PARC COURT CONDO

DECLARATION OF CONDOMINIUM

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Fort Lauderdale, Florida 33307

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DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM is made by GULFSTREAM HOUSING CORP., a Delaware corporation.

DEVELOPER hereby makes the following DECLARATION:

1. Purpose: The purpose of this DECLARATION is to submit, and DEVELOPER hereby submits, the LAND, together with all improvements thereon, to the CONDOMINIUM FORM OF OWNERSHIP pursuant to the CONDOMINIUM ACT. Except where permissive variances from the CONDOMINIUM ACT appear in this DECLARATION, the ARTICLES and/or BYLAWS, or in lawful amendments thereof, the provisions of the CONDOMINIUM ACT, which are incorporated herein by reference, shall supersede and control. This DECLARATION, the ARTICLES and the BYLAWS, as lawfully amended from time to time, and the CONDOMINIUM ACT, as the same exists as of the execution of this DECLARATION, shall govern this CONDOMINIUM and the rights, duties and responsibilities of UNIT OWNERS.

1.1 Name. The name by which this CONDOMINIUM is to be identified is PARC COURT, A CONDOMINIUM.

1.2 Submission to CONDOMINIUM FORM OF OWNERSHIP. By this DECLARATION, fee simple title to the LAND is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP.

1.3 Effect of DECLARATION. All restrictions, reservations, covenants, conditions and easements contained in this DECLARATION shall constitute covenants running with, and equitable servitudes enforceable upon, the LAND and shall rule perpetually unless terminated or amended as provided in this DECLARATION, and shall be binding upon all UNIT OWNERS. For and in consideration of receiving, and by acceptance of any grant, devise or mortgage of any of the LAND, all grantees, devisees or mortgagees, and their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such PERSONS, agree to be bound by the provisions of this DECLARATION, and the ARTICLES and BYLAWS. Both the burdens imposed by and the benefits derived from this DECLARATION shall run with each UNIT.

2. Definitions. All terms used in this DECLARATION, and in the SURVEY EXHIBITS and all other other exhibits to this DECLARATION, including the ARTICLES and the BYLAWS, shall have the meanings as stated in the CONDOMINIUM ACT or otherwise as attributed to them as follows:

2.1 ARTICLES means the Articles of Incorporation of the ASSOCIATION, as same may be amended from time to time, a copy of which ARTICLES are attached hereto as Exhibit "D" and made a part hereof by this reference.

2.2 ASSESSMENT means a share of the funds required for the payment of COMMON EXPENSES and LIMITED COMMON EXPENSES which from time to time are assessed against a UNIT OWNER, and all other sums which may be assessed against a UNIT OWNER, whether in the form of regular or special assessments, or which may be required to be paid by any UNIT OWNER to the ASSOCIATION pursuant to this DECLARATION, the ARTICLES or the BYLAWS, or under the CONDOMINIUM ACT.

2.3 ASSOCIATION means PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, which is the corporate entity responsible for the operation and administration of the CONDOMINIUM.

2.4 ASSOCIATION PROPERTY means any portion of the CONDOMINIUM PROPERTY owned by the ASSOCIATION, including any improvements located thereon, and all personal property owned by the ASSOCIATION.

2.5 BOARD means the Board of Directors of the ASSOCIATION.

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2.6 BUILDING means and includes any building or structure situated upon the CONDOMINIUM PROPERTY from time to time which contains UNITS.

2.7 BYLAWS means the bylaws of the ASSOCIATION, as same may be amended from time to time, a copy of which BYLAWS are attached hereto as Exhibit "E" and made a part hereof by this reference.

2.8 COMMON ELEMENTS means those portions of the CONDOMINIUM PROPERTY not included in the UNITS, and all other property declared as COMMON ELEMENTS by this DECLARATION and in the CONDOMINIUM ACT. COMMON ELEMENTS are located and delineated on the SURVEY EXHIBITS and shall include the tangible personal property required for the maintenance of the COMMON ELEMENTS, even though owned by the ASSOCIATION, as well as (i) an easement through the UNITS for conduits, ducts, plumbing, wiring and other apparatus required to furnish utilities services to the UNITS, the LIMITED COMMON ELEMENTS and the COMMON ELEMENTS, and (ii) an easement of support in each UNIT which contributes to the support of the BUILDINGS and other UNITS.

2.9 COMMON EXPENSES means all expenses properly incurred by the ASSOCIATION for the CONDOMINIUM PROPERTY, for which the UNIT OWNERS are liable to the ASSOCIATION, which shall include but not be limited to the following:

2.9.1 Expenses of administration and management of the CONDOMINIUM PROPERTY and of the ASSOCIATION, and expenses of carrying out the duties, responsibilities and powers of the ASSOCIATION.

2.9.2 Expenses of maintenance, operation, repair or replacement of COMMON ELEMENTS, including such amounts, if any, as the BOARD shall deem necessary or appropriate, or are otherwise required by the CONDOMINIUM ACT, to establish reserves for capital expenditures, replacement and deferred maintenance of the COMMON ELEMENTS.

2.9.3 Expenses declared to be COMMON EXPENSES by this DECLARATION, the ARTICLES and/or the BYLAWS, or by the CONDOMINIUM ACT.

2.9.4 Any valid charge against the ASSOCIATION or the CONDOMINIUM as a whole.

2.10 COMMON SURPLUS means the excess of all receipts of the ASSOCIATION, including but not limited to ASSESSMENTS, rents, profits and revenues on account of the COMMON ELEMENTS, over the amount of COMMON EXPENSES.

2.11 CONDOMINIUM means PARC COURT, A CONDOMINIUM, which is formed under the CONDOMINIUM ACT and pursuant to this DECLARATION.

2.12 CONDOMINIUM ACT means the Florida Condominium Act, as it exists on the date of execution of this DECLARATION, as set forth in Chapter 718 of the Florida Statutes, and the Rules of the Division of Florida Land Sales and Condominiums promulgated pursuant to the CONDOMINIUM ACT, as they exist on the date of execution of this DECLARATION.

2.13 CONDOMINIUM FORM OF OWNERSHIP means that form of ownership of real property created pursuant to the CONDOMINIUM ACT which is comprised of UNITS that may be owned by one (1) or more persons, and there is, appurtenant to each UNIT, an undivided share in the COMMON ELEMENTS.

2.14 CONDOMINIUM PARCEL means a UNIT together with the undivided share in the COMMON ELEMENTS which is appurtenant to the UNIT.

2.15 CONDOMINIUM PROPERTY means the LAND, and all improvements situated thereon, submitted to the CONDOMINIUM FORM OF OWNERSHIP by this DECLARATION, together with all easements and rights appurtenant to the LAND which are intended for use in connection with the CONDOMINIUM PROPERTY.

2.16 DECLARATION or DECLARATION of CONDOMINIUM means this DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM, together with any and all exhibits to this DECLARATION or amendments of this DECLARATION from time to time.

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2.17 DEVELOPER means and refers to the PERSON executing this DECLARATION, and the successors, grantees, assigns, nominees and designees of DEVELOPER. In the event the holder of any mortgage executed by DEVELOPER obtains title to all or any portion of the CONDOMINIUM PROPERTY by foreclosure, or by acceptance of a deed in lieu thereof, such MORTGAGEE shall become the DEVELOPER only if such MORTGAGEE so elects by written notice to the BOARD, but in any event such MORTGAGEE may assign DEVELOPER's rights to any third party who acquires title to all or a portion of the CONDOMINIUM PROPERTY from such MORTGAGEE. In any event, any subsequent DEVELOPER shall not be liable for any defaults or obligations incurred by any prior DEVELOPER, except as same are expressly assumed by the subsequent DEVELOPER or otherwise required under the CONDOMINIUM ACT. The term "DEVELOPER" shall not include any PERSON acquiring title only to one or more UNIT(S) for which a certificate of occupancy has been issued by the controlling governmental authority, unless DEVELOPER specifically assigns DEVELOPER's rights to such PERSON or unless otherwise required by the CONDOMINIUM ACT.

2.18 INSTITUTIONAL LENDER or MORTGAGEE means any PERSON holding a first mortgage encumbering a CONDOMINIUM PARCEL, which in the ordinary course of business makes, purchases, guarantees or insures residential mortgage loans. An INSTITUTIONAL LENDER may be, but is not limited to, a bank, savings and loan association, insurance company, real estate or mortgage investment trust, pension or profit sharing plan, mortgage company, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, any agency of the United States Government, including the Veterans Administration and the Federal Housing Administration or any other governmental authority, or any other similar type of lender generally recognized as an institutional-type lender. For definitional purposes only, an INSTITUTIONAL LENDER shall also mean the holder of any mortgage either executed by or in favor of DEVELOPER, whether or not the holder of such mortgage would otherwise be considered an INSTITUTIONAL LENDER.

2.19 LAND means that certain parcel of real property situated in the County of Broward, State of Florida, which is legally described on Exhibit "A" attached hereto and by this reference made a part hereof.

2.20 LIMITED COMMON ELEMENTS means any portion of the COMMON ELEMENTS which are reserved for the exclusive use of a certain UNIT or UNITS, to the exclusion of all other UNITS, pursuant to this DECLARATION, and shall include but not be limited to (i) any terraces, porches, patios or balconies exclusively serving a UNIT or UNITS, (ii) any assigned automobile parking spaces, carports or garages (excluding garages comprising a portion of a UNIT), (iii) any perimeter doors and windows which exclusively serve a single UNIT or UNITS, (iv) any courtyard areas contiguous to a UNIT exclusively serving that UNIT, (v) the interior surface of the perimeter walls, ceilings and floors which define the boundary planes of a UNIT, and (vi) any component or accessory part of a UNIT which exclusively serves a UNIT to the extent that such component or accessory part is located outside the boundaries of the UNIT.

2.21 LIMITED COMMON EXPENSES means expenses of administration, operation, maintenance, repair and replacement of LIMITED COMMON ELEMENTS which are properly incurred by the ASSOCIATION and assessed against the UNIT OWNER(S) having the right to the exclusive use of the LIMITED COMMON ELEMENTS appurtenant to their UNIT(S).

2.22 PERSON means an individual, corporation, partnership, trust or any other entity validly existing at law or created by statute.

2.23 PHASE means certain additional real property and improvements which may become part of the CONDOMINIUM PROPERTY in accordance with Section 718.403 of the CONDOMINIUM ACT and pursuant to Paragraph 3 and Paragragh 23 of this DECLARATION.

2.24 SURVEY EXHIBITS means (i) the legal description and survey which includes the LAND, the graphic description of the improvements situated thereon and the plot plan thereof, including the floor plans of UNITS within the CONDOMINIUM, (dimensions and locations of improvements situated upon the LAND are delineated on the SURVEY EXHIBITS on an "As Built" basis) and (ii)

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the legal descriptions, survey and plot plan of the additional proposed phases which may be added to the CONDOMINIUM PROPERTY, all of which are attached hereto as Composite Exhibit "B" to this DECLARATION and are incorporated herein by this reference.

2.25 UNIT means a residential dwelling situated upon the CONDOMINIUM PROPERTY which is subject to exclusive ownership by a UNIT OWNER, as the same are located and delineated on the SURVEY EXHIBITS. UNITS are more particularly described in Paragraph 4 of this DECLARATION.

2.26 UNIT OWNER means the record fee simple titleholder of a CONDOMINIUM PARCEL.

3. Development Plans. This CONDOMINIUM is being developed in PHASES pursuant to Section 718.403 of the CONDOMINIUM ACT. Initially, the CONDOMINIUM PROPERTY will consist only of the LAND. As described in Paragraph 23 of this DECLARATION, additional PHASES may be added to the CONDOMINIUM PROPERTY. The SURVEY EXHIBITS show the approximate general location and dimension of the BUILDINGS and other improvements currently planned to be contained in each PHASE, and a proposed legal description of each PHASE. The DEVELOPER reserves the right not to add any PHASE to the CONDOMINIUM PROPERTY, and except for the LAND, this DECLARATION shall have no effect on the title to any of the other real property legally described in the SURVEY EXHIBITS which has not been submitted to the CONDOMINIUM FORM OF OWNERSHIP as a part of this DECLARATION and has not been included within the CONDOMINIUM PROPERTY under this DECLARATION (referred to in this DECLARATION as the "ADJACENT LANDS"), unless and until such real property is added to the CONDOMINIUM PROPERTY by an amendment to this DECLARATION.

4. CONDOMINIUM Improvements and UNITS.

4.1 SURVEY EXHIBITS. The SURVEY EXHIBITS, together with this DECLARATION, are an accurate representation of the location and dimensions of the improvements constituting the CONDOMINIUM and are in sufficient detail so that the identification, location and dimensions of the COMMON ELEMENTS and of each UNIT can be determined therefrom.

