

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Surder, Support St.

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OFICOIPTION: 14t [53

A sertion of Slock 3 of MODBLAND LAKE ESTATES, eccording to the Plat theroof, as recorded in Plat Book 116, Page 50, of the Public Records of Browned County, Florida, boing core particularly described as follows:

COMMERCING at the Northwest corner of said slock 1, said point being further described as being the interrection of the Sudderly right-of-way line of Northwest East Place and the Casterly right-of-way line of Northwest East Lang; these south to 14'09" East slong the East right-of-way line of Northwest East Lang; these south the of distance of 830.27 feat to a point of terretere of circular chrve to the left; thereo Southelstorly and feat; an are distance of 38.28 feat to the Point of 7Appended; of Rosingat East of a short of the Point of 7Appended; of Rosingat East Fit Lang shown or said Flat, MeOptable Lake in the feat of 84.51 feat; thence horth of 14'09" feat; a distance of 54.51 feat; thence horth of 14'09" feat; thence morth of 14'09" Mest, a distance of 43.33 feat; thence morth of 14'09" Mest, a distance of 43.33 thence of 43.33 thence worth 39'48'51" feat, a distance of 73.08 feat; thence worth 39'48'51" feat, a distance of 73.08 feat; of 11'09" Mest, a distance of 43.33 thence of 8.00 feat; thence Sputh 00'14'09" Late, of 11.50 feat; thence Worth 09'46'51" East, a distance of 13.60 feat; thence Sputh 00'14'09" Late, of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence North 09'46'51" East, a distance of 11.50 feat; thence No

Subject to all casements, reservetions, and rights-of-way of record,

CERTIFICATE:

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OARRY AND MATALOGE.

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A partion of freck 3 of mpanning take ESTATES, according to the Plat thereof, as recorded to Plat Sook 126, Page to the Public Records of Browerd County, Florida, being more particularly described as follows:

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point being further described as being the intersection of the

Southerly right-of-way line of Borthwest 52st Place and the

fasterly right-of-way line of Borthwest 52st Place and the

fasterly right-of-way line of Borthwest 52st Place and the

fasterly right-of-way line of Borthwest 52st Place and the

footh Long, a distance of 830.27 feat to a point of carrynture

fasterly along the arc of said curve, having a radius of 28,00

fact, he arc distance of 19.26 feet to the Print of Tangency;

thence worth ag 46.61 last sloop the Borth tight-of-way line

fasterly, a distance of 236,51 feet; thence worth political

fasterly along the arc of 51.65 feet; thence worth political

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DESCRIPTION: Lat 156

A purtion of about 3 of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Book 116, Page SD, of the Poblic Records of Brownerd County, Florida, being more particularly described as follows:

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COMMERCIAL at the Korthwest corner of said Block 1, yaid point being forther described as being the interection of the Southerly right-of-way line of Forthwest Sist Place and the Easterly right-of-way line of Forthwest Sist Place and the Easterly right-of-way line of Forthwest Sist Place and the Easterly right-of-way line of Forthwest Sist Lane, there South 60 14:03° East along the East right-of-way line of Forthwest South 65th Lane, there are not be last; thence Southmesterly and for a circular curve to the last; thence Southmesterly and factory along the arc. of said curve, having a realise of 25,00 feet, no arc siglance of said curve, having a realise of 25,00 feet, no arc siglance of 50,26 feet; to the foliat-of-way line of Morthwest Sigh Place, or though the Morth Fight-of-way line 25 miles, a distance of 65,51 feet; theore Arch 90 14 99 Heat, a distance of 65,51 feet; theore Arch 90 14 99 Heat, a distance of 43,35 feet; theore South 93 45 51 Nest, a distance of 43,35 theore South 93 45 51 Nest, a distance of 43,35 theore South 93 45 51 Nest, a distance of 43,35 feet; theore South 93 45 51 Nest, a distance of 43,35 feet; theore South 93 45 51 Nest, a distance of 43,35 feet; theore South 93 46 51 Nest, a distance of 6,00 feet; themce South 93 46 51 Nest, a distance of 11,50 feet; theore North 90 14 99 Nest, a distance of 12,50 feet; theore North 90 46 51 Nest, a distance of 11,50 feet; theore North 90 14 99 Nest, a distance of 12,50 feet; theore North 90 14 99 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, a distance of 12,50 feet; theore North 90 Nest, and 12 Nest, a distance of 12,50 feet; theore North 90 Nest, and 12 Nest, an

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Officethillow: Cot 158

A portion of Stock 3 of Woohland LAKE (STATES, according to the Plat thereof, as recorded to Plat foot 116. Page 60. of the Public Records of Aroused County, Florida, being more particularly described as follows:

COMMENCING at the Morthwest corner of said Nock 3, said potest being farther described as being the intersection of the Southerly fight-of-way line of Northwest 1912 Place and the Easterly right-of-way line of Northwest 1924 Place and the Easterly right-of-way line of Northwest 1924 Place and the Easterly right-of-way line of Northwest 1924 Place and the Easterly right-of-way line of Marthwest 1924 Place a fistance of ADD. 27 Feet to a point of curvature of a circular curve to the left; there southeasterly and lasterly along the ore of said Corre, baring a radius of 26.00 feet, an arc distance of 19.20 feet to the Print of Tangandry thence horth 89 45 51 East along the North Fight-of-way line of Northwest 1924 Place, as those to the Print of Tangandry 1924 Fest, a distance of 1925 Place of 1925 Place Northwest 1924 Place, as those morth 00 14 09 Past, a distance of 1925 Place North 1924 Place of 1925 Place North 1924 Place of 23.50 feet; thence South 82 1931 Place North 1924 Place of 23.50 feet; thence South 82 1931 Place North 1924 Place Place South 82 1931 Place Additioned of 23.50 feet; thence South 82 1931 Place Additioned of 23.50 feet; thence South 82 1931 Place Additioned of 24.08 feet; and 11.50 feet; thence South 100 14 192 Place Additioned 11.50 feet; thence South 100 14 192 Place Additioned 11.50 feet; thence South 100 14 192 Place Additioned 11.50 feet; thence South 100 14 192 Place Additioned 11.50 feet; thence South 100 14 192 Place Additioned 11.50 feet; thence South 100 14 193 Place Additioned 11.50 feet; thence South 100 14 193 Place Additioned 11.50 feet; thence South 100 14 193 Place Additioned 11.50 feet; thence South 100 14 193 Place Additioned 11.50 feet; thence South 100 14 193 Place Additioned 11.50 feet; thence 11.50 Feet; thence 11.50 Place 11.50 Pl

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BESCHLEFIOR: Lot 157

A portion of Block 3 of MODIARO LAKE ESTRICS, eccording to the Plat thereof, it recorded in Plat Book 116, fage 50, of the Public Records of Ernward County, Florida, haing nowe particularly described as fallows:

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COMMENCING at the Serthwest corner of Said Block 2, said pollet being further described as being the intersection of the Southwest wight-of-way like of Morthwest filth Piece and the Southwest wight-of-way like of Morthwest filth Piece and the Sastarly right-of-way like of Morthwest filth Lance; theree South Office of Morthwest word of Morthwest as a distance of MJO.27 feet to a polar of servedore of a circular curry to the left; thence Southwaterly and Easterly signs the arc of said curry, bewing a radion of 25,00 feet, an arc distance of 19.20 feet to the foint of Tangenty; thence Horsh MS 45 53 Fest along the Morth right-of-way lise of korthwest 69th Place, as thomas on said Plat, Honoladb later STATES, a distance of 354.18 feet; theory Morth DO 14 DO 45 DO 56 DO 10 the POINT OF BEGINNING of LAIS feet; theory Morth OD 14 DO 46 51 West, a distance of 18.08 feet; thence North OD 14 DO 46 51 West, a distance of 18.08 feet; thence Morth OD 14 OD 46 51 Coll, a distance of 8.21 feet; theory Morth OD 14 OD 66 51 Thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 14 OD 66 51, a Wistone of 1.50 feet; thence South OD 66 51, a distance of 1.50 feet; thence South OD 66 51, and feet to the Point of Morth OD 66 51, a Wistone of 1.50 feet; thence South OD 66 51, and feet to the Point of 1.50 feet; thence South OD 66 51, and feet to the Point of 1.50 feet the Morth OD 66 51, and feet to the Point OD 66 51, and feet to the Point OD 66 5