4.2 UNIT Identification. The legal description of each UNIT shall consist of the identification number assigned to the UNIT as set forth in the SURVEY EXHIBITS. Every deed, lease, mortgage or other instrument may legally describe a UNIT and/or CONDOMINIUM PARCEL by the identifying UNIT designation set forth in the SURVEY EXHIBITS, and each and every such description shall be deemed good and sufficient for all purposes.

4.3 UNIT Boundaries. Each UNIT shall include that certain part of the BUILDING containing the UNIT which is situated within the boundaries of the UNIT, which boundaries are as follows:

4.3.1 Upper and Lower Boundaries. The upper and lower boundaries of each UNIT shall be the following boundaries extended to an intersection with the perimetrical boundaries.

4.3.1.1 Upper boundary: The horizontal plane of the undecorated finished ceiling. In a UNIT containing a room in which the ceiling is raised above the level of the ceiling in the rest of the UNIT, the ceiling shall include the vertical or diagonal surface connecting the raised ceiling with the ceiling of the remaining portion of the UNIT, and the upper boundary shall be the plane of the undecorated finished vertical or diagonal surface that joins the planes of the undecorated finished horizontal portions of the ceiling.

4.3.1.2 Lower boundary: The horizontal plane of the undecorated finished floor. In a UNIT containing a room in which the floor is raised above the level of the floor in the rest of the UNIT, the floor shall include the vertical or diagonal surface connecting the raised floor with the floor of the remaining portion of the UNIT, and the lower boundary shall include the plane of the undecorated finished vertical or diagonal surface that joins the planes of the undecorated finished horizontal portions of the floor.

4.3.2 Perimetrical Boundaries. The perimetrical boundaries of the UNIT shall be the vertical planes of the undecorated finished interior

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surfaces of the walls bounding the UNIT extending to an intersection with the elevations of the upper and lower boundaries as noted, (ii) the vertical planes of finished exterior surfaces of screened or glass walls bounding the UNIT, and (iii) imaginary vertical planes along the lower boundaries of the UNIT where there is no wall, extended to their planar intersections with each other and with the upper and lower boundaries.

4.3.3 Apertures. Where there are apertures in any boundary, including but not limited to windows, doors, skylights and conversation pits, such boundary shall be extended at all such places, at right angles, to the dimension of such aperture, so that the perimetrical boundary at such places shall be coincidental with the undecorated finished interior surfaces of such apertures, including all frameworks thereof. Exterior surfaces made of glass, screening or other transparent material, and all framings and casings thereof, shall be included in the boundaries of the UNIT and shall not be deemed a COMMON ELEMENT.

4.3.4 Boundaries - Further Defined. The boundaries of the UNIT shall not include all of those spaces and improvements lying (i) beneath the undecorated and/or unfinished interior surfaces of the perimeter walls and floors, (ii) above the undecorated and/or unfinished surfaces of the ceilings of each UNIT, and (iii) beneath the undecorated and/or unfinished interior surfaces of all bearing walls and/or bearing partitions and, further, shall not include all pipes, ducts, wires, conduit and other facilities running through any wall or partition for utilities services to other UNITS and/or for COMMON ELEMENTS. No part of the partition walls within a UNIT shall be considered a boundary of the UNIT, and a UNIT shall be deemed to include the partition walls which are contained in a UNIT and also shall be deemed to include the interior decorated and/or finished surfaces of the perimeter walls, floors and ceilings of the UNIT, including plaster, paint, wallpaper, tile and other such treatments.

4.3.5 Exceptions and Conflicts. In the case of any conflict between the boundaries of the UNIT as set forth in this Paragraph 4 of the DECLARATION and the dimensions of the UNIT as shown in the SURVEY EXHIBITS, the provisions of this Paragraph 4 of the DECLARATION describing the boundary of a UNIT shall control, it being the intention of this DECLARATION that the actual as-built boundaries of the UNIT as described in this Paragraph 4 of the DECLARATION shall control over any erroneous dimensions contained in the SURVEY EXHIBITS, and in the event it shall appear that any dimension shown in the SURVEY EXHIBITS is erroneous, the DEVELOPER or the ASSOCIATION shall have the right to unilaterally amend the DECLARATION to correct any such erroneous SURVEY EXHIBITS, and any such amendment shall not require the joinder of any UNIT OWNER or UNIT MORTGAGEE so long as the purpose of the amendment is merely to correct an error in order to correctly describe the boundaries of a UNIT. In the case UNIT boundaries are not adequately described in this Paragraph 4 of the DECLARATION, the SURVEY EXHIBITS shall control in determining the boundaries of a UNIT. In the case of any conflict between the language of this Paragraph 4 of the DECLARATION describing the boundaries of any UNIT, and in the language contained in the SURVEY EXHIBITS describing the boundaries of a UNIT, the language of this Paragraph 4 of the DECLARATION shall control.

4.4 LIMITED COMMON ELEMENTS. Areas depicted as LIMITED COMMON ELEMENTS in the SURVEY EXHIBITS, if any, or which otherwise function as LIMITED COMMON ELEMENTS shall be LIMITED COMMON ELEMENTS of the contiguous UNIT, or of the UNIT otherwise designated in the SURVEY EXHIBITS or actually served if such UNIT is not contiguous to that UNIT's appurtenant LIMITED COMMON ELEMENTS, for the exclusive use and enjoyment of the UNIT OWNER and residents of the UNIT, and their guests and invitees. Any transfer of title to a UNIT, including a transfer by operation of law, shall operate to transfer the exclusive use of any LIMITED COMMON ELEMENT appurtenant to that UNIT.

4.5 AUTOMOBILE PARKING SPACES. The COMMON ELEMENTS include parking areas for automobiles of the UNIT OWNERS and residents of the CONDOMINIUM. The ASSOCIATION shall assign to each UNIT OWNER a parking space for the exclusive use of the UNIT OWNER or any resident of each UNIT, and such assigned parking space shall be a LIMITED COMMON ELEMENT of that UNIT. No UNIT OWNER or resident of any UNIT, and none of their guests or invitees, shall park their automobile in a parking space assigned to another UNIT. A UNIT OWNER shall not sell, reassign or otherwise transfer his right to the exclusive use of that UNIT's assigned parking space without the express prior

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written consent of the BOARD. For good cause, the ASSOCIATION shall have the right to reassign parking spaces from time to time upon written notice to the affected UNIT OWNERS.

5. Easements and Restrictions. Each of the following easements are hereby created, all of which shall be perpetual nonexclusive easements and shall run with the CONDOMINIUM PROPERTY and, notwithstanding any of the other provisions of this DECLARATION, may not be substantially amended or revoked in such a way as to unreasonably interfere with their proper and intended uses and purposes, and each such easement shall survive the termination of the CONDOMINIUM.

5.1 Pedestrian and Vehicular Traffic.

5.1.1 Ingress and egress easements for pedestrian and bicycle traffic over and upon any sidewalks and bicycle paths existing from time to time upon the COMMON ELEMENTS and intended for such purposes, and ingress and egress easements for pedestrian and vehicular traffic over and upon the roads and drives, parking areas and other paved areas existing from time to time upon the COMMON ELEMENTS and intended for such purposes, same being in favor of the UNIT OWNERS for their use and benefit and for the use and benefit of UNIT MORTGAGEES, tenants, guests and invitees.

5.1.2 Ingress and egress easements over the COMMON ELEMENTS, in favor of the owners of the ADJACENT LANDS for their use and benefit, and for the use and benefit of their mortgagees, tenants, guests and invitees. The location of such easements shall be limited to the paved roads and drives within the CONDOMINIUM PROPERTY; provided, however, that so long as reasonable ingress and egress is provided over such roads and any other roads outside of the CONDOMINIUM PROPERTY for which ingress and egress is provided, the location of the paved roads and drives within the CONDOMINIUM PROPERTY may be changed from time to time without the consent of the owners of any of the ADJACENT LANDS. If the paved roads and drives within the CONDOMINIUM PROPERTY, when combined with other roads providing ingress and egress to the ADJACENT LANDS, do not provide ingress and egress reasonably necessary for the owners of the ADJACENT LANDS, then the location of the easement granted hereby shall be established in a manner which minimizes interference to the extent reasonably possible with the use and enjoyment of the CONDOMINIUM PROPERTY by the residents of the CONDOMINIUM.

5.2 Service and Utility Easements. Easements in favor of governmental and quasi-governmental authorities, utility companies, cable television and communications companies, ambulance and emergency vehicle companies and parcel/mail carrier companies, over and across all roads and drives existing from time to time within the CONDOMINIUM PROPERTY, and over, under, upon and across the COMMON ELEMENTS, as may be reasonably required to permit the foregoing providers, and their agents and employees, to provide their respective authorized services to and for the benefit of the CONDOMINIUM PROPERTY and the ADJACENT LANDS. Also, easements as may be reasonably required for the provision, installation, maintenance and repair of utilities services, equipment and fixtures, in order to adequately serve the CONDOMINIUM PROPERTY or any UNIT or COMMON ELEMENT, or the ADJACENT LANDS, including but not limited to electricity, telephones, sewer, water, lighting, irrigation, drainage, television antenna and cable television and communication facilities, and electronic security. Any utilities services serving the ADJACENT LANDS, which are outside of the CONDOMINIUM PROPERTY shall be installed to the extent possible in a manner which will minimize interference with the use and enjoyment of the CONDOMINIUM PROPERTY by the residents of the CONDOMINIUM. Easements through a UNIT shall be only according to the plans and specifications authorized by the controlling governmental authority for the BUILDING containing the UNIT or otherwise as the BUILDING is actually constructed, or reconstructed, unless approved in writing by the UNIT OWNER. A UNIT OWNER shall do nothing within or outside his UNIT that interferes with or impairs the utilities services using these easements. The BOARD and the providers of the foregoing utilities services shall have a right of access to each UNIT to inspect the UNIT, and to maintain, repair or replace the pipes, wires, ducts, vents, cables, conduits and other utilities service facilities contained in the UNIT, the COMMON ELEMENTS or elsewhere on the CONDOMINIUM PROPERTY and to remove any improvements interfering with or impairing the utilities services or easements reserved in this DECLARATION; provided, however, that such right of access shall not unreasonably interfere with the UNIT OWNER's permitted use of the UNIT, and except in the event of an emergency, entry into any UNIT shall be made at reasonable hours and with reasonable notice to the UNIT OWNER.

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5.3 Support. Every portion of a UNIT contributing to the support of a BUILDING shall be burdened with an easement of support for the benefit of the BUILDING and all other UNITS and COMMON ELEMENTS in the BUILDING.

5.4 Perpetual Nonexclusive Easement in COMMON ELEMENTS. The COMMON ELEMENTS shall be, and the same are hereby declared to be, subject to a perpetual nonexclusive easement in favor of all UNIT OWNERS and residents of the CONDOMINIUM PROPERTY, and their guests and invitees, for all proper and normal purposes and for the furnishing of services and facilities for which the same are reasonably intended.

5.5 Air Space. Each UNIT shall have an exclusive easement for the use of the air space occupied by the UNIT as it exists at any particular time and as the UNIT may lawfully be altered or reconstructed.

5.6 Encroachments. If any portion of the COMMON ELEMENTS or LIMITED COMMON ELEMENTS encroaches upon any UNIT; if any UNIT encroaches upon any other UNIT or upon any portion of the LIMITED COMMON ELEMENTS or COMMON ELEMENTS; or if any encroachment shall hereafter occur as a result of (i) construction or reconstruction of any improvements, (ii) settling or shifting of any improvements, (iii) any addition, alteration or repair to the COMMON ELEMENTS or LIMITED COMMON ELEMENTS made by or with the consent of the ASSOCIATION, (iv) any repair or restoration of any improvements (or any portion thereof) or the COMMON ELEMENTS or LIMITED COMMON ELEMENTS any UNIT after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any UNIT or the LIMITED COMMON ELEMENTS or COMMON ELEMENTS, or (v) any non-purposeful or non-negligent act of a UNIT OWNER, except as may be authorized by the BOARD; then, and in any such event, a valid easement shall exist for such encroachment and for the maintenance of the same so long as such encroachment shall exist.

5.7 Easements for overhanging troughs or gutters, downspouts and the discharge therefrom of rainwater and the subsequent flow thereof over all of the CONDOMINIUM PROPERTY.

5.8 Sale and Development Easement. DEVELOPER reserves an easement over, upon, across and under the CONDOMINIUM PROPERTY as may be reasonably required in connection with the development, construction, sale and promotion of the CONDOMINIUM or any portion of the ADJACENT LANDS.

5.9 Additional Easements. Both DEVELOPER (so long as DEVELOPER owns any UNITS) and the ASSOCIATION, on their behalf and on behalf of all UNIT OWNERS, shall have the right to (i) grant and declare additional easements over, upon, under and/or across the COMMON ELEMENTS and the ASSOCIATION PROPERTY in favor of any person, entity, public or quasi-public authority or utility company, or (ii) modify, relocate, abandon or terminate existing easements within or outside of the CONDOMINIUM PROPERTY in favor of the ASSOCIATION and/or the UNIT OWNERS or in favor of any public or quasi-public authority, or utility company, as the DEVELOPER or the ASSOCIATION may deem desirable for the proper operation and maintenance of the CONDOMINIUM PROPERTY, or any portion thereof, or for the health, safety or welfare of the UNIT OWNERS, or for any other reason or purpose. The ASSOCIATION is not authorized or empowered to modify, relocate, abandon or terminate any easement created in whole or in part for the use or benefit of anyone other than the UNIT OWNERS without the consent or approval of the UNIT OWNERS or as otherwise required by law or by the instrument creating the easement. So long as such additional easements, or the modification, relocation or abandonment of existing easements, will not unreasonably and adversely interfere with the use of UNITS for dwelling purposes, no joinder of any UNIT OWNER or any UNIT MORTGAGEE shall be required or, if same would unreasonably and adversely interfere with the use of any UNIT for dwelling purposes, only the joinder of the UNIT OWNERS and of the UNIT MORTGAGEES so affected shall be required. To the extent required, all UNIT OWNERS hereby irrevocably appoint DEVELOPER and/or the ASSOCIATION as their attorney-in-fact for the foregoing purposes.

5.10 Easements and Restrictions of Record. The creation of this CONDOMINIUM is subject to other restrictions, reservations and easements recorded among the Public Records of Broward County, Florida, prior to the recordation of this DECLARATION. The CONDOMINIUM PROPERTY is subject to the Master Declaration of of Central Park North at Jacaranda ("MASTER DECLARATION") recorded in Official Records Book 14255, Page 65, of the Public Records

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of Broward County, Florida. The ASSOCIATION shall collect all of the ASSESSMENTS payable to the Master Association responsible for operating and/or administering the MASTER DECLARATION as required by the MASTER DECLARATION, and shall remit same to the Master Association.

6. Ownership.

6.1 Type of Ownership. Ownership of each CONDOMINIUM PARCEL may be in fee simple or in any other estate in real property recognized by law; subject, however, to this DECLARATION and restrictions, reservations, easements and limitations of record.

6.2 UNIT OWNER's Rights. Each UNIT OWNER is entitled to the exclusive use and possession of his UNIT and the LIMITED COMMON ELEMENTS appurtenant to his UNIT. He shall be entitled to use the COMMON ELEMENTS in accordance with the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of other UNIT OWNERS. There shall be a joint use of the COMMON ELEMENTS, and a joint and mutual easement for that purpose in favor of all UNIT OWNERS and their MORTGAGEES, guests, licensees and invitees is hereby created.

7. Restraint Upon Separation and Partition of COMMON ELEMENTS. The fee simple title of each CONDOMINIUM PARCEL shall include both the UNIT and an undivided interest in the COMMON ELEMENTS, said undivided interest in the COMMON ELEMENTS to be deemed to be conveyed or encumbered with each respective UNIT, even though the description in the deed or instrument of conveyance may refer only to the fee title to the UNIT. Any attempt to separate and/or action to partition the fee title to a UNIT from the undivided interest in the COMMON ELEMENTS appurtenant to each UNIT shall be null and void.

8. Undivided Share in the COMMON ELEMENTS. Each UNIT shall have an undivided share in the COMMON ELEMENTS as an appurtenance to the UNIT. Such undivided share shall be determined as follows: Each UNIT will be assigned a "relative value." The "A-1" UNITS will each be assigned a relative value of 9. The "B-1" UNITS, the "B-2" UNITS, the "C-1" UNITS and the "C-2" UNITS will each be assigned a relative value of 10. The "B-3" UNITS, the "C-3" UNITS, the "D-1" UNITS and the "D-2" UNITS will each be assigned a relative value of 11. The undivided share of each UNIT will be determined by dividing the relative value of the UNIT by the total relative values of all UNITS in the CONDOMINIUM from time to time. Pursuant to this formula, the undivided share in the COMMON ELEMENTS appurtenant to each UNIT is initially that set forth in Exhibit "C" attached hereto and made a part hereof by this reference, which undivided share will be redetermined if and when each PHASE is added to the CONDOMINIUM PROPERTY, in accordance with the foregoing formula. Once a UNIT is assigned a relative value, that relative value shall be fixed and will not change.

9. COMMON EXPENSE and COMMON SURPLUS.

9.1 Each UNIT OWNER will be responsible for a proportionate share of the COMMON EXPENSES, which proportionate share of the COMMON EXPENSES shall be equal to the undivided share in the COMMON ELEMENTS appurtenant to the UNIT OWNER's UNIT as determined in Paragraph 8 of this DECLARATION.

9.2 Any COMMON SURPLUS of the ASSOCIATION shall be owned by each UNIT OWNER in the same proportion as his liability for COMMON EXPENSES.

10. Maintenance. The responsibility for maintenance by the ASSOCIATION and by the UNIT OWNERS shall be as follows:

10.1 By the ASSOCIATION. The ASSOCIATION shall operate, administer, maintain, repair and replace, as a COMMON EXPENSE:

10.1.1 All COMMON ELEMENTS and LIMITED COMMON ELEMENTS, except for those portions of the LIMITED COMMON ELEMENTS to be maintained by the UNIT OWNERS as provided in this DECLARATION.

10.1.2 All portions of the UNITS which contribute to the support of a BUILDING or other UNITS, which portions of the UNITS shall include, but shall not be limited to, all exterior and structural BUILDING walls and load-bearing partition walls.

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10.1.3 All conduits, ducts, plumbing, wiring and other apparatus and facilities used for the furnishing of utilities services which are contained in the portion of a UNIT contributing to the support of the BUILDING or to another UNIT, and all such apparatus and facilities contained within a UNIT which service part or parts of the CONDOMINIUM PROPERTY other than the UNIT within which such apparatus and facilities are contained.

10.1.4 All ASSOCIATION PROPERTY (only this CONDOMINIUM's share of the expenses associated with the ASSOCIATION PROPERTY shall be a COMMON EXPENSE of this CONDOMINIUM).

10.1.5 Any unimproved property, and the side of any buffer wall (landscaped, stone or otherwise) or fence facing the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY which is outside of and contiguous to the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY, including the ADJACENT LANDS (with the consent of the owner of such property except where such property consists of unpaved road right-of-way), which the BOARD determines to maintain from time to time.

All incidental damage caused to a UNIT by such work shall be promptly repaired at the expense of the ASSOCIATION.

10.2 By the UNIT OWNER. Each UNIT OWNER shall operate, administer, maintain, repair and replace, at the UNIT OWNER's expense:

10.2.1 All portions of the UNIT, except any portions to be maintained, repaired and replaced by the ASSOCIATION as provided for in this DECLARATION. Included within the responsibility of the UNIT OWNER shall be windows, screens, sliding glass doors and doors on the exterior of his UNIT, and the framing for same, and all of the LIMITED COMMON ELEMENTS appurtenant to his UNIT, except for any assigned parking space (other than an enclosed or garaged carport which shall be included within the UNIT OWNER's maintenance responsibility). Also included within the responsibility of the UNIT OWNER shall be the maintenance and painting of exterior BUILDING walls situated within a UNIT OWNER's screened or enclosed porch, patio or balcony (which shall be kept painted by the UNIT OWNER the same color as the outside exterior BUILDING walls). All such maintenance, repairs and replacements shall be done without disturbing the rights of other UNIT OWNERS.

10.2.2 The air conditioning and heating systems serving the UNIT OWNER's UNIT, whether inside or outside of his UNIT, and all pipes, ducts, wiring, cables, conduits, compressors and other apparatus located outside the UNIT boundaries which exclusively service the UNIT.

10.2.3 Within the UNIT OWNER's UNIT, all cabinets, carpeting and other floor coverings, sinks, fans, stoves, refrigerators, washers, dryers, disposals, compactors and other appliances and equipment, including any fixtures and/or their connections required to provide water, light, power, telephone, television transmission, sewage and sanitary service to the UNIT, as well as all personal property of the UNIT OWNER.

10.2.4 Any and all improvements, including landscaping, constructed or located within or upon any LIMITED COMMON ELEMENT appurtenant to any UNIT, and any fireplace, flue or chimney connected to a UNIT.

All property to be maintained, repaired and/or replaced by a UNIT OWNER shall be maintained at all times in a first class condition and in good working order, if same affects the exterior appearance of the CONDOMINIUM, so as to preserve a well kept appearance throughout the CONDOMINIUM, and no such maintenance, repair or replacement shall be performed in a manner which changes or alters the exterior appearance of the CONDOMINIUM from its original appearance or condition without the prior written consent of the ASSOCIATION. All property to be maintained, repaired and/or replaced by a UNIT OWNER which is inside of the UNIT OWNER's UNIT and which does not affect the exterior appearance of the CONDOMINIUM shall be maintained at all times in a condition which does not and will not adversely affect any other UNIT OWNER, or any other portion of the CONDOMINIUM PROPERTY.

10.3 No UNIT OWNER shall operate, maintain, repair or replace any portion of the CONDOMINIUM PROPERTY to be operated, maintained, repaired and/or replaced by the ASSOCIATION, or the ASSOCIATION PROPERTY, without first

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obtaining written approval from the ASSOCIATION. Each UNIT OWNER shall promptly report to the ASSOCIATION any defects or need for repairs, maintenance or replacements, the responsibility for which is that of the ASSOCIATION.

10.4 Whenever it is necessary to enter any UNIT for the purpose of performing any maintenance, repair or replacement of any COMMON ELEMENTS or any other UNIT, or for making emergency repairs necessary to prevent damage to any COMMON ELEMENTS or to any other UNIT, the owner of the UNIT shall permit the ASSOCIATION, the other UNIT OWNERS or PERSONS authorized by them, to enter the UNIT for such purposes, provided that such entry may be made only at reasonable times and with reasonable advance notice, except that in the case of an emergency no advance notice will be required. To facilitate entry in the event of any emergency, the owner of each UNIT, if required by the ASSOCIATION, shall deposit a key to such UNIT with the ASSOCIATION.

10.5 Notwithstanding the foregoing, each UNIT OWNER shall be liable to the ASSOCIATION for any damage to the COMMON ELEMENTS or to any LIMITED COMMON ELEMENT caused by the UNIT OWNER or by any resident of his UNIT, or their guests or invitees, to the extent the cost of repairing any such damage is not covered by the ASSOCIATION's insurance.

11. Additions, Alterations or Improvements.

11.1 By the ASSOCIATION. The ASSOCIATION shall not make any material addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY without the approval of the UNIT OWNERS; provided, however, that the approval of a majority of all the UNIT OWNERS shall be required as to any addition, alteration, change or improvement which (i) substantially changes any recreational facility which is a COMMON ELEMENT or ASSOCIATION PROPERTY, or (ii) would cost, when combined with any other additions, alterations or improvements made during the calendar year, the sum of Five Hundred ($500) Dollars (which sum shall be increased in direct proportion to any increase in the Consumer Price Index subsequent to the date of the recording of this DECLARATION, as published by the Bureau of Labor Statistics of the U.S. Department of Labor, using the U.S. city average, all items (1967 = 100), or any similar index if the foregoing Index is discontinued) multiplied by the number of UNITS in the CONDOMINIUM as of the time such addition, alteration or improvement is to be made. The foregoing approval shall in no event apply with respect to expenses incurred in connection with the maintenance, repair or replacement of existing COMMON ELEMENTS or ASSOCIATION PROPERTY. The cost and expense of any such addition, alteration, change or improvement to the COMMON ELEMENTS or to any ASSOCIATION PROPERTY shall constitute a part of the COMMON EXPENSES and shall be assessed to the UNIT OWNERS as COMMON EXPENSES. Any addition, alteration, change or improvement to the COMMON ELEMENTS or to the ASSOCIATION PROPERTY made by the ASSOCIATION shall be made in compliance with all laws, rules, ordinances and regulations of all controlling governmental authorities.