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DESCRIPTION: Lot 158

A portion of flock I of WOODLAND LAKE ESTATES, according to the Plat thereof, as recorded in Plat Sock 115, Page 50, of the fublic Lecords of Broward County, Florida, butage does particularly described as follows:

commenced at the northwest corner of raid block 3, said point asing farther described as being the intersection of the southerly right-of-way jon of northwest bith lane; themce South OD 14'09" fast along the East right-of-way line of Northwest bith Lane; themce South OD 14'09" fast along the East right-of-way line of Northwest 58th Lane; themce South OB 14'09" fast along the East right-of-way line of Northwest of a circular owner to the left; theory Southeasterly and Easterly along the arc of said curve, baving a radius of 25.00 feet, an arc distance of 39.28 fast to the Polet. of Tengencry this are north to 15'51" fast along the Northwest 19th flace, as shown on said Plat, NOODLAND LANE ESTATES, a distance of 364.18 feet; theare surth do 14'09" when a distance of 58.08 to the Polet of Besidenies of this feet; beare surth do 14'09" have a distance of 9.11 feet, a distance of 9.11 feet, a distance of 9.11 hence forth 80'45'51" last, a distance of 6.31 feet; theory South 60'16'09" East, a distance of 5.31 feet; theory South 60'16'09" East, a distance of 5.00 feet; theory Borth 80'45'51" feet, a distance of 6.31 feet; theory Forth 80'45'51" feet to the Polni of Besidenies. South 80'45'61" East, a distance of 5.00 feet; theory Borth 80'45'61" feet; theory Forth 80'45'61" feet; theory for 6.00 feet; theory Forth 80'45'61" feet; theory forth 80'45'61" feet; a distance of 5.00 feet; theory for 6.00 feet; for

Subject to all easements, recommendant, and rights-of-way of record.

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DESCRIPTION: LOL 169

A parties of diock 3 of MODPLAND LAKE ESTATES, according to the Plat therapt, 41 recorded to Plat Book 126, Page 60, of the Public Records of Broward Copply, Floride, Daing once particularly described as follows: oure particularly described as follows:

COMMINCING at the dorthwest corner of said Black i, said point being forther described as being the intersection of the southerly right-of-way line of Morthwest Siet Piece and the Lasterly right-of-way line of Morthwest Siet Lean; thency South 600 is on the said right-of-way line of Morthwest Siet Lean; thency South 65th Lane, a distance of 830.27 feet to a point of corvators of a circular theory to the left; thence Southeasterly and factoria and the arc of said current, having a radius of 26.00 fact. As ore distance of 12.28 feet to the faint of Tampeders of Rorthwest Siet Piece, as shown so said Piet, Morthwest line 15.4453, a sistance of 31.13 feet to the faint of Tampeders (STACS), a sistance of 31.15 feet leaner worth op 14.09. Lake Neet, a distance of 56.05 to the point of Steinhille of this fact, Itanes South 600 is on the point of Steinhille of this fact, Itanes South 600 is on the point of Steinhille of this fact, Itanes South 600 is on the said lance of 31.33 indicate the said stance of 31.33 indicate South 600 is on the said stance of 31.34 feet; thence South 600 is of feet; thence of 31.35 is of 11.50 feet; thence of 31.35 feet; thence of 31.36 feet; thence of 31.36 feet; thence of 31.36 feet; thence of 31.36 feet; thence of 31.37 feet; thence of 31.38 is of 11.50 feet; thence of 31.30 feet; thenc

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SESCRIFFION: Lot 160

A portion of Pinck 7 of MAGGLARD LARE (STATES, according to the Piet Incremi, as recorded in Piet Book 116, fage 50, of the Public Records of Braward County, Florida, being core particularly describes to follows;

COMMENCING at the Northwest cores of said Black 3, said point being forther described as being the intersection of the Sautherly right-of-way line of Northwest 52st Place and the Easterly right-of-way line of Northwest 53st Lane; there South OD 14'09' East along the East right-of-way line of torthwest 55th Lane; there South OD 14'09' East along the East right-of-way line of torthwest 55th Lane; a distance of 800.2) feet to point of correlate of 25,00 feet; a circular curve to the left; theore Southeasterly and testerly along the arc of asid corres, having a radios of 25,00 feet, an arc diglance of 39,28 feet to the Polat of Language; thence worth 89'45'51" East along the Morth right-of-way line of Morthwest 69th Place, as shown as said Plat, highland Lake ESIATES, a distance of 34.18 feet; thouse Borth 00'11'09' West, a distance of 34.00 to the POLAT OF RESIRVING of this description; these agrees 48'6'51" East, a distance of 41.13 feet; these Royth 00'14'09' West, a distance of 25,88 feet; those South 83'45'52" West, a distance of 8,31 feet; these South 83'45'52" West, a distance of 8,31 feet; these South 83'45'52" West, a distance of 8,31 feet; these South 83'45'52" West, a distance of 8,31 feet; these 50'14'50' West, a distance of 5.00 feet; these 50'14'6' West, a distance of 5.00 feet; these 50'14'6' East, a distance of 5.00 feet; these 50'14'6' East feet 50'14'6' East feet 50'14'6' East feet 50'14'6' East feet 50'14'6' E

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90-472127 TROOP 88-86-98 87764RR CERTIFICATE OF AMERICANT TO THE DECLARATION OF COVERNITS, EXSTRICTIONS AND EASEOWIPS OF THE VILLAGE AT MODDLAND DATE #20706788624 THIS AMENDMENT to the DECLARATION OF COMMUNITS, RESTRICTIONS AND EASEMENTS OF THE VILLAGE AT HOUDSAND LAKE IS made this 3 day of figure. 1996, by the corporation, not-for-profit. RECITALSI MIGREAS, the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF THE VILLAGE AT WOODLAND LAKE was recorded in Official Records Book 11430 at Page 121 in the Public Records of Broward County, Florids, hereinsfter referred to as the "Declaration"); and EXERGAS, the Amendment to the DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF THE VILLAGE AT WOODLAND LAKE attached hereto as Exhibit "A" was listed on the Written Consent; and MCREAS, pursuant to the Declaration, sore than 109 Unite voted (representing more than sixty-six and 2/3 percent (66-2/3%) 1942 of the voting interest of all Members pursuant to Article XX. the state of the Section 6. Amendments) affirestively by written consent in favor of THE RESERVE the Amendment attached hereto as Exhibit "A". rate (min. to a level of NOW, THEREFORE, we the underwigned being the duly authorized officers of THE VILLAGE AT MOGDLAND LAKE ASSOCIATION, INC. do hereby subscribe and execute this Cortificate of Asendment to the 52,457 SECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF THE VILLAGE Vagues age STREET, PROS AT WOODLAND LAKE. San Property of IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the corporation this if day of forest, 1998 at finishing. Salar Salar section & day Astron .. to 14.7 THE VILLAGE AT WOODLAND LAKE ASSOCIATION, INC. Magal Cuy President Herry R. Keisler STATE OF PLORIDA 1 58. COUNTY OF BROWARD The foregoing instrument was acknowledged before se this I day of fide I, 1998 by the E Kerle, the President of THE VILLAGE AT WOODLAND LAKE ASSOCIATION, INC., a Florida corporation, who is kell personally known to se or who () has produced his first as identification, and who did my take an oath. 4 18 44 Motary Public State of Flori williage #348.850 peneral/oursifficate. Prepared by Steven A. Weinberg of THE LAW FIRM OF FRANK . EFFMAN . WEINBERG . BLAC WIC TRI-COUNTY forsees settes apar i stantamen, Si Japre Fresh, Effect, Wilshop & Stock F.A. 2000 Peters Rand 2nd FL Restation, Pl 33321 A STATE OF THE PROPERTY OF THE

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tedditions indicated by underlining, deletions by "----", and uneffected language by "- . . ."