11.2 By UNIT OWNERS. No UNIT OWNER shall make or install any addition, alteration, improvement or landscaping in or to the exterior of his UNIT, or to any LIMITED COMMON ELEMENT or any COMMON ELEMENT, or to any ASSOCIATION PROPERTY, and no UNIT OWNER shall make any structural addition, alteration or improvement in or to his UNIT, without the prior written consent of the ASSOCIATION. Notwithstanding the foregoing, if any BUILDING consists of two or more floors and contains UNITS located on top of other UNITS, no permanent enclosure of any patio or balcony shall be permitted (other than screening or similar enclosure), except that with the consent of the ASSOCIATION a UNIT OWNER may install hurricane shutters or glass enclosures on the inside of such screening. Any request by a UNIT OWNER for consent by the ASSOCIATION to any addition, alteration or improvement shall be in writing and shall be accompanied by plans and specifications or other details as the ASSOCIATION may deem reasonably necessary in connection with its determination as to whether or not it will approve any such addition, alteration or improvement, but the ASSOCIATON's approval as to same may be granted or withheld in the ASSOCIATION's sole discretion and may be given or withheld for purely aesthetic reasons, and in any event shall not be granted if the same would detrimentally affect the architectural design of the CONDOMINIUM PROPERTY, but shall not be withheld in a discriminatory manner. All additions, alterations or improvements made by a UNIT OWNER shall be made in compliance with all

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laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and consistent with any conditions imposed by the ASSOCIATION with respect to design, structural integrity, aesthetic appeal, construction details or otherwise. A UNIT OWNER making or causing to be made any additions, alterations or improvements agrees, and shall be deemed to have agreed, for such UNIT OWNER and the UNIT OWNER's heirs, personal representatives, successors and assigns, as appropriate, to hold the ASSOCIATION and all other UNIT OWNERS harmless from any liability or damage to the CONDOMINIUM PROPERTY and expenses arising therefrom. Each UNIT OWNER shall be solely responsible for and shall maintain all exterior additions, alterations or improvements in a first class condition and in good working order as originally approved by the ASSOCIATION.

11.3 Prohibited Improvement. Notwithstanding the provisions of Paragraph 11.2, no portion of a garage required for the parking of an automobile shall be converted into a living space.

12. Determination of COMMON EXPENSES and ASSESSMENTS.

12.01 The BOARD shall from time to time, and at least annually, prepare and adopt a budget for the CONDOMINIUM, determine the amount of ASSESSMENTS for COMMON EXPENSES payable by the UNIT OWNERS to meet the COMMON EXPENSES of the CONDOMINIUM, and allocate and assess such expenses among the UNIT OWNERS, in accordance with the provisions of the CONDOMINIUM ACT, this DECLARATION, the ARTICLES and the BYLAWS. The ASSOCIATION shall notify all UNIT OWNERS, in writing, of the amount and due dates of the ASSESSMENTS for COMMON EXPENSES, which shall be payable by each of them no less frequently than monthly, and which due dates shall not be less than ten (10) days from the date of such notification. In the event any ASSESSMENTS for COMMON EXPENSES are made in equal periodic payments as provided in the notice from the ASSOCIATION, such periodic payments shall automatically continue to be due and payable in the same amount and frequency as indicated in the notice, unless and/or until: (i) the notice specifically provides that the periodic payments will terminate upon the occurrence of a specified event or the payment of a specified amount, or (ii) the ASSOCIATION notifies the UNIT OWNER in writing of a change in the amount and/or frequency of the periodic payments. If requested in writing, copies of all notices of ASSESSMENTS for COMMON EXPENSES shall be given to any INSTITUTIONAL LENDER. Working capital contributions made to the ASSOCIATION upon the sale of UNITS by the DEVELOPER may be used to reimburse the DEVELOPER for start-up expenses of the ASSOCIATION, or otherwise as the ASSOCIATION shall determine from time to time and need not be restricted or accumulated. Any budget adopted by the BOARD shall provide for a reserve fund for capital expenditures, replacement and deferred maintenance of COMMON ELEMENTS and ASSOCIATION PROPERTY and for the maintenance of an ASSOCIATION working capital fund at least equal to one-sixth (1/6) of the annual ASSESSMENTS on all UNITS in the CONDOMINIUM other than UNITS owned by DEVELOPER; however, such budget shall be subject to change to cover actual expenses at any time, in conformance with applicable provisions of the ARTICLES and BYLAWS. In the event an expenditure of funds by the ASSOCIATION is required that cannot be made from the regular ASSESSMENTS for COMMON EXPENSES, the ASSOCIATION may make special ASSESSMENTS for COMMON EXPENSES, which shall be levied in the same manner as provided in this DECLARATION for regular ASSESSMENTS for COMMON EXPENSES and shall be payable by UNIT OWNERS in the manner determined by the BOARD as stated in the notice of any special ASSESSMENT for COMMON EXPENSES. The specific purpose or purposes of any special ASSESSMENT for COMMON EXPENSES shall be set forth in the written notice of such ASSESSMENT sent or delivered to each UNIT OWNER, and the funds collected pursuant to the special ASSESSMENT shall be used only for the specific purpose or purposes set forth in such notice, or returned to the UNIT OWNERS. However, upon completion of such specific purpose or purposes, any excess funds shall be considered COMMON SURPLUS. ASSESSMENTS for COMMON EXPENSES will commence upon the conveyance of the first UNIT by the DEVELOPER, and prior to such commencement date the DEVELOPER will be responsible for all COMMON EXPENSES of the CONDOMINIUM. ASSESSMENTS for COMMON EXPENSES for any UNIT added to the CONDOMINIUM will commence on the first day of the month beginning the fourth (4th) calendar month after the UNIT is added, or upon the conveyance of the UNIT by the DEVELOPER, whichever occurs first.

12.02 DEVELOPER shall guaranty that ASSESSMENTS imposed on UNIT OWNERS other than DEVELOPER shall not increase over a stated dollar amount, said guaranty to be effective for a stated time (the "GUARANTY PERIOD" or "GUARANTY PERIODS") as provided for in this Paragraph 12.02 of the

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DECLARATION, and accordingly, DEVELOPER shall pay any amount of COMMON EXPENSES incurred during the GUARANTY PERIODS and not produced by ASSESSMENTS at the guaranteed level receivable from UNIT OWNERS other than DEVELOPER. In accordance with the provisions of Section 718.116 of the CONDOMINIUM ACT, DEVELOPER shall, during the GUARANTY PERIODS, guarantee that as each PHASE is added as a part of the CONDOMINIUM PROPERTY, the ASSESSMENTS upon each UNIT in the particular PHASE being added shall not be in excess of the guaranteed stated dollar amount of ASSESSMENT. The initial GUARANTY PERIOD shall terminate upon the earlier of (i) December 31, 1988, or (ii) the date on which the UNIT OWNERS other than DEVELOPER elect a majority of the BOARD, and the guaranteed amount for each UNIT during the initial GUARANTY PERIOD shall be the amount set forth in the 1988 Estimated Operating Budget attached hereto as Exhibit "F." The second GUARANTY PERIOD shall commence on January 1, 1989, and shall terminate on the earlier of (i) December 31, 1989, or (ii) the date on which the UNIT OWNERS other than the DEVELOPER elect a majority of the BOARD and the guaranteed amount for each UNIT during the second GUARANTY PERIOD shall not exceed one hundred fifteen percent (115%) of the amount set forth for such UNIT in said Exhibit "F." Accordingly, pursuant to Section 718.116 of the CONDOMINIUM ACT, DEVELOPER shall be excused during the GUARANTY PERIODS from any obligation to pay any share of the COMMON EXPENSES with respect to those UNITS owned by DEVELOPER. During the GUARANTY PERIODS, DEVELOPER shall be solely responsible for payment of COMMON EXPENSES in excess of the stated dollar amount of ASSESSMENTS collected from UNIT OWNERS. At the termination of the GUARANTY PERIODS, DEVELOPER shall contribute to the COMMON EXPENSES as to the UNITS owned by DEVELOPER in the same manner and in the same dollar amount as all other UNIT OWNERS. Notwithstanding anything to the contrary herein, any GUARANTY PERIOD shall terminate on the date on which the UNIT OWNERS other than the DEVELOPER elect a majority of the BOARD. Additionally, nothing contained herein shall prevent (or obligate) the DEVELOPER from entering into an agreement or agreements with a majority of UNIT OWNERS other than the DEVELOPER in accordance with Florida Statute §718.116(8)(a)2 for an additional GUARANTY PERIOD or GUARANTY PERIODS, and such right (but not the obligation) is specifically reserved by the DEVELOPER.

13. Monetary Defaults and Collection of ASSESSMENTS.

13.1 Liability for ASSESSMENTS. A UNIT OWNER, regardless of how title is acquired, including without limitation a purchaser at a judicial sale, shall be liable for all ASSESSMENTS coming due while he is the UNIT OWNER, and, except as provided in Paragraph 13.6 of this DECLARATION, shall be jointly and severally liable for all unpaid ASSESSMENTS owed by the prior UNIT OWNER of the UNIT OWNER's UNIT, without prejudice to any right the UNIT OWNER may have to recover from the prior UNIT OWNER any ASSESSMENTS paid by the UNIT OWNER. However, no UNIT OWNER shall be liable for any ASSESSMENTS owed by the DEVELOPER. The ASSESSMENTS shall include regular and special ASSESSMENTS for COMMON EXPENSES, and other ASSESSMENTS which may be payable to the ASSOCIATION by a UNIT OWNER pursuant to the CONDOMINIUM ACT, this DECLARATION, the ARTICLES or the BYLAWS.

13.2 Late Charges and Interest. If any ASSESSMENT is not paid within ten (10) days after the due date, the ASSOCIATION shall have the right to charge the defaulting OWNER a late charge of fifteen percent (15%) of the amount of the ASSESSMENT or FIFTEEN DOLLARS ($15.00), whichever is greater, plus interest at the then highest rate of interest allowable by law, but not greater than eighteen percent (18%) per annum, from the due date until paid. If there is no due date applicable to any particular ASSESSMENT, then the ASSESSMENT shall be due ten (10) days after written demand by the ASSOCIATION. The BOARD may waive the payment of any or all late charges or interest in the discretion of the BOARD.

13.3 Lien for ASSESSMENTS. The ASSOCIATION shall have a lien on each CONDOMINIUM PARCEL for all unpaid ASSESSMENTS, together with interest, costs and attorneys' fees incurred by the ASSOCIATION incident to the collection of the ASSESSMENT or enforcement of the lien, and for all sums advanced and paid by the ASSOCIATION for taxes and payment on account of superior mortgages, liens or encumbrances in order to preserve and protect the ASSOCIATION's lien. The lien is effective from and after recording a Claim of Lien in the Public Records of Broward County, Florida, stating the description of the CONDOMINIUM PARCEL, the name of the record UNIT OWNER, the amount due and the due dates. The lien is in effect until all sums secured by it have been fully paid or until the lien is barred by law. The Claim of Lien shall secure all unpaid ASSESSMENTS, interest, costs, attorneys' fees and all sums advanced and paid by the ASSOCIATION for taxes and payments on

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account of superior mortgages, liens or encumbrances in order to preserve and protect the ASSOCIATION's lien, which are due upon and which may accrue subsequent to the recording of the Claim of Lien and prior to entry of a final judgment of foreclosure. The Claim of Lien must be signed and acknowledged by an officer or agent of the ASSOCIATION. Upon payment in full of all sums secured by the lien, the person making the payment is entitled to a satisfaction of or release the lien.

13.4 Collection and Foreclosure. The ASSOCIATION may bring an action in its name to foreclose a lien for ASSESSMENTS in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid ASSESSMENTS without waiving any claim of lien, and the applicable UNIT OWNER shall be liable to the ASSOCIATION for all costs and expenses incurred by the ASSOCIATION in connection with the collection of any unpaid ASSESSMENTS, and the filing, enforcement and/or foreclosure of the ASSOCIATION's lien, including reasonable attorneys' fees, and all sums paid by the ASSOCIATION for taxes and on account of any other mortgage, lien or encumbrance in order to preserve and protect the ASSOCIATION's lien. However, no foreclosure judgment may be entered until at least thirty (30) days after the ASSOCIATION gives written notice to the UNIT OWNER of its intention to foreclose its lien to collect the unpaid ASSESSMENTS, and other sums secured by the claim of lien. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid ASSESSMENTS, including those coming due after the Claim of Lien is recorded, are paid before the entry of a final judgment of foreclosure, the ASSOCIATION shall not recover attorneys' fees or costs. The notice must be given by hand delivery of a copy of it to the UNIT OWNER or by certified or registered mail, return receipt requested, addressed to the UNIT OWNER at his last known address, and upon such mailing, the notice shall be deemed to have been given and the court shall proceed with the foreclosure action and may award attorneys' fees and costs as permitted by law. If, after diligent search and inquiry, the ASSOCIATION cannot find the UNIT OWNER or a mailing address at which the UNIT OWNER will receive the notice, the court may proceed with the foreclosure action and may award attorneys' fees and costs as permitted by law. The notice requirements of this Paragraph 13.4 of the DECLARATION are satisfied if the UNIT OWNER records a Notice of Contest of Lien as provided by the CONDOMINIUM ACT. The notice requirements of this Paragraph 13.4 of the DECLARATION shall not apply if an action to foreclose a mortgage on the UNIT is pending before any court, if the ASSOCIATION's rights would be affected by such foreclosure, and if actual, constructive or substitute service of process has been made on the UNIT OWNER. The BOARD is authorized to settle and compromise any claims the ASSOCIATION may have against a UNIT OWNER if the BOARD deems a settlement or compromise appropriate or desirable.

13.5 Rental and Receiver. If a UNIT OWNER remains in possession of his UNIT and the Claim of Lien of the ASSOCIATION against his UNIT is foreclosed, the court, in its discretion, may require the UNIT OWNER to pay a reasonable rental for the UNIT, and the ASSOCIATION is entitled to the appointment of a receiver to collect the rent.

13.6 Liability of Mortgagee, Lien or Judicial Sale Purchaser for ASSESSMENT. When the UNIT MORTGAGEE of a first mortgage of record, or other purchaser of a UNIT obtains title to the CONDOMINIUM PARCEL by a purchase at the public sale resulting from the MORTGAGEE's foreclosure judgment in a foreclosure suit in which the ASSOCIATION has been properly named as a defendant junior lienholder, or as a result of a deed given in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the share of COMMON EXPENSES or ASSESSMENTS, or for any other monies owed to the ASSOCIATION, including but not limited to interest, late charges, fines or fees, attributable to the CONDOMINIUM PARCEL or chargeable to the former UNIT OWNER of the CONDOMINIUM PARCEL which became due prior to acquisition of title as a result of the foreclosure or deed in lieu thereof. The unpaid share of COMMON EXPENSES or ASSESSMENTS are COMMON EXPENSES collectable from all of the UNIT OWNERS, including such acquirer and his successors and assigns. The new owner, from and after the time of acquiring such title, shall be liable for payment of all future ASSESSMENTS for COMMON EXPENSES and such other expenses as may be assessed to the CONDOMINIUM PARCEL. Any person who acquires an interest in a CONDOMINIUM PARCEL, except through foreclosure of a first mortgage of record of an INSTITUTIONAL LENDER or by acceptance of a deed in lieu thereof, including without limitation persons acquiring title by sale, gift, devise, operation of law or by purchase at a judicial or tax sale, shall be liable for all unpaid ASSESSMENTS and other monies due and owing by the

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former UNIT OWNER to the ASSOCIATION, and shall not be entitled to occupancy of the UNIT or enjoyment of the COMMON ELEMENTS or ASSOCIATION PROPERTY until such time as all unpaid ASSESSMENTS and other monies have been paid in full.

13.7 Unpaid ASSESSMENTS - Certificate. Within fifteen (15) days after request by any UNIT OWNER, or by any INSTITUTIONAL LENDER holding, insuring, or guaranteeing a mortgage encumbering an UNIT, or by any PERSON intending to purchase a UNIT or provide a mortgage loan encumbering a UNIT, the ASSOCIATION shall provide a certificate stating all ASSESSMENTS and other monies owed to the ASSOCIATION by the UNIT OWNER with respect to the CONDOMINIUM PARCEL. Any PERSON, other than the UNIT OWNER, who relies upon such certificate shall be protected thereby and the ASSOCIATION shall be estopped from the collection of ASSESSMENTS from any such PERSON who, subsequent to obtaining such certificate from the ASSOCIATION, acquires title to such UNIT.

13.8 Application of Payments. Any payments made to the ASSOCIATION by any UNIT OWNER shall first be applied towards any sums advanced and paid by the ASSOCIATION for taxes and payment on account of superior mortgages, liens or encumbrances which may have been advanced by the ASSOCIATION in order to preserve and protect its lien; next toward reasonable attorneys' fees incurred by the ASSOCIATION incidental to the collection of assessments and other monies owed to the ASSOCIATION by the UNIT OWNER and/or for the enforcement of its lien; next towards interest on any ASSESSMENTS or other monies due to the ASSOCIATION, as provided in this DECLARATION; and next towards any unpaid ASSESSMENTS owed to the ASSOCIATION, in the inverse order that such ASSESSMENTS were due.

14. ASSOCIATION. In order to provide for the administration and operation of the CONDOMINIUM PROPERTY, the ASSOCIATION has been organized as a not-for-profit corporation under the Laws of the State of Florida, and the ASSOCIATION shall administer the operation and management of the CONDOMINIUM PROPERTY and undertake and perform all acts and duties incidental thereto in accordance with the terms, provisions and conditions of the CONDOMINIUM ACT and this DECLARATION, the ARTICLES, the BYLAWS and the rules and regulations promulgated from time to time by the ASSOCIATION.

14.1 ARTICLES. No amendment of the ARTICLES shall be deemed an amendment to this DECLARATION, and, except as otherwise provided, this DECLARATION shall not prohibit or restrict amendments to the ARTICLES.

14.2 BYLAWS. No amendment of the BYLAWS shall be deemed an amendment to this DECLARATION, and, except as otherwise provided, this DECLARATION shall not prohibit or restrict amendments to the BYLAWS.

14.3 Limitation Upon Liability of ASSOCIATION. Notwithstanding the duty of the ASSOCIATION to maintain and repair portions of the CONDOMINIUM PROPERTY, the ASSOCIATION shall not be liable to UNIT OWNERS for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of any portion of the CONDOMINIUM PROPERTY to be maintained and/or repaired by the ASSOCIATION or caused by the elements or by other UNIT OWNERS or PERSONS.

14.4 Restraint Upon Assignment of Shares in Assets. The share of a UNIT OWNER in the funds and assets of the ASSOCIATION cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his UNIT.

14.5 Approval or Disapproval of Matters. Whenever the approval, consent or decision of the UNIT OWNERS is required upon any matter, whether or not the subject of an ASSOCIATION meeting, such decision shall be expressed in accordance with the ARTICLES and the BYLAWS.

14.6 Acts of the ASSOCIATION. Unless the approval or action of the UNIT OWNERS, and/or a certain specific percentage of the BOARD is specifically required by the CONDOMINIUM ACT or in this DECLARATION, the ARTICLES,

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the BYLAWS or in applicable rules and regulations of the ASSOCIATION, all approvals, consents or actions required or permitted to be given or taken by the ASSOCIATION shall be given or taken by the BOARD, without the consent of the UNIT OWNERS, and the BOARD may so approve and so act through the proper officers of the ASSOCIATION which have been duly elected by the BOARD in accordance with the BYLAWS, without a specific resolution. The approval or consent of the ASSOCIATION or the BOARD shall be evidenced by a written instrument signed by any director or officer of the ASSOCIATION. When an approval, consent or action of the ASSOCIATION is permitted to be given or taken, such approval, consent or action may be conditioned in any manner the ASSOCIATION deems appropriate, or the ASSOCIATION may refuse to take or give such approval, consent or action without the necessity of establishing the reasonableness of such conditions or refusal, except as specifically provided by the CONDOMINIUM ACT or in this DECLARATION, the ARTICLES or the BYLAWS to the contrary.

14.7 Management Company. The ASSOCIATION shall have the right to contract for the management and maintenance of any of the CONDOMINIUM PROPERTY, and to authorize a management agent or company to assist the ASSOCIATION in carrying out its powers and duties as set forth in this DECLARATION. Any management agent or company may be the DEVELOPER or an affiliate of the DEVELOPER. However, the ASSOCIATION and its officers shall retain at all times the powers and duties granted to it by this DECLARATION, the ARTICLES, BYLAWS and the CONDOMINIUM ACT.

14.8 Membership. All UNIT OWNERS shall be members of the ASSOCIATION. Membership as to each UNIT shall be established, and transferred, as provided by the ARTICLES and the BYLAWS.

14.9 Voting. On all matters as to which the members of the ASSOCIATION shall be entitled to vote, there shall be only one vote for each UNIT.

15. Insurance. The insurance, other than title insurance, which shall be carried upon the CONDOMINIUM PROPERTY, the ASSOCIATION PROPERTY, the BUILDINGS, the COMMON ELEMENTS and the UNITS shall be governed by the following provisions:

15.1 Purchase, Custody and Payment of Policies.

15.1.1 Purchase. All insurance policies purchased by the ASSOCIATION shall be issued by an insurance company authorized to do business in Florida.

15.1.2 Review By INSTITUTIONAL LENDERS. Each INSTITUTIONAL LENDER will have the right upon reasonable notice to the ASSOCIATION to review the form, content, insurer, limits and coverage of all insurance purchased by the ASSOCIATION.

15.1.3 Named Insured. The named insured on all policies purchased by the ASSOCIATION shall be the ASSOCIATION, individually and as agent for UNIT OWNERS covered by the policy, without naming them, and as agent for UNIT MORTGAGEES, without naming them.

15.1.4 Custody of Policies and Payment of Proceeds. All policies shall provide that payments for losses made by the insurer on account of casualty to any portion of the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY shall be paid to the Insurance Trustee, and all policies and endorsements for casualty losses shall be deposited with the Insurance Trustee.

15.1.5 Copies to UNIT OWNERS or INSTITUTIONAL LENDERS. One copy of each insurance policy or a certificate evidencing the same, and all endorsements thereon, shall be furnished by the ASSOCIATION to each UNIT OWNER and to each INSTITUTIONAL LENDER who holds a mortgage upon a UNIT covered by the policy (and who in writing requests the ASSOCIATION to provide it with such policies).

15.1.6 Personal Property and Liability. UNIT OWNERS may obtain insurance at their own expense and at their own discretion for their personal property, personal liability, living expenses and for damage to improvements made to their UNIT.

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15.2 Coverage.

15.2.1 Casualty. All BUILDINGS, including UNITS and COMMON ELEMENTS and LIMITED COMMON ELEMENTS, and improvements upon the CONDOMINIUM PROPERTY and all ASSOCIATION PROPERTY are to be insured in an amount equal to one hundred (100%) percent of the then current replacement cost thereof (excluding foundation, excavating costs and other items normally excluded from coverage) as determined from time to time by the ASSOCIATION's casualty insurance company. Any deductible amount under the casualty policy shall not exceed $1,000.00 or such greater amount as is approved by both a majority of the UNIT OWNERS. Such coverage shall afford protection against:

15.2.1.1 Loss or damage by fire and other hazards covered by a standard "Extended Coverage" endorsement;

15.2.1.2 Such other risks as from time to time shall be customarily insured against with respect to buildings and improvements similar in construction, location and use, including but not limited to vandalism and malicious mischief, and all other risks normally covered by a standard "All Risk" endorsement.

15.2.1.3 Loss or damage normally covered by a standard "Special Condominium Endorsement," which provides the following protections.

15.2.1.3(1) That the insurance will not be prejudiced by any acts or omissions of UNIT OWNERS who are not under the control of the ASSOCIATION.

15.2.1.3(2) That the insurance policy will be primary, even if a UNIT OWNER has other insurance which covers the same loss.

15.2.1.3(3) That any insurance trust agreement will be recognized under such insurance policy.

15.2.1.3(4) That the right of subrogation against the UNIT OWNERS will be waived under the insurance policy.

15.2.1.4 The hazard insurance policy shall cover, among other things, all of the UNITS and COMMON ELEMENTS within the CONDOMINIUM PROPERTY, including but not limited to the unfinished interior surfaces of the perimeter walls, floors and ceilings, partition walls, doors, stairways, kitchen cabinets and fixtures, built-in kitchen appliances, electrical fixtures, and bathroom cabinets and fixtures, all as originally supplied or replacements thereof of like kind and quality having a value not in excess of that originally supplied as a standard item by DEVELOPER. The hazard insurance policy shall not include any (i) improvements made in any UNIT having a value in excess of that originally supplied as a standard item by the DEVELOPER, or any additional furniture, furnishings, or other personal property installed or brought into a UNIT, from time to time, by the UNIT OWNERS or residents of a UNIT, or their guests or invitees, or (ii) floor, wall or ceiling coverings within any UNIT.