To probable lyneing of bodyling that a at the Community, ellowing existing leases to contains through the descript of principal lease terms and objects resource, changes to section 22 of Article 23th and Section 2 of Article 23Y are as follows:

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All of the Properties shall be hald, tryd and sujeyed subject to the following limitations and coefficiens, subject to the exemption of Declarant in Section 14 between

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| **** | ARTICLE MIV. | ₹ † |
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84-185134

UTILITY EASEMENT

This Diffity Executes and this 20 MB day of MARCH 1996, by The Village at Woodland Lakes, Incorporates A Florida (Grancer) and the City of Tenerac, a Florida bacterial corporation having an address of 500 MB 56th Lang. Ft. Lauderdsie, Ft. 13319 on address of 5811 Morthwest 88th Avenue, Tenerac, Florida, 33321, (Grantes).

(Whenever used heroin, the term "Granter" and "Grantee" shall include the respective successors and assigns of the parties herete, whenever the context so admits or requires).

WETHESSETH!

Company of the Party of the Par

INTEREAS, Grantor is the ewner of that certain real property located in 12 옃 Broward County, more particularly described in Exhibit "A" accepted hereto, 5: (haroinofter referred to ds "Servient Estate") and

WHEREAS, Creator dustres to grant unto Grantes a non-exclusive desenant to use a portion of the servicot estate;

Most, THEREFORE, in consideration of the sun of TEN DOLLARS (\$10.00) and other good and velucible considerations paid by each of the parties hereto to the other party, receipt of which is hereby acknowledged by both parties, the parties hereto do hereby grant and agree as follows:

- 1. Orantor hereby grants and conveys to Grantse, its successors and availant, a non-exclusive absorment ower and upon the services estate for the installation and maintenance of public utilities (as shown on Exhibit "B").
- 2. Grantor reserves all rights not berein granted pursuant to this easement, including but not limited to, the right of free ingress and egress over and upon the servient estate and to grant further essentants under, over and on the servicest estate; provided that, in no event shall any be of the rights herein reserved impede the ensement herein granted or the exercise of the rights of use thereunder. 1735ME 6
- 3. The provisions of this carement shell be binding on the parcies hereto and the respective successory and assigns as a covenant

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TAMAING, FLORIDA 33321
City Clerks Dept.

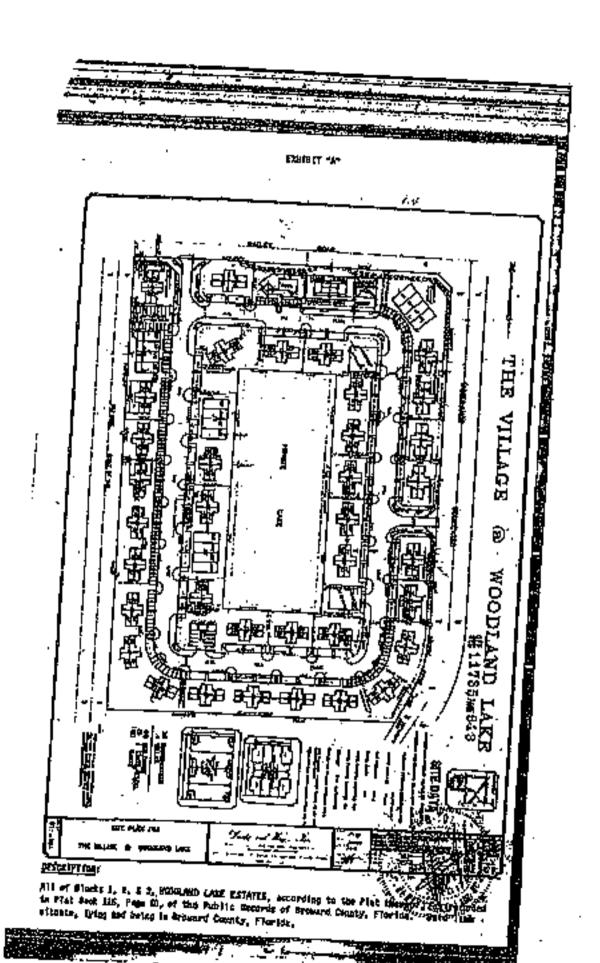


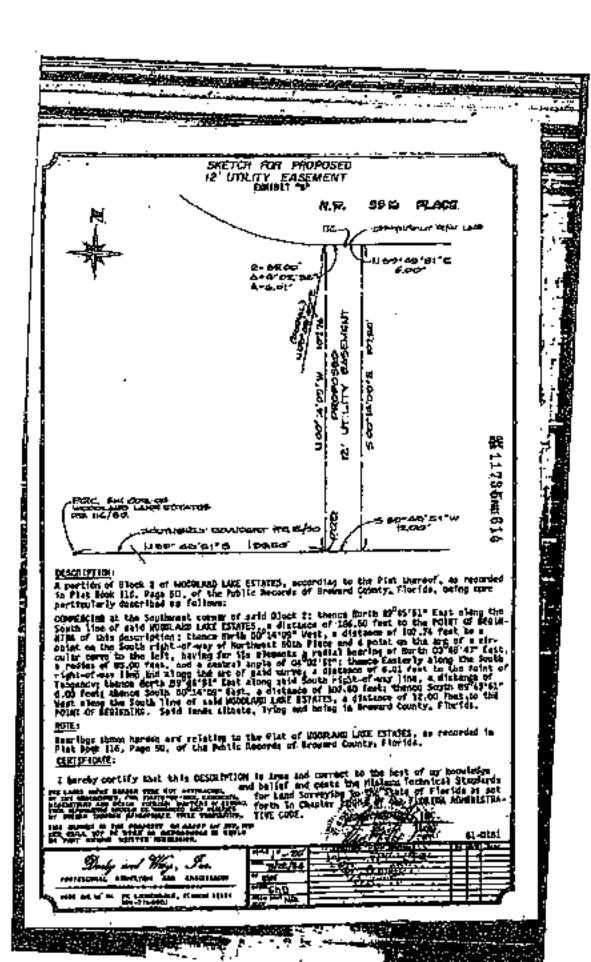
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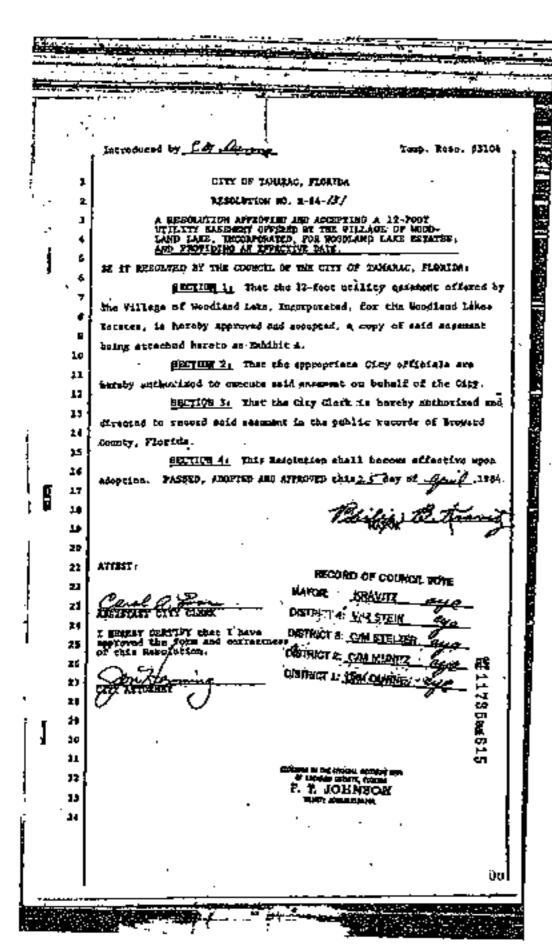
STATE OF FLORIDA COUNTY OF MECHANIC I ICERTIFY CONTIFY that on this day, before no, an Officer dely sutherized in the State aforesaid and in the Chienty aforesaid to take achnoclessments. to me known to be the person described in and who executed the foregoing same. wirness my hand and official seed in the County and State last aforesaid this Scale and official seed in the County and State last aforesaid A.D. 18837 mine trace cast or circum as a margin 1 % Co. states finish the chief for the Chul. O. S. 题11735mg812