15.2.2 Liability. Comprehensive general public liability insurance covering loss or damage resulting from accidents or occurrences on or about or in connection with the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY or adjoining driveways and walkways, or any work, matters or things related to the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY, or to this DECLARATION and its exhibits, with such coverage as shall be required from time to time by the ASSOCIATION, but with a combined single limit liability of not less than $1,000,000.00 for bodily injury, death or property damage arising out of a single occurrence, and with cross liability endorsement to cover liabilities of the UNIT OWNERS as a group to a UNIT OWNER.

15.2.3 Fidelity Bonds. The ASSOCIATION shall obtain blanket fidelity bonds for all officers, directors, trustees and employees of the ASSOCIATION and all other PERSONS handling or responsible for funds of or administered by the ASSOCIATION. Furthermore, where the ASSOCIATION has delegated some or all of the responsibility for the handling of funds to a management company, such bonds shall be required for its officers, employees and agents handling or responsible for funds of, or administered on behalf of, the ASSOCIATION. The total amount of fidelity bond coverage required shall in no event be less than (i) a sum equal to three (3) months' aggregate assessments

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on all UNITS plus all reserve funds held by the ASSOCIATION, or (ii) any minimun amount required by the CONDOMINIUM ACT, whichever is greater.

15.2.4 Flood Insurance. The ASSOCIATION shall obtain flood insurance covering loss or damage resulting from flood, water surge and related events at all times insuring all BUILDINGS, including UNITS and COMMON ELEMENTS and LIMITED COMMON ELEMENTS, and improvements upon the CONDOMINIUM PROPERTY in an amount at least equal to the lesser of (i) one hundred percent (100%) of the then current replacement cost, or (ii) the maximum flood insurance coverage available for the CONDOMINIUM PROPERTY under the National Flood Insurance Program, if the CONDOMINIUM PROPERTY is located in a Special Flood Hazard Area (as that term is used and defined by the Federal Emergency Management Agency of the United States Government).

15.2.5 Workman's Compensation Insurance and Such Other Insurance as the ASSOCIATION shall determine from time to time to be desirable, or as may be required by law, and as is customarily obtained with respect to condominiums similar in construction, location and use to this CONDOMINIUM, such as, where applicable, contractual and all written contract insurance, employers' liability insurance and comprehensive automobile liability insurance.

When appropriate and obtainable, each of the foregoing policies shall waive the insurer's right to (i) any pro rata clause that reserves to the insurer the right to pay only a fraction of any loss if other insurance carriers have issued coverage upon the same risk, and (ii) avoid liability for a loss that is caused by an act of one or more members of the BOARD (or officers of the ASSOCIATION duly elected by the BOARD) or by one or more UNIT OWNERS; and shall provide that such policies may not be cancelled or substantially modified (except for increases in coverage for limits of liability) without at least ten (10) days' prior written notice to the ASSOCIATION, the UNIT OWNERS and UNIT MORTGAGEES.

15.3 Premiums. Premiums for insurance policies purchased by the ASSOCIATION shall be paid by the ASSOCIATION as a COMMON EXPENSE, except that any increase in any insurance premium occasioned by the misuse, occupancy or abandonment of a UNIT or its appurtenances or of the COMMON ELEMENTS or the ASSOCIATION PROPERTY by a particular UNIT OWNER, or by a resident of any UNIT, or by a member of their families or their guests or invitees, shall be assessed against and paid by that UNIT OWNER.

15.4 Insurance Trustee. All casualty insurance policies purchased by the ASSOCIATION shall provide that all proceeds covering casualty losses shall be paid to any national bank or trust company in the vicinity of the CONDOMINIUM with trust powers as may be designated by the ASSOCIATION as Trustee, which Trustee is herein referred to as the "Insurance Trustee." The Insurance Trustee shall not be liable for payment of premiums or for the renewal or sufficiency of the policies or for the failure to collect any insurance proceeds. The duty of the Insurance Trustee shall be to receive such proceeds as are paid to and hold the same in trust for the purposes stated in this DECLARATION and for the benefit of the UNIT OWNERS and UNIT MORTGAGEES in the following shares, which shares need not be set forth in the records of the Insurance Trustee. Notwithstanding the foregoing, so long as the DEVELOPER appoints a majority of the BOARD, unless any INSTITUTIONAL LENDER otherwise requires by written notice to the ASSOCIATION, no Insurance Trustee will be required, and all references in this DECLARATION to an Insurance Trustee shall refer to the ASSOCIATION where the context requires.

15.4.1 COMMON ELEMENTS. Proceeds on account of damage to COMMON ELEMENTS shall be held in as many undivided shares as there are UNITS, the share of each UNIT OWNER being the same as his share in the COMMON ELEMENTS, as the same are stated in this DECLARATION.

15.4.2 UNITS. Proceeds on account of damage to UNITS shall be held in the following undivided shares:

15.4.2.1 When the UNITS are to be repaired and restored, for the owners of damaged UNITS in proportion to the cost of repairing the damage suffered by each UNIT OWNER.

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15.4.2.2 When the UNITS are not to be repaired and restored as provided in this DECLARATION, for the owners of all UNITS in the CONDOMINIUM, each owner's share being in proportion to his share in the COMMON ELEMENTS appurtenant to his UNIT.

15.4.2.3 Mortgagee. In the event a mortgagee endorsement has been issued as to a UNIT, the share of the UNIT OWNER shall be held in trust for the UNIT MORTGAGEE and the UNIT OWNER as their respective interests may appear. No UNIT MORTGAGEE shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds except distributions thereof made to the UNIT OWNER and MORTGAGEE pursuant to the provisions of this DECLARATION.

15.4.3 ASSOCIATION PROPERTY. Proceeds on account of damage to ASSOCIATION PROPERTY shall be held on behalf of the ASSOCIATION.

15.5 Distribution of Proceeds. Proceeds of insurance policies received by the Insurance Trustee shall be distributed to, or for the benefit of, the beneficial owners in the following manner:

15.5.1 Expense of the Trust. All expenses of the Insurance Trustee shall be first paid or provisions made therefor.

15.5.2 Reconstruction or Repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the remaining proceeds shall be paid to defray the costs thereof as provided in this DECLARATION. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, remittances to UNIT OWNERS and UNIT MORTGAGEES being payable jointly to them. This is a covenant for the benefit of any UNIT MORTGAGEE and may be enforced by such UNIT MORTGAGEE.

15.5.3 Failure to Reconstruct or Repair. If it is determined in the manner provided in this DECLARATION that the damaged BUILDING and/or UNIT for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be distributed to the beneficial owners, remittances to UNIT OWNERS and UNIT MORTGAGEES being payable jointly to them. This is a covenant for the benefit of any UNIT MORTGAGEE and may be enforced by such UNIT MORTGAGEE.

15.5.4 Certificate. In making distribution to UNIT OWNERS and UNIT MORTGAGEES, the Insurance Trustee may rely upon a certificate of the ASSOCIATION, executed by the President and Secretary, as to the names of the UNIT OWNERS and UNIT MORTGAGEES together with their respective shares of the distribution.

15.5.5 Limitation on Use of Proceeds. In no event may any hazard insurance proceeds for losses to any CONDOMINIUM PROPERTY (whether to UNITS, LIMITED COMMON ELEMENTS or COMMON ELEMENTS) or to any ASSOCIATION PROPERTY be used for other than expenses of the Insurance Trustee or for the repair, replacement or reconstruction of such CONDOMINIUM PROPERTY or ASSOCIATION PROPERTY, without the approval of at least sixty-six and two-thirds percent (66 2/3%) of the votes of the UNIT OWNERS and sixty-six and two-thirds percent (66 2/3%) of the votes of the UNIT MORTGAGEES.

15.6 ASSOCIATION as Agent. The ASSOCIATION is hereby irrevocably appointed agent for each UNIT OWNER and for each UNIT MORTGAGEE and for each owner of any other interest in the CONDOMINIUM PROPERTY to adjust all claims arising under insurance policies purchased by the ASSOCIATION and to execute and deliver releases upon the payment of claims.

15.7 Notice of Possible Inadequate Insurance Coverage. In any legal action in which the ASSOCIATION may be exposed to liability in excess of insurance coverage protecting the ASSOCIATION and the UNIT OWNERS, the ASSOCIATION shall give notice of any excess exposure within a reasonable time to all UNIT OWNERS and UNIT MORTGAGEES who may be exposed to the liability and they shall have the right to intervene and defend.

15.8 Inspection of Insurance Policies. A copy of each insurance policy purchased by the ASSOCIATION shall be made available for inspection by any OWNER or INSTITUTIONAL LENDER at reasonable times.

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16. Reconstruction or Repair - After Casualty.

16.1 Determination to reconstruct or repair. If any part of the CONDOMINIUM PROPERTY or ASSOCIATION PROPERTY is damaged or destroyed by casualty, whether or not the damage will be repaired shall be determined in the following manner:

16.1.1 COMMON ELEMENTS. If the damaged improvement is a COMMON ELEMENT, the damaged property shall be reconstructed or repaired, unless it is determined in the manner provided in this DECLARATION that the CONDOMINIUM shall be terminated.

16.1.2 BUILDINGS Containing UNITS. In the event of damage to or destruction of any BUILDING(S) containing UNITS as a result of fire or other casualty, except as provided in this DECLARATION, the ASSOCIATION shall arrange for the prompt repair and restoration of the BUILDING(S) (including any damaged UNITS contained therein, and the bathroom and kitchen fixtures equivalent in value to that initially installed by the DEVELOPER or replacements thereof of like kind and quality, but not including improvements having a value in excess of that originally installed by the DEVELOPER, or furniture, furnishings or other personal property supplied by any UNIT OWNER or tenant of a UNIT OWNER) and the Insurance Trustee shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration in appropriate progress payments. Notwithstanding the foregoing, if fifty (50%) percent or more of the UNITS within the CONDOMINIUM are very substantially damaged or destroyed, then, within sixty (60) days after such damage or destruction, a special meeting of the UNIT OWNERS shall be called and held, with all INSTITUTIONAL LENDERS receiving notice of such casualty and of the time and place of such special meeting, to determine whether the damage or destruction will be repaired and restored, or whether the CONDOMINIUM will be terminated as provided in this DECLARATION. The damage or destruction shall be repaired and restored unless it is determined at said meeting that the CONDOMINIUM will be terminated, and in the event the CONDOMINIUM is to be terminated, the CONDOMINIUM PROPERTY will not be repaired or restored and the net proceeds of insurance resulting from such damage or destruction shall be divided among all the UNIT OWNERS in proportion to their respective interests in the COMMON ELEMENTS; provided, however, that no payment shall be made to a UNIT OWNER until there has first been paid off out of his share of such funds all liens on his UNIT in the order of priority of such liens, including the liens of UNIT MORTGAGEES. The Insurance Trustee may rely upon a certificate of the ASSOCIATION made by its President and Secretary to determine whether or not the damaged property is to be reconstructed or repaired.

16.1.3 ASSOCIATION PROPERTY. If the damaged improvement is part of the ASSOCIATION PROPERTY, the damaged improvement shall be reconstructed or repaired unless two-thirds (2/3) of the members of the ASSOCIATION and all of the UNIT MORTGAGEES agree not to repair such property.

16.2 Plans and Specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications approved by the controlling governmental authorities for the original improvements, and in accordance with the SURVEY EXHIBITS, or if not, then according to plans and specifications approved by a majority of the UNIT OWNERS and UNIT MORTGAGEES which have at least fifty-one (51%) percent of the votes of UNITS subject to mortgages of INSTITUTIONAL LENDERS, and if the damaged property is one or more BUILDINGS containing UNITS, by the UNIT OWNERS of all UNITS (and their respective UNIT MORTGAGEES), the plans for which are to be altered, which approval shall not be unreasonably withheld.

16.3 Responsibility. If the damage is only to those parts of a UNIT for which the responsibility of maintenance and repair is that of the UNIT OWNER, the UNIT OWNER shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the ASSOCIATION.

16.4 Estimates of Costs. Immediately after a determination is made to rebuild or repair damage to property for which the ASSOCIATION has the responsibility of reconstruction and repair, the ASSOCIATION shall obtain reliable and detailed estimates of the cost to rebuild or repair from one or

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more reliable licensed contractors, and shall submit copies of all acceptable estimates to the Insurance Trustee.