Rev. 2/11/83

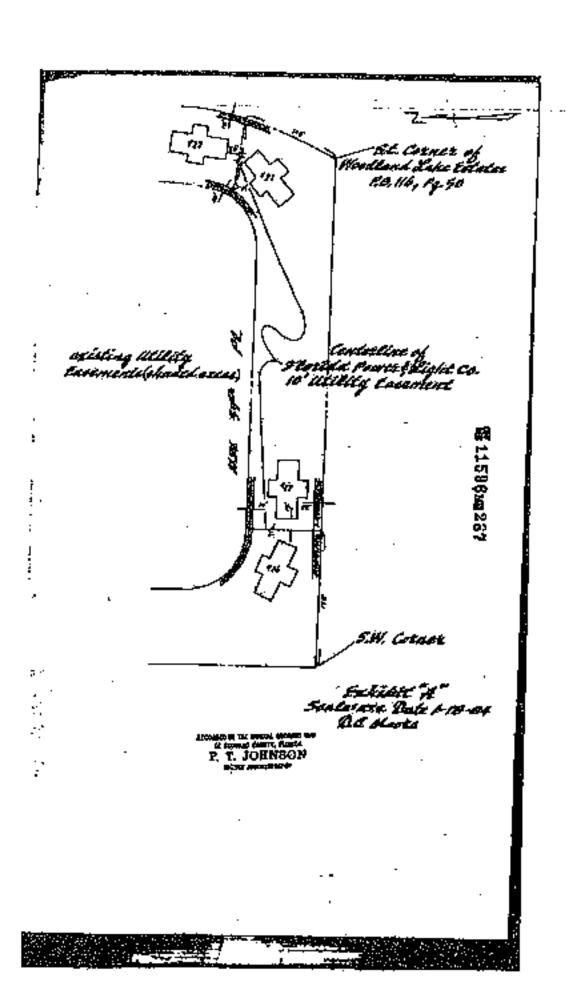
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| The foregoing butterment was acknowledged before me this | 21 400 | FEBRUARY | | 3 |
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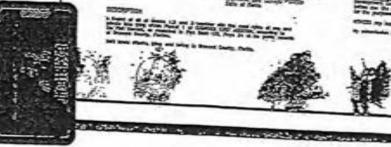
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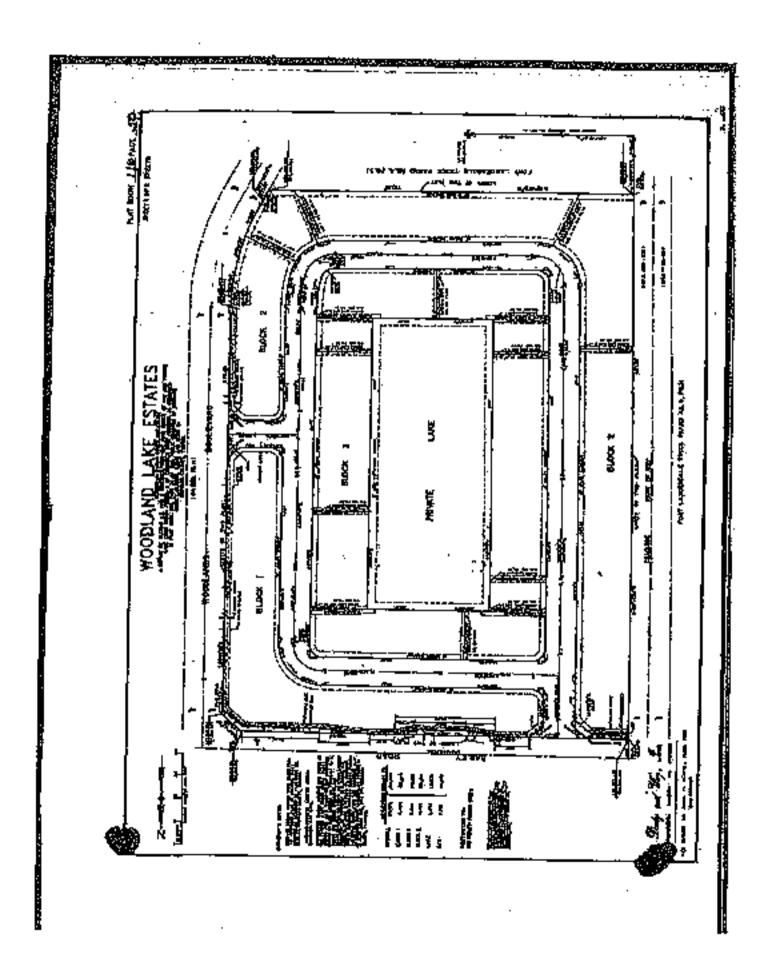
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THE VILLAGE AT WOODLAND LAKE HOMEOWNERS' ASSOCIATION

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, hereby adopt the following Articles of Incorporation.

The name of the corporation shall be THE VILLAGE AT MODDLAND LAKE HOMEOWNERS' ASSOCIATION, INC., . (hereinafter referred to as the "Association").

ARTICLE II.

Terms used herein shall have the meanings ascribed to them in the Declaration referred to below, unless the context indicates otherwise.

ARTICLE III.

The purposes for which the Association is formed area

- 1. To promote the common good, health, safety and general welfare of all of the Owners;
- 2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from The Village at Woodland Lake Declaration of Covenants, Restrictions and Easements (the "Declaration") as amended and supplemented from time to time and recorded in the Public Records of Broward County, Florida (the definitions of which are incorporated herein by reference);
- 3. To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which a corporation organized under Chapter 617, Florida Statues, may now or hereafter have or exercise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and such purposes and powers in each clause shall not be limited or restricted by mon reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and co powers, the Association shall not to a substantial degree engage in any activities or exercise any powers that are not in furtherance of # the primary purposes of the Association.

M. LEVENE, P.A. + MS. MONCE BY LAKE BYLLEVILLE + SHITE SER + COMIN. C.

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ARTICLE IV.

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject under the Declaration to assessment by the Association, including contract sellers, but excluding persons or entities holding title nerely as security for performance of an obligation and excluding contract purchasers, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Association. The membership shall also be divided into the classes set forth below.

The Association shall have two (2) classes of voting Members as follows:

Class A. Class A Members shall originally be all Owners with the exception of the Declarant for so long as there exists a Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot which is subject to essessment, as further provided in the Declaration or any Supplemental Declaration. The Declarant shall become a Class A Member with regard to Lots owned by the Developer upon termination of the Developer's Class B Membership as provided below.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to one (1) vote, plus two (2) votes for each vote which the Class A Members as a whole are entitled to east from time to time (by way of illustration, if at any given point in time, there were 20 Class A Members, the Class B Members would be entitled to 41 votes); provided that the Class B Membership shall cease and be converted to Class A Membership upon the first to occur of any of the following events:

- (1) The arrival of December 31, 1988;
- (2) When one hundred and sixty (160) Dwelling Units have been constructed and conveyed to purchasers; or
- (3) Whirty (30) days after the Declarant elects
 to terminate the Class B Membership;
 whereupon the Class A Members shall assume control of the
 Association and elect the Board of Directors.

ARTICLE V.

The Association shall have perpetual existence.

ARTICLE VI.

The affairs of the Association shall be managed by a Board of Directors of not less than three (3) persons.

The names and addresses of the members of the first Board of Directors of the Association (which shall be three), who shall hold office until the first election thereafter are as follows:

Nane

Address ...

Steve Spergel

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Vicki West

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Arnando Rodríguez

10400 Griffin Road, Suite 208 Cooper City, Florida 33328

Except for the first Board of Directors and unless otherwise provided in the By-Laws, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided by the By-Laws of the Association, and the By-Laws may provide for the method of voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate members of the Daclarant (or its general partner) may be Directors.

Members elected to the Board of Directors shall hold office until the next succeeding amount meeting of sembers, and thereafter until qualified successors are duly elected and have taken office.

If a Director elected by the general membership shall for any reason cease to be a Director, the resaining Directors so elected may elect a successor to fill the vacancy for the balance of the unexpired term.

ARTICLE VII.

The Association shall have a President, a Vice President, a Secretary and a Tressurer, and such other officers as the Board of Directors may from time to time elect. One person may hold more than one office, subject to the limitations set forth in the By-Laws.

The officers of the Association, in accordance with applicable provisions of the by-laws, shall be elected by the Board of Directors for a term, the duration of which shall be one year, to be extended until qualified successors are duly elected and have taken office.

The mases and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

Presidents

Steve Spargel

10400 Griffin Road Soite 208 Cooper City, Florida 33328 醛 1.1430 mg 23g

Vice-President:

Vicki West

10400 Griffin Road

Suite 208

Cooper City, Pla. 33328

Secretary/Treasurer: Armando Rodríguez 10400 Griffin Road

Suite 208

Cooper City, Fle. 33128

ARTICLE VIII.

The By-Laws of the Association may be made, altered, or rescinded at any annual secting of the Association, or any special meeting duly called for such purpose, upon the vote of the Members as provided in the Sy-Laws, except that the intitial By-Laws of the Association shall be made and adopted by the first Board of Directors.

ARTICLE IX.

Anendments to these Articles of Incorporation may be proposed by a member of the Soard of Directors of the Association or Members of the Association holding thirty percent (30%) of the voting rights in the Class A Hembership. 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 vote of two-thirds (2/3rds) of the Class A Hembers present in person or by proxy at a meeting at which a quorum is present, except that the Declarant shall have the right to veto any amendment while the Class B Membership exists,

ARTICLE X.

The name and addresses of the subscribers to these Articles of Incorporation are:

Name

Address

Stave Spergel

7101 S.W. 20th Street Plantation, Fla. 33317

Vick! West

6190 Woodlands Boulevard Port Lauderdale, Fla. 33319

Armando Rodriguez

11040 N.W. 43rd Ct. Coral Springs, Pla. 33065

ARTICLE XT

The Association shall indennify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he is or was a director, employee, officer or agent of the Ageociation, against expenses (including attorney's fees and appellate attorney's fees), . judgments, penalties, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or probeeding, unless (a) a court of competent juriediction determines after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association; and, with respect to any criminal action or proceeding, that he had no reasonable cause to believe his conduct was unlawful; and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of molo contempers or its equivalent shall not, of itself, create a presumption that the person did not not in good faith and in a manner which he reasonably believed to be in or not opposed to the best interests of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to hereinabove or in defense of any claim, issue or natter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

Any indennification under the first paragraph of this Article XI (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indomnification of the director, officer, exployee or agent is proper in the circumstances because he has set the applicable standard of conduct set forth hereinabove. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum combisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a majority of the members of the Association.

Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding as authorized by the Board of Directors in the specific case upon receipt of an

undertaking by or on hebsit of the director, officer, coployee or egent to repay such amount lass it shall officetely be detorplied that he is anticled to be indemnified by the Astociation as sutherised in this Asticle Kr.

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The indempification provided by this Article shall not be decead explusive of any other right to polity those epoking indempification say be sufficied under any Sy-tex, agreetout, wher of members or otherwise, both as to serion in his official expedity while bolding such office of otherwise, and their continue as to a person the has chared to be a director, officer, supleyed or agent and shall inverse to the benefit of the hairs and personal representatives of such person.

The Approxication shall have the power to purchase and salarate insurance on behalf of any person who is or was a director, officer, applyers or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, applying or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability essented systemt him and incurred by him in any much apparity, as writing out of his attention such, shether or not the Association would have the power to indemnify him against such liability under the provisions of this actions.

ARTICLE MIT.

The initial registered office of this corporation shall be at 18400 Griffin hood, suite 288. Cooper City, Florida 1992s, with the privilege of having its office and branch offices at other places within or without the State of Florida.

The Actident Agenc of the Association for purposes of accepting estrice of piccars shall be attach M. Levino, Require, having offices at 1401 Dondo de Leon, Stille 180, Corni Gapies, Florida 18134.

TATICUE KILL

Upon disputation of the Assuriation, all of its assuta shall be monveyed to another acc-profit composation, unincorporated association or public agency.

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Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

BRUCE M. LEVINE, Resident Agent

STATE OF PLORIDA

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COURTY OF

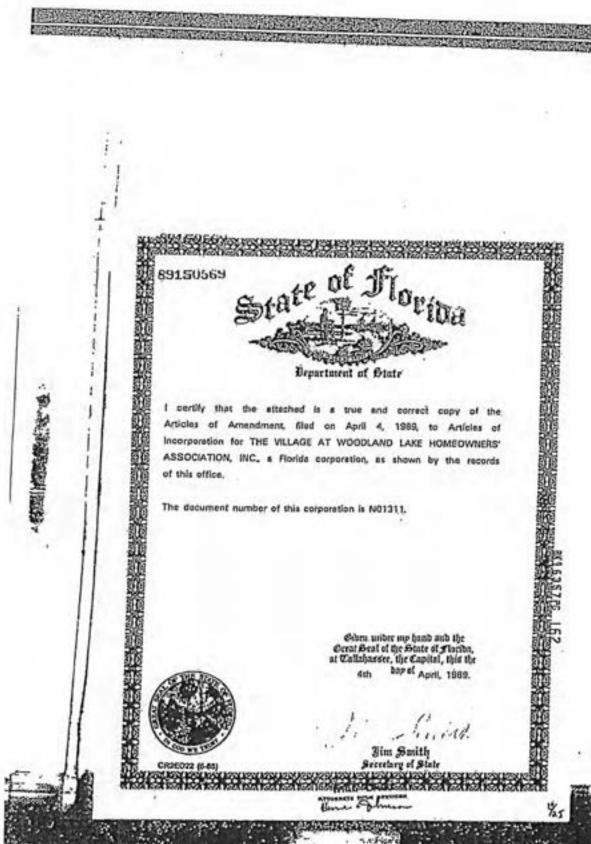
I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared STEVE SPERGEL, VICKI WEST, and ANYANDO MODRIGUEZ to me known to be the subscribers to the Articles of Incorporation, and they acknowledged before me that they executed the mank for the purposes therein expressed.

WITNESS my hand and official seal at said County and State this ____ day of _____. 19___.

BOTARY PUBLIC

My Commission Expires:

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THE VILLAGE AT STORMARD LANS SEMENTINGS, VESTIGIBLISM. TWO

Normann to Article IX of the Articles of Incorporation of the Village Follows: Mnoroberer Association, Inc., Article VI is seened to read es Tollove:

The effairs of the Association shall be managed by a search of Directors of nor less than three (1) persons.

Except for the first Board of Directors and unless otherwise provided in the By-Laws Directors shall be elected by the anabors of the Anasolation at the sommel meeting of the membership as provided by the By-Laws of the Association, and the By-Laws may provide for the first of voting in the election and for the removal Anabolation, or authorized representatives, efficers of general parents) may be Directors.

The term of the Directors will be magnered as provided in the Sy-Laun.

If a Director elegand by the general numbership shall for any reason cases to be a Director, the remaining birectors so elected may riset a successor to fill the varancy for the belonce of the unempired term.

the foregoing considered was duly adopted by the bushows on exceller 11, 1988.

being this & day of Acception 1988.

THE VILLAGE AT MODDIAND LAKE HEREDWICES.

Jours River, President

STATE OF PLOKERA

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BY-LAWS

OF

THE VILLAGE AT MODELAND LAKE HOMEOWNERS ASSOCIATION, INC.

ARTICLE I.

DEPINITIONS

For convenience, these Sy-Laws shall be referred to as the "By-Laws" and the Articles of Incorporation of the Association as the "Articles". The other terms used in these By-Laws shall have the same definition and meaning as those set forth in the Declaration of Covenants, Restrictions and Essements for The Village at Woodland Lake (the "Declaration of Covenants") as it may be assended or supplemented from time to time unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE II.