16.5 ASSESSMENTS. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the ASSOCIATION, or if at any time during or after the reconstruction and repair the funds for the payment of the costs thereof are insufficient, ASSESSMENTS shall be made against the UNIT OWNERS, in sufficient amounts to provide funds to pay such costs. Such ASSESSMENTS against UNIT OWNERS for damage to UNITS or other areas or improvements to be maintained by a UNIT OWNER shall be in proportion to the cost of reconstruction and repair of their respective UNITS or the respective areas or improvements to be maintained by them. Such ASSESSMENTS on account of damage to COMMON ELEMENTS or ASSOCIATION PROPERTY shall be in proportion to the UNIT OWNER's share in the COMMON ELEMENTS. Notwithstanding the foregoing, the UNIT OWNERS shall not be assessed more than this CONDOMINIUM's share of the costs of reconstructing or repairing any ASSOCIATION PROPERTY.

16.6 Deductible Provision. The UNIT OWNERS shall be responsible for the payment of any deductible under the ASSOCIATION's casualty insurance policy, in the same manner as the UNIT OWNERS are responsible for the payment of any excess costs of reconstruction and repair as set forth in Paragraph 16.5 of this DECLARATION.

16.7 Construction Funds. The funds for payment for costs of reconstruction and repair after casualty which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the ASSOCIATION from ASSESSMENTS against UNIT OWNERS shall be disbursed in payment of such costs in the following manner:

16.7.1 ASSOCIATION. If the total ASSESSMENTS made by the ASSOCIATION in order to provide funds for payment of costs of reconstruction and repair which is the responsibility of the ASSOCIATION is more than twenty-five Thousand ($25,000.00) Dollars, then the sums paid upon such ASSESSMENT shall be deposited by the ASSOCIATION with the Insurance Trustee. In all other cases, the ASSOCIATION shall hold the sums paid upon such ASSESSMENTS and disburse the same in payment of the costs of reconstruction and repair.

16.7.2 Insurance Trustee. The proceeds of insurance collected on account of a casualty and the sums deposited with the Insurance Trustee by the ASSOCIATION from collections of ASSESSMENTS against UNIT OWNERS on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner and order:

16.7.2.1 ASSOCIATION - Lesser Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the ASSOCIATION is less than Twenty-five Thousand ($25,000.00) Dollars, then the construction fund shall be disbursed in payment of such costs upon the order of the ASSOCIATION; provided, however, that upon request to the Insurance Trustee by an INSTITUTIONAL LENDER which is a beneficiary of an insurance policy, the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner hereafter provided for the reconstruction and repair of major damage.

16.7.2.2 ASSOCIATION - Major Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the ASSOCIATION is more than Twenty-five Thousand ($25,000.00) Dollars, then the construction fund shall be disbursed in payment of such costs in the manner required by the ASSOCIATION and upon approval of an architect qualified to practice in the State of Florida and employed by the ASSOCIATION to supervise the work.

16.7.2.3 UNIT OWNER. If there is a balance of insurance proceeds after payment of costs of reconstruction and repair that is the responsibility of the ASSOCIATION, such balance shall next be distributed to owners of damaged UNITS who have responsibility for reconstruction and repair of their UNITS. The distribution shall be in the shares that the estimated cost of reconstruction and repair in each damaged UNIT bears to the total of these

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costs in all damaged units; provided, however, that no UNIT OWNER shall be paid an amount in excess of the estimated costs of reconstruction and repair for his UNIT. If there is a mortgage upon a UNIT, the distribution shall be paid to the UNIT OWNER and the UNIT MORTGAGEE jointly and they may use the proceeds as they may determine.

16.7.2.4 Surplus. It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all costs of the reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial owners of the fund in the manner as stated in this DECLARATION; except, however, that the part of a distribution to a UNIT OWNER which is not in excess of ASSESSMENTS paid by such UNIT OWNER into the construction fund shall not be made payable to any UNIT MORTGAGEE.

16.7.2.5 Certificate. Notwithstanding the provisions of this DECLARATION, the Insurance Trustee shall not be required to determine whether or not sums paid by UNIT OWNERS upon ASSESSMENTS shall be deposited by the ASSOCIATION with the Insurance Trustee, nor to determine whether the disbursements from the construction fund are to be upon the order of the ASSOCIATION or upon approval of an architect or otherwise, nor whether a disbursement is to be made from the construction fund, nor to determine the payee nor the amount to be paid, nor to determine whether surplus funds to be distributed are less than the ASSESSMENTS paid by UNIT OWNERS. Instead, the Insurance Trustee may rely upon a certificate of the ASSOCIATION executed by its President and Secretary as to any or all of such matters and stating that the sums to be paid are due and properly payable, and stating the name of the payee and the amount to be paid; provided, however, that when a UNIT MORTGAGEE is required to be named as payee, the Insurance Trustee shall also name the UNIT MORTGAGEE as payee of any distribution of insurance proceeds to a UNIT OWNER and further provided that when the ASSOCIATION or a UNIT MORTGAGEE which is the beneficiary of any insurance policy, the proceeds of which are included in the construction fund, so requires, the approval of an architect named by the ASSOCIATION shall first be obtained by the ASSOCIATION for disbursements in payment of costs of reconstruction and repair.

17. Condemnation and Eminent Domain.

17.1 Representation by ASSOCIATION. The ASSOCIATION shall represent the UNIT OWNERS in any condemnation or eminent domain proceedings or in negotiations, settlements and agreements with the condemning or taking authority for acquisition of the COMMON ELEMENTS or the ASSOCIATION PROPERTY, or any part thereof, and for such purpose each UNIT OWNER appoints the ASSOCIATION as the UNIT OWNER's attorney-in-fact.

17.2 Deposit of Awards with Insurance Trustee. The taking of any CONDOMINIUM PROPERTY or ASSOCIATION PROPERTY by condemnation or eminent domain proceedings shall be deemed to be a casualty, and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty and shall be deposited with the Insurance Trustee. Even though the awards may be payable to UNIT OWNERS, the UNIT OWNERS shall deposit the awards with the Insurance Trustee; and in the event of a failure to do so, in the discretion of the ASSOCIATION, a special ASSESSMENT shall be made against a defaulting UNIT OWNER in the amount of his award, or the amount of that award shall be set off against the sums payable to that UNIT OWNER.

17.3 Determination Whether to Continue CONDOMINIUM. Whether the CONDOMINIUM will be terminated after condemnation or eminent domain proceedings will be determined in the manner provided in this DECLARATION for termination of the CONDOMINIUM, and in the event of any condemnation or eminent domain proceedings, a special meeting of the members of the ASSOCIATION shall be called and held, with all INSTITUTIONAL LENDERS receiving notice of such condemnation and of the time and place of such special meeting, to make such determination within sixty (60) days after the taking of any CONDOMINIUM PROPERTY by condemnation or eminent domain proceedings is final.

17.4 Disbursement of Funds. If the CONDOMINIUM is terminated after condemnation or eminent domain proceedings, the proceeds of the awards and special ASSESSMENTS will be deemed to be CONDOMINIUM PROPERTY and shall be

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owned and distributed in the manner provided for insurance proceeds if the CONDOMINIUM is terminated after a casualty. If the CONDOMINIUM is not terminated after condemnation or eminent domain proceedings, the size of the CONDOMINIUM will be reduced, the UNIT OWNERS of condemned or taken UNITS will be receive their awards and the CONDOMINIUM PROPERTY damaged by the condemnation will be made useable in the manner provided in this DECLARATION. The proceeds of the awards and special ASSESSMENTS shall be used for these purposes and shall be disbursed in the manner provided for disbursement of funds by the Insurance Trustee after a casualty.

17.5 UNIT Reduced but Tenantable. If the taking reduces the size of a UNIT and the remaining portion of the UNIT can be made tenantable, the award for the taking of a portion of the UNIT shall be used for the following purposes in the order stated and the following changes shall be effected in the CONDOMINIUM:

17.5.1 Restoration of UNIT. The UNIT shall be made tenantable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be assessed against the UNIT OWNER of the UNIT.

17.5.2 Distribution of Surplus. The balance of the award, if any, shall be distributed to the UNIT OWNER of the UNIT and to each UNIT MORTGAGEE, the remittance being made payable jointly to the UNIT OWNER and mortgagees.

17.6 UNIT Made Untenantable. If the taking is of the entire UNIT or so reduces the size of a UNIT that it cannot be made tenantable, the award for the taking of the UNIT shall be used for the following purposes in the order stated and the following changes shall be effected in the CONDOMINIUM:

17.6.1 Payment of Award. The award shall be paid first to all INSTITUTIONAL LENDERS in an amount sufficient to pay off their mortgages due from those UNITS which are not tenantable; and then jointly to the UNIT OWNERS and UNIT MORTGAGEES of UNITS not tenantable in an amount equal to the market value of the UNIT immediately prior to the taking and with credit being given for payments previously reserved for INSTITUTIONAL LENDERS; and the balance, if any, to repairing and replacing the COMMON ELEMENTS.

17.6.2 Adjustment of Shares in COMMON ELEMENTS. The shares in the COMMON ELEMENTS appurtenant to the UNITS that continue as part of the CONDOMINIUM shall be adjusted to distribute the proportionate share of ownership of the COMMON ELEMENTS among the reduced number of UNIT OWNERS. This shall be done by restating the shares of continuing UNIT OWNERS in the COMMON ELEMENTS as elsewhere provided in this DECLARATION.

17.6.3 ASSESSMENTS. If the amount of the award for the taking is not sufficient to pay the market value of a condemned or taken UNIT to the UNIT OWNER and to condition the remaining portion of the UNIT for use as a part of the COMMON ELEMENTS, the additional funds required for those purposes shall be raised by ASSESSMENTS against all of the UNIT OWNERS who will continue as owners of UNITS after the changes in the CONDOMINIUM effected by the taking. The ASSESSMENTS shall be made in proportion to the shares of those UNIT OWNERS in the COMMON ELEMENTS after the changes effected by the taking.

17.6.4 Appraisal. If the market value of a UNIT prior to the taking cannot be determined by agreement between the UNIT OWNER and UNIT MORTGAGEES and the ASSOCIATION, within thirty (30) days after notice by either party the value shall be determined by one MAI appraiser mutually agreed upon by the UNIT OWNER and the ASSOCIATION, or if the parties are unable to agree as to an appraiser, the value shall be determined as the average of three (3) appraisals by three (3) such appraisers, one of whom shall be selected by the ASSOCIATION, one by the UNIT OWNER, and one by the two appraisers so selected. The cost of such appraisal or appraisals shall be a COMMON EXPENSE of the ASSOCIATION.

17.7 Taking of COMMON ELEMENTS or ASSOCIATION PROPERTY. Awards for the taking of COMMON ELEMENTS or ASSOCIATION PROPERTY shall be used to make the remaining portion of the COMMON ELEMENTS or ASSOCIATION PROPERTY useable in the manner approved by the BOARD; provided that if the cost of the work shall exceed the balance of the funds from the awards for the taking, the work

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shall be approved in the manner elsewhere required for further improvement of the COMMON ELEMENTS or ASSOCIATION PROPERTY. The balance of the awards for the taking of COMMON ELEMENTS or ASSOCIATION PROPERTY, if any, shall be distributed to the UNIT OWNERS in the shares in which they own the COMMON ELEMENTS after adjustment of these shares on account of the condemnation or eminent domain proceedings. If there is a mortgage on a UNIT, the distribution shall be paid jointly to the UNIT OWNER and the UNIT MORTGAGEE. Notwithstanding the foregoing, the balance of any award for the taking of ASSOCIATION PROPERTY shall be distributed among the various CONDOMINIUMS operated by the ASSOCIATION in direct proportion to each COMDOMINIUM's responsibility for the payment of expenses of the ASSOCIATION PROPERTY.

17.8 Amendment of DECLARATION. The changes in UNITS, in the COMMON ELEMENTS and in the ownership of the COMMON ELEMENTS that are effected by condemnation shall be evidenced by an amendment of the DECLARATION that need be approved only by the BOARD.

18. Use Restrictions. The use of the CONDOMINIUM PROPERTY of the CONDOMINIUM shall be in accordance with the following provisions:

18.1 UNITS.

18.1.1 Residential Use. Each of the UNITS shall be occupied and used only for single-family residential dwelling purposes, and not for business, commercial, multiple family dwelling or other purposes.

18.1.2 No Division. No UNIT may be divided or subdivided into a smaller UNIT or any portion thereof sold or otherwise transferred without first amending this DECLARATION to reflect the changes in the UNITS to be affected thereby.

18.1.3 Leasing. Any lease of a UNIT must be in writing and specifically be subject to this DECLARATION, the ARTICLES, BYLAWS, and the Rules and Regulations of the ASSOCIATION, and a copy delivered to the ASSOCIATION prior to occupancy by the tenant(s). No lease shall be for a period of less than six (6) months. For purposes of this Paragraph 18.1.3 of the DECLARATION, any PERSON occupying a UNIT in the absence of the UNIT OWNER shall be deemed occupying the UNIT pursuant to a lease, regardless of the presence or absence of consideration with respect to the occupancy. Notwithstanding the foregoing, a UNIT OWNER may from time to time permit the members of his immediate family to occupy his UNIT as a guest in his absence for periods aggregating less than sixty (60) days in any consecutive twelve (12) month period, provided the BOARD is given prior written notice of such occupancy. In connection with any lease, a UNIT OWNER shall deposit into a non-interest bearing escrow account maintained by the ASSOCIATION a security deposit in an amount equal to one (1) month's rent for the UNIT under any such lease. This security deposit shall protect against damage to the COMMON ELEMENTS or ASSOCIATION PROPERTY. The ASSOCIATION shall be notified of and within fifteen (15) days after a tenant vacates the UNIT, the ASSOCIATION shall either refund the full security deposit to the UNIT OWNER or give written notice to such UNIT OWNER of any claim made by the ASSOCIATION against the security deposit. Disputes as to claims made by the ASSOCIATION against the security deposits shall be handled in the same fashion as disputes concerning security deposits under the Florida Landlord and Tenant Act, Chapter 83 of the Florida Statutes.

18.2 Exterior Appearance. Without limiting the provisions of Paragraph 11.2 of this DECLARATION, except with the written consent of the ASSOCIATION as elsewhere provided in this DECLARATION, no UNIT OWNER shall cause or permit his terrace, porch, balcony, garden area or patio (except as originally constructed by DEVELOPER) to be enclosed, nor shall any UNIT OWNER cause or permit his terrace, balcony, porch, garden area or patio to be increased in size, the configuration thereof altered, or awnings or screened enclosures installed thereon or on the exterior of any BUILDING. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall cause or permit any doors, windows or screening on the exterior of his UNIT to be modified or removed, nor shall any UNIT OWNER in any manner change the exterior appearance of his UNIT or any BUILDING or any LIMITED COMMON ELEMENT or COMMON ELEMENT, except for purposes of repair or replacement required to be made by the UNIT OWNER, and any such repair or replacement shall be in substantial conformity with

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that originally installed by the DEVELOPER or last approved by the ASSOCIATION. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall install or permit to be installed in his UNIT electrical wiring, television or radio antenna, machines or air conditioning equipment which may protrude through the roof or walls of his UNIT or the BUILDING. No UNIT OWNER shall place signs or written material on the windows of his UNIT, or on the exterior of any BUILDING. Except with the written consent of the ASSOCIATION, no UNIT OWNER shall install any trees, shrubbery, flowers or other landscaping on the exterior of any UNIT or upon any LIMITED COMMON ELEMENT or any COMMON ELEMENT, and no UNIT OWNER shall remove or alter any such landscaping installed by the ASSOCIATION. UNIT OWNERS may place tasteful patio furniture and plants on their terraces, porches, balconies, garden areas or patios, but shall keep the same in a neat and sightly condition, and the ASSOCIATION shall have the right to require any UNIT OWNER to remove any personal property placed on any terrace, balcony, garden area, porch or patio, or otherwise on the exterior of any UNIT or any LIMITED COMMON ELEMENT or any COMMON ELEMENT, which the ASSOCIATION deems unsightly or potentially dangerous.

18.3 Pets. Except with the written consent of the BOARD, which may be granted or withheld in the BOARD's sole discretion, only one cat or one dog is permitted in any UNIT. In addition, tropical-variety fish, birds and other small domestic animals are permitted so long as they are not kept for commercial purposes, and are exclusively and continuously confined to cages, tanks or other similar enclosures within the UNIT. All other pets are prohibited. No pet is permitted which creates an unreasonable source of noise or annoyance to other residents of the CONDOMINIUM. No pet may be kept outside of any UNIT or upon any LIMITED COMMON ELEMENT in the absence of, or when unaccompanied by, the UNIT OWNER or any resident of the UNIT. Pets are strictly prohibited from being kept on any of the COMMON ELEMENTS. The BYLAWS or the Rules and Regulations of the ASSOCIATION may further provide for reasonable rules and regulations regarding pets.

18.4 COMMON ELEMENTS. The COMMON ELEMENTS and ASSOCIATION PROPERTY shall be used only for the purposes for which they are intended.

18.5 Nuisances. No nuisances shall be allowed upon the CONDOMINIUM PROPERTY; and no use or practice which is an unreasonable source of annoyance to residents or which shall interfere with the peaceful possession and proper use of the CONDOMINIUM PROPERTY by its residents shall be permitted. All parts of the CONDOMINIUM PROPERTY shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No UNIT OWNER shall permit any use of his UNIT or of the COMMON ELEMENTS which will increase the rate of insurance upon the CONDOMINIUM PROPERTY.

18.6 Lawful Use. No improper, offensive or unlawful use shall be made of the CONDOMINIUM PROPERTY or any part thereof. All laws, zoning ordinances and regulations of all governmental bodies which require maintenance, modification or repair of the CONDOMINIUM PROPERTY shall be complied with, and the responsibility for such compliance shall be the same as the responsibility for the maintenance and repair of the property concerned.

18.7 Rules and Regulations. All UNIT OWNERS shall comply with reasonable rules and regulations concerning the use, maintenance, and appearance of, the UNITS and the use of the COMMON ELEMENTS and ASSOCIATION PROPERTY, as may be made and amended from time to time by the ASSOCIATION in the manner provided by the ARTICLES or BYLAWS. Copies of such regulations and amendments thereto shall be furnished by the ASSOCIATION to all UNIT OWNERS and residents of the CONDOMINIUM upon request.

18.8 DEVELOPER. Until the DEVELOPER has completed all of the contemplated improvements and conveyed all of the UNITS within this CONDOMINIUM to purchasers, including the additional PHASES contemplated by the DEVELOPER as set forth in Paragraph 3 and Paragraph 23 of this DECLARATION, neither the UNIT OWNERS nor the ASSOCIATION, nor the use of the CONDOMINIUM PROPERTY by the UNIT OWNERS or the ASSOCIATION, shall interfere with the completion of all contemplated improvements and the sale of all UNITS within the CONDOMINIUM by the DEVELOPER, and the DEVELOPER may make such use of the ASSOCIATION PROPERTY and COMMON ELEMENTS, and ADJACENT LANDS, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing

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of the CONDOMINIUM PROPERTY and DEVELOPER-owned UNITS and the display of signs. DEVELOPER shall further have the right to use any UNITS which DEVELOPER owns as a construction or sales office in connection with any other real property owned by DEVELOPER or any affiliate of DEVELOPER in connection with the sale of dwellings at any other project owned, operated or managed by DEVELOPER.

19. Special Provisions Regarding INSTITUTIONAL LENDERS.

19.1 Notice of Action. Upon written request to the ASSOCIATION by any INSTITUTIONAL LENDER holding, insuring or guaranteeing a first mortgage encumbering any UNIT, identifying the name and address of the INSTITUTIONAL LENDER, and the applicable UNIT number or address, such INSTITUTIONAL LENDER will be entitled to timely written notice of:

19.1.1 Any condemnation or casualty loss that affects either a material portion of the CONDOMINIUM PROPERTY or the UNIT securing the mortgage held, insured or guaranteed by such INSTITUTIONAL LENDER.

19.1.2 Any sixty-(60) day delinquency in the payment of ASSESSMENTS or monies owed by the UNIT OWNER, or any other default by the UNIT OWNER, of any UNIT securing a mortgage held, insured or guaranteed by the INSTITUTIONAL LENDER.

19.1.3 Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the ASSOCIATION;

19.1.4 Any proposed action which would require the consent of a specified percentage of INSTITUTIONAL LENDERS.

19.2 Consent of INSTITUTIONAL LENDERS. Whenever the consent or approval of any, all or a specified percentage or portion of the holder(s) of any mortgage(s) encumbering any CONDOMINIUM PARCEL(S) or CONDOMINIUM PROPERTY is required by this DECLARATION, the ARTICLES, the BYLAWS or by the CONDOMINIUM ACT, to any amendment of the DECLARATION, the ARTICLES or the BYLAWS, or to any action of the ASSOCIATION or to any other matter relating to the CONDOMINIUM, the ASSOCIATION may request such consent or approval of such holder(s) by written request sent certified mail, return receipt requested (or equivalent delivery evidencing such request was delivered to and received by such holders). Any holder receiving such request shall be required to consent to or disapprove the matter for which the consent or approval is requested, in writing, by certified mail, return receipt requested (or equivalent delivery evidencing such request was delivered to and received by the ASSOCIATION), which response must be received by the ASSOCIATION within thirty (30) days after the holder receives such request, and if such response is not timely received by the ASSOCIATION, the holder shall be deemed to have consented to and approved the matter for which such approval or consent was requested. Such consent or approval given or deemed to have been given, where required, may be evidenced by an affidavit signed by an officer of the ASSOCIATION, which affidavit, where necessary, may be recorded in the Public Records of Broward County, Florida, and which affidavit shall be conclusive evidence that the applicable consent or approval was given as to the matters therein contained. The foregoing shall not apply where an INSTITUTIONAL LENDER is otherwise required to specifically join in an amendment to this DECLARATION.

20. Compliance and Non-Monetary Default.

20.1 Enforcement. In the event of a violation by any UNIT OWNER or any tenant of a UNIT OWNER, or any person residing with them, or their guests or invitees (other than the nonpayment of any ASSESSMENT or other monies, which is governed by Paragraph 13 of this DECLARATION) of any of the provisions of this DECLARATION, the ARTICLES, the BYLAWS, or the Rules and Regulations of the ASSOCIATION, the ASSOCIATION shall notify the OWNER and any tenant of the violation, by written notice. If such violation is not cured as soon as is reasonably practical and in any event within seven (7) days after such written notice, or if the violation is not capable of being cured within such seven (7) day period, if the OWNER or tenant fails to commence and diligently proceed to completely cure such violation as soon as is reasonably practical within seven (7) days after written demand by the ASSOCIATION, or if any similar violation is thereafter repeated, the ASSOCIATION may, at its option:

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20.1.1 Impose a fine against the OWNER or tenant as provided in Paragraph 20.2; and/or

20.1.2 Commence an action to enforce performance on the part of the UNIT OWNER or tenant, and to require the UNIT OWNER to correct such failure, or for such other relief as may be necessary under the circumstances, including injunctive relief; and/or

20.1.3 The ASSOCIATION may itself perform any act or work required to correct such failure and, either prior to or after doing so, may charge the UNIT OWNER with all reasonable costs incurred or to be incurred by the ASSOCIATION in connection therewith, plus a service fee equal to ten (10%) percent of such costs, and may collect all of such sums (and such sums shall be deemed) an ASSESSMENT and have a lien for the same as provided in this DECLARATION. In connection with the foregoing, the ASSOCIATION may enter the UNIT OWNER's UNIT where necessary, may perform any maintenance or repairs required to be performed, may remove any change, alteration, addition or improvement which is unauthorized or not maintained in accordance with the provisions of this DECLARATION, and may take any and all other action reasonably necessary to correct the applicable failure; and/or

20.1.4 Commence an action to recover money damages.

20.2 Fines. The amount of any fine shall be determined by the BOARD, and shall not exceed one (1) months' ASSESSMENT for COMMON EXPENSES and LIMITED COMMON EXPENSES for the first offense, two (2) months' ASSESSMENTS for COMMON EXPENSES and LIMITED COMMON EXPENSES for a second similar offense, and three (3) months' ASSESSMENTS for COMMON EXPENSES and LIMITED COMMON EXPENSES for a third or subsequent similar offense and in any event shall not exceed any maximum amount permitted by the CONDOMINIUM ACT. Any fine shall be imposed by written notice to the UNIT OWNER or tenant, signed by an officer of the ASSOCIATION, which shall state the amount of the fine, the violation for which the fine is imposed, and shall specifically state that the UNIT OWNER or tenant has the right to contest the fine by delivering written notice to the ASSOCIATION within ten (10) days after receipt of the notice imposing the fine. If the UNIT OWNER or tenant timely and properly objects to the fine, the BOARD shall conduct a hearing within thirty (30) days after receipt of the UNIT OWNER'S or tenant's objection, and shall give the UNIT OWNER or tenant not less than ten (10) days' written notice of the hearing date. At the hearing, the BOARD shall conduct a reasonable inquiry to determine whether the alleged violation in fact occurred, and that the fine imposed is appropriate. The UNIT OWNER or tenant shall have the right to attend the hearing and to produce evidence on his behalf, and if the UNIT OWNER or tenant fails to attend then the hearing will be deemed waived and the BOARD may ratify the fine without further proceedings. At the hearing