LOCATION, PURPOSE AND POWERS

Section 1. The principal office of the Village at Woodland Lake Moneowners' Association, Inc., (the "Association") shall initially be located at:

10400 Griffin Road Suite 208 Cooper City, Plorida 33320

or subsequently, at such other address as may from time to time be designated by the Board of Directors.

Section 2. The purpose for which the Association is organized is to be a homeowners' association within the meaning of the Declaration of Covenants and to manage the property and affairs of the Common Properties as specified in the Declaration Covenants (and otherwise discharge its duties thereunder), and to exercise all powers granted to it as a not-for-profit corporation under the laws

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of Florida, these By-Laws, the Articles of Incorporation and the Declaration of Covenants; and to acquire, hold convey and otherwise deal in and with real and personal property in its capacity as a homeowners' association.

- Section 3. The Association shall have all power granted to it by law, the Declaration of Covenants, and as set forth in Article II of the Articles of Incorporation.
- Section 4. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Common Properties and the discharge of its other responsibilities under the Declaration of Covenants and may take all actions, through the proper offices of the Association in executing such powers, except such acts which by law, the Declaration of Covenants or these By-Laws may not be delegated to the Board of Directors by Owners. Such powers and duties of the Board of Directors shall include without limitation (except as limited elsewhere herein) the following:
- (a) Operating, repairing, maintaining and otherwise managing the Common Properties.
- (b) Determining the expenses required for the operation of the Common Properties and the Association.
- (c) Collecting the Assessments, Special Assessments, Reconstruction Assessments, Capital Improvements Assessments and fees from Owners as specified in the Declaration of Covenants.
- (d) Employing and dismissing the personnel necessary for the maintenance and operation of the Common Properties.
- (e) Adopting and amending rules and regulations concerning the details of the operation and use of the Properties, as provided herein and subject to rights of usage granted in the Declaration of Covenants.
- (f) Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.
- (g) Purchasing, leasing or otherwise acquiring Lots or other property in the name of the Association or its designee.
- (h) Purchasing lots or other property at foreclosure or other judicial sales, in the name of the Association or its designee.

- (i) Selling, leasing, mortgaging, or otherwise dealing with Lote or other property acquired by and subleasing Dwelling Valts leased by the Association or its designee.
- (j) Organizing corporations to act as designees of the Association in acquiring title to or lensing Lots or other property.
- (k) Obtaining and reviewing insurance for the Properties es required by the Declaration of Covenants, for the Association,
- (1) Making improvements to or alterations of the portions of the Properties as repairs, required or necessary to the discharge of its duties in accordance with the provisions of the Declaration of Covenants or after damage or destruction by fire or other casualty, or as a result of condemnation or eminent donnin proceedings.
- (m) Enforcing obligations of the Owners, allocating profits and expenses and taking such other actions as shall be deemed necessary and proper for the sound sanagement of the Common Properties and its functions as specified in the Declaration of Covenants.
- (n) Levying fines or taking other actions against the Owners for violations of the Declaration of Covenants or violations of the rules and regulations established by the Association to govarn the conduct of the Owners their guests or inviteos.
- (o) Borrowing money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the Common Properties or the acquisition of property, and granting mortgages and/or security interests on Association property.
- (p) Contracting (if the Board in its sole discretion so desires) for the management of the Common Properties and Improvements and delegating to such contractor such powers and duties of the Board of Directors as the Board way down appropriate. under the circumstances, except those which may be required by the Declaration of Covenants and those By-Laws to be approved by the Board of Directors and members of the Association; contracting for the sanagement or operation of portions of the Common Properties susceptable to separate management or operation; and granting concessions for the purpose of providing services to the Owners. In exercising this power, the Association may contract with affiliates

- (q) At its discretion, authorizing Owners or other persons to use portions of the Common Properties for private parties and gatherings and imposing reasonable charges for such private use.
- (r) Allowing use of the Common Properties by Doclarant or Declarant's Permittees in accordance with the terms and provisions of the Declaration of Covenants.
- (a) Exercising (i) all powers specifically set forth in the Declaration of Covenants, the Articles of the Association and these By-Laws, (ii) all powers incidental thereto, and (iii) all other powers of a Florida corporation not-for-profit.
- (t) Suspending the right of any Owner to vote or use the recreation facilities of the Common Properties so long as said Unit Owner is delinquent in the payment of Assessments or otherwise in violation of the Declaration of Covenants or any exhibits thereto or applicable rules and regulations.

ARTICLE III.

HEMBERSHI P

- Hembership of the Association is as set forth in Article IV of the Articles of Incorporation of the Association.
- Members are subject to the payment of Assessments or fees levied by the Association in accordance with the terms and provisions of the Declaration of Covenants and, without limiting the generality of the foregoing, Article IX thereof.
- The Association shall have two (2) classes of voting Section 3. Mambers as provided in Article VII of the Declaration of Covenants, which provisions are as follows:
- CLASS A. Class A Hembers shall originally be all Owners with the exception of Declarant for so long as there exists a Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot which is subject to assessment, as further provided in the Declaration of Covenants. Declarant shall become a Class A Member with regard to Lots owned by it upon termination of Declarant's Class B Membership as provided below.
- CLASS B. The Class B Member shall be Declarant. The Class B Member shall be entitled to one (1) vote plus two (2) votes for each vote which Class A Members are entitled to cast from time to time, provided that the Class B Membership shall cease and be converted to

Class A Membership upon the first to occur of either of the

- (1) The arrival of December 31, 1988; or
- (2) At least one hundred and sixty (160) Dwelling Units have been closed upon and conveyed to purchasers thereof; or
- (3) Thirty (30) days after Declarant elects to terminate Class B Membership.

Unless otherwise expressly provided in these By-Laws or the Declaration of Covenants, any action which may be taken by the Association may be taken by a majority of a quorum of the Members of the Association.

Section 5. Except as otherwise provided in these By-Laws, the Articles of Incorporation, or the Declaration of Covenants, the presence in person or by proxy of at least fifty-one (51%) percent of the Members of the Association entitled to vote shall constitute a quorum of the Membership. Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Mambers to leave less than a quorum. In the event, however, that the required quorum is not present, another meeting may be called subject to the same notice requirement, although the required quorum at the subsequent meeting shall remain fifty-one (51%) percent of the total Members of the Association entitled to vote.

Votes may be cast in person or by proxy. Proxies must be in writing and filed with the Secretary at least twenty-four (24) hours before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cause after completion of the accting for which the proxy was filed and upon conveyance by the Member of the fee simple title of his Unit. Section 7.

Vote discribution shall be in accordance with Section 2 of Article VII of the Declaration of Covenants.

ARTICLE IV.

BOARD OF DIRECTORS There shall be a minimum of three (3) directors of the Association who shall be elected annually at the annual meeting of the Mombers but, from time to time, without amendment hereof, the

number of directors may be increased by a vote of the members of the Association as hereinafter provided.

Section 2. Election of the directors shall be conducted in the

- (a) Election of directors shall be held at the annual members' meeting except as provided herein to the contrary.
- (b) Nominations for directors and additional directorships created at the meeting may be made from the floor.
- (c) The election shall be by written ballot (unless dispensed with by a majority consent of the Units represented at the meeting) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many sominess as there are vacancies to be filled. There shall be no cumulative voting.
- (d) Except as to vacancies resulting from regoval of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors provided that all vacancies in directorships to which of subdivision (f) hereof shall be filled by the Declarant vithout the necessity of any meeting.
- (e) Subject to the rights of Declarant set forth in Section 13 hereof, any director may be recalled and resoved from office with or without cause by the vote or agreement in writing by a majority of all Owners. A special meeting of the Owners to recall forth in Section 2(f) and 13 hereof, be called by ten (10%) percent of the Owners giving notice of the meeting as required for a meeting of Owners and the notice shall state the purpose of the meeting. The vacancy in the Board of Directors so created shall be filled by director was appointed by the Declarant, in which case the Declarant shall appoint another director without the necessity of any meeting.
- (f) Provided, however, that until a majority of the Directors are elected by the numbers other than the Declarant, neither the first Directors of the Association nor any Directors replacing them, nor any Directors named by the Declarant, shall be subject to removal by members other than the Declarant. The first Directors and Directors replacing them may be removed and replaced by the Declarant without the necessity of any meeting.

Section 3. The first meeting of the duly elected Board of Directors, for the purpose of organization shall be held promptly after the recordation of the Declaration of Covenants, provided the majority of the members of the Board elected are present. Any action taken at such meeting shall be by a majority of the Board members present. If the majority of the members of the Board elected shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty (30) days thereafter upon three (3) days' notice in writing to each member of the Board elected stating the time, place and object of such meeting.

Section 4. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board of Directors shall be open to all Owners and notice of such meetings shall be posted conspicuously on the Common Properties at least forty-eight (48) hours in advance for the attention of the members of the Association, except in the event of an emergency, provided however that the Owners shall not be permitted to participate and need not be recognized at any such meeting.

Section 5. Special meetings of the Doard of Directors may be called at any time by the President or by any two (2) members of the Board and may be held any place or places within Broward County, Plorids; and at any time. Motice of Special Meetings shall be given to Owners in the manner required for regular meetings, provided that Owners shall not be 'permitted to participate and need not be recognized at any such meeting.

Section 6. Notice of each special meeting of the Board of Directors, stating the time, place and purpose thereof, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of any two (2) members of the Board to each member of the Board not less than three (3) days by sail or one (1) day by telephone or telegraph prior to the meeting. Special meetings of the Board may also be held at any place and time without notice to directors by unanimous waiver of notice by all the directors.

Section 7. Any director may waive notice of a meeting before or after the meeting and that waiver shall be desired equivalent to the due receipt by said Director of notice. Attendance by any director at a meeting shall constitute a waiver of notice of such meeting except when his attendance is for the express purpose of objecting

at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

Section 6. A quorum at a directors' meeting shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is specifically required by the Declaration of Covenants, the Articles or these Py-Laws.

section 9. If, at any proposed meeting of the Board of Directors, there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any newly acheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 10. The joinder of a director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of that director except for the purpose of constituting a quorum.

Section 11. The presiding officer of the directors' meetings shall be the Chairman of the Board, or his designees, if such an officer has been elected; and if none, the President shall preside (or may designate any other person to preside). In the absence of the presiding officer, the directors present may designate any person to preside.

Section 12. A director may receive compensation for any service rendered to the Association should the Board of Directors approve or designate the came, the vote of the director sceking such compensation not being counted.

Section 13.

(a) Notwithstanding anything to the contrary contained in this Article IV or otherwise, the Declarent shall have the right to appoint or direct that there be elected specific directors of the Association until such time as Class B Membership terminates in accordance with Section 1 of Article VII of the Declaration of Covenants.

(b) Within sixty (60) days after Unit Owners other than the Declarant or a successor are entitled to elect or appoint a member or members of the Board of Directors, the Association shall

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- (c) The Declarant may waive or relinquish in whole or in part any of its rights to appoint or elect one or more of the Directors it is entitled to appoint or elect.
- . (d) This Article IV, Section 13 shall not be modified or amended without the consent of the Declarant so long as the Declarant shall in accordance with the terms of these Dy-Laws have the right to appoint or cause to be elected any Directors.

ARTICLE V.

OFFICERS

Section 1. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

Section 2. The President shall be the chief executive officer of the Association. The President shall preside (or designate a Chairsan to preside) at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, the Vice-President shall perform the shall issue notice of all meetings of the Membership of the Association and the Directors where notices of such meetings are required by law or in these By-Laws. He shall keep the minutes of the meetings of the Membership and of the Board of Directors.

fection 3. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require him signature and shall perform all such duties as usually pertain to him office or as are properly required of him by the months of Directors.

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Section 4. One person may hold more than one office.

ARTICLE VI.

RESIGNATION, VACANCY, REMOVAL

Section 1. Any director or officer of the corporation may resign at any time, by instrument in writing. Resignation shall take effect at the time specified therein and if no time is specified, at the time of receipt by the President or Secretary of the corporation. The acceptance of a resignation shall not be necessary to make it effective.

Section 2. When a vacancy occurs on the Board, the vacancy shall be filled by the remaining members of the Board at their next secting by electing a person who shall serve until the next annual secting of members at which time a director will be elected to complete the remaining portion of the unexpired term.

Section 3. When a vacancy occurs in an office for any cause before an officer's term has expired, the office shall be filled by the Board at its next meeting by electing a person to serve for the unexpired term or until a successor has been elected by the Association.

Section 4. A majority of the members of the Association present at any regular meeting or special meeting at which a quorum is present and duly called at least in part for the purpose of removing a director or officer may remove any such director or officer for cause affecting his ability or fitness to perform his duties.

Section 5. Officers and directors of the Association shall be indemnified to the full extent provided by Florida law and is Article XI of the Articles of Incorporation.

ARTICLE VII.

MEETINGS OF MEMBERS

Section 1. The regular annual secting of the Members shall be held in each year beginning in the year in which the Declaration of Covenants is recorded, at such time, date and place as shall be determined by the Board of Directors, but no later than thirteen (13) months from the date of the previous annual meeting. Section 2. Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, or by any two or more Members of the Board of Directors, or upon written requests of the Members who have a right to vote one-fourth of all votes of the entire Membership including Class "B" Member votes (while such voting class shall exist).

Notices concerning meetings held in accordance with Section 3. the above shall be given to the Members by sending a copy of the notice by mail, postage thereon fully paid, to the addresses appearing on the records of the Association. The post office certificate shall be retained as probf of such mailing. Each Member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice shall be posted in a conspicuous place on the Common Properties at least fourteen (14) days in advance of the meeting and shall set forth the general nature of the business to be transacted provided, however, that' if any business of any meeting shall involve any action governed by the Articles of Incorporation or Declaration of Covenants, notice shall be given or sent as therein provided. Recitation in the minutes of a meeting that the meeting was held pursuant to notice properly given shall be evidence that such notice was given.

Section 4. The presence in person or by proxy at the meeting of Members entitled to cast thirty-three and one-third (33-1/3%) percent of the votes shall constitute a quorum for any action governed by these By-Laws.

Section 5. Any Member may give to a specified Board of Director or to any other Member a proxy to vote on behalf of the absent Member at any meeting. Such proxy shall be in writing, shall be signed by the absent Member and filed with the Association prior to or at the meeting. The proxy shall be effective only for the apocific meeting for which it is originally given. It will be revocable at the pleasure of the Owners executing it if revoked by a duly delivered written notice thereof.

Section 6. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum shall have been attained shall be binding upon all Owners for all purposes except where otherwise provided by law, the Declaration of Covenants, the Articles of Incorporation or these By-Laws. As used in these By-Laws, the terms "majority of the Unit Owners" and "majority of the members" shall mean those Owners having more than fifty (501)

percent of the then total authorized votes present in person or by proxy and voting at any meeting of the Owners and at which a quorum shall have been attained.

ARTICLE VIII.

BOOKS AND RECORDS; DEPOSITORIES; FISCAL YEAR

Section 1. The books, records and papers of the Association shall be subject to the inspection of any Member of the Association during normal business hours provided such Member has submitted a prior written request therefor and set forth therein the basis for such request.

Section 2. The funds of the Association shall be deposited in a bank or banks or in a state or federal savings and loan association in Broward County or Dade County, Plorida. Such deposits shall be to an account of the Association under resolutions approved by the Board of Directors and the funds deposited shall be withdrawn only over the signature of the Treasurer and countersigned by the President or Vice President. Said funds shall be used only for corporate purposes.

Section 3. The Association shall maintain accounting records according to generally accepted accounting principles. Such records shall include an account of receipts and expenditures; an account for each Owner which shall designate the name and address of the Owner, the amount of each Assessment and fee, the due dates and amount of each Assessment and fee, the amounts paid upon the account and the belance due; and a register for the names of any mortgage holders or lien holders who have notified the Association of their liens, and to which lien holders the Association will give notice of default upon request by such lien holders. The Association shall furnish a reasonable written summary of the foregoing to each Owner at least annually. The Board of Directors shall present at each annual meeting of the Association members a full and clear statement of the business and condition of the Association.

ARTICLE IX.

ADMINISTRATIVE MULES AND REGULATIONS

The Board of Directors may from time to time adopt rules and regulations governing the details of the operation of and as are designed to prevent unreasonable interference with the use of the Properties by the Members in accordance with the Declaration of

ARTICLE X.

VIOLATIONS AND DEPAULTS

In the event of a violation (other than non-payment of an Assessment or fee by a Owner) of any of the provisions of the Declaration of Covenants, these By-Laws, the Rules and Regulations of the Association or the Articles of Incorporation of the Association, the Association, after reasonable motice to cure not to exceed fifteen (15) days, shall have all rights and remedies provided by law and in the Declaration of Covenants including without limitation (and such remedies shall or may be cumulative) the right to mue for damages, the right to injunctive relief and, in the event of a failure to pay Assessments or fees, the right to foreclose its lien provided in the Declaration of Covenants. In every such proceeding the Owner at fault shall be liable for court costs and the Association's reasonable attornsy's fees. If the Association elects to enforce its lien by foreclosure, the Owner shall be required to pay a reasonable rent for his Lot together with Dwelling Unit thereon during the litigation and the Association shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid Assessments or fees may be prosecuted by the Association without waiving the lien securing such unpaid Assessments or fees.

ARTICLE XI.

OBLIGATIONS OF CHNERS

Section 1.

- (a) All owners are obligated to pay, in accordance with the provisions of the Declaration of Covenants, all Assessments imposed by the Association to meet all expenses of the Association, which may include, without limitation, liability insurance policy premiums and insurance premiums for policies to cover repair and reconstruction work in case of hurricane, fire, flood or other hazard, as more fully provided in the Declaration of Covenants.
- (b) All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration of Covenants, including, without limitation, Article IX thereof.
- Section 2. All plans for alterations and repair of Improvements to he Properties must receive the prior written consent of the Architectural Committee in accordance with the provisions of Article X of the Declaration of Covenants.



ARTICLE XII.

AMERICANT OF BY-LAME

Except where the Declaration of Covenants or the Articles of Incorporation provide otherwise, these Sy-Laws may be smeaded in the following manner:

- (a) Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered.
- (b) A resolution for the adoption of a proposed amendment may be proposed by a majority of the Board of Directors or by not less than one-third (1/3rd) of the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary prior to the commencement of the meeting.

The approval must be:

- (1) by not less than two-thirds (2/3rds) of the total votes of the members of the Association, except that the Declarant shall have the right to veto amendments while the Class "B" Honborship exists; or
- (2) by not less than one hundred (100%) percent of the entire Board of Directors.
- (c) No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights, benefits, privileges or priorities granted or reserved to the Declarant or mortgages of Units without the consent of the Declarant and said mortgages in each instance. No amendment shall be made that is in conflict with the Articles of Incorporation or the Declaration of Covenants.
- (d) A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the My-Laws which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed or by the Declarant alone if the amendment has been adopted consistent with the provisions of the Declaration of Covenants allowing such action by the Declarant. The amendment shall be effective when stated therein.

ARTICLE XIII.

PIBCAL MADOZNIOT

The Board of Directors shall from time to time, and in accordance with its rights and doties under Article IX of the Declaration of Covenante, prepare a bedget for the Association (state shall detail all accounts and large of expenses), detarmine the amount of Association payable by the Oppore to seet the expenses of the Association, and allocate and assess such expenses asong the Owners in accordance with the provisions of the Declaration of Covenants. The adoption of a budget for the Association shall comply with the terms and provisions of Santien 7 of Article IX of the Declaration of Covenants.

ARTICLE MIV.

HORTONIES

Section 1. An Owner who moregoess his Lot shall notify the Association by notice to the Secretary of the Sound of Pirectors of the case and address of his Moregoes. The Association shall beintain each information in a book sotified "Mortgogess of Loty". Any such Owner shall likewise notify the Association as to the release or discharge of any such Mortgoges.

Esction 2. The Board of Directors of the Association shall, at the tequest of a Mortgages of a Lot, report say unpaid assessments due from the Owner of such Lot in accordance with the provisions of the Declaration of Components.

Section 2: The Scard of Directors of the Interistion shall fully protect, enforce and comply with the tights of ineffectional first sottagees as more particulary set forth is Article XVII of the Declaration of Covenants.

ARTICLE IV

HERNITHS OF MICHO

All torms appearing herein which are defined in the booleration of Covenants shall have the same meetings as are applied to such terms in the Declaration of Covenants.

ARTICLE XVI.

COMPLICTING PROVISIONS

In case of these By-Laws conflict with any provisions of the laws of the State of Florida, such conflicting By-Laws shall be null and void upon final court determination to such effect, but all other By-Laws shall remain in full force and effect. In case of any conflict between the Articles and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration of Covenants and these By-Laws, the Declaration of Covenants shall control.

ARTICLE XVII.

MISCELLANEOUS

Section 1. The Board of Directors may authorize any officer or officers agent or agents, to enter into any contract or execute any instrument in the name and on behalf of the Association and such authority may be general or confined to specific instances; and unless so authorized by the Board of Directors, no officer, agent, committee member, or employee shall have any power or authority to bind the Association by any contract or engagement or to piedge its credit or to render it liable for any purpose or in any amount.

Section 2. The Association shall keep in its office for the transaction of business the original or a copy of these Sy-Laws as amended or otherwise altered to date certified by the Secretary, which shall be open to inspection by the Owners and all Pirat Mortgagees at all reasonable times during office hours.

Section 3. The fiscal year of the Association shall be determined by the Board of Directors and having been so determined, shall be subject to change from time to time as the Board of Directors shall determine in accordance with the Declaration of Covenants.

Section 4. The Association shall keep and maintain in its office for the transaction of business a book containing the name and address of each Mosber. Termination or transfer of ownership of any Lot by an Owner shall be recorded in the book, together with the date on which such ownership was transferred in accordance with the provisions of the Declaration of Covenants.

President

Secretary

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GERTLESCATE OF AMERICAENT TO THE SY-LAWS OF

THE VILLAGE AT MODULAND LAKE MONEOWNERS' ASSOCIATION, INC.

Acendments to Section I and 2(d) in Article IV of the Sy-Lows of the Village at Woodland Loke Hensevers' Association, Inc. were duly adopted on October 13, 1988. The full text of the smended provisions is set forth below. Words which were deleted are lined through with hyphens and new words are Insured In the text and underlined:

By-Laus Article IV

Station I. There shall be a minimum of three (3) director's of the Association who shall be elected annually at the annual scating of the unabers, but, from time to time, without amandment hereof, the number of directors may be increased by a wate of the members of the Association as-barelmafter provided housear, that there shall always he an odd manher of directors.

Section 2. Election of the directors shall be conducted in the following manner:

(a) Election of directors shall be held at the annual members' scoting except as provided barein to the contrary. At the 1955 second mention the majority of the directors receiving the cost votes shall serve for a two (1) wer term, and the remaining directors shall serve for a bne (1) year term. Dhereafter, each director's term shall setted for a two (2) year period and thereafter settl his successor is duly elected and numbered er settl he is removed in the manner elsewhere provided.

baced thin 6 day of Occamber _, 1988.

THE VILLAGE AT VOCOLAND LAKE HOSEOGNERS'

EDURACE IN THE OFFICIAL SECURISES ON ASSOCIATION, ENC OF BEGGERO CAMPO FICEIGA

L. A. HESTER THE PROPERTY ADMINISTRATE

By Min's Notice

STATE OF FLORIDA

COUNTY OF BROVARD

The foregoing instrument was acknowledged before we this - the organization of the Village at Voodland Lake Roseowners' Association. Inc., a Florida non-profit corporation. on behalf of the corporation.

My Commission expires:

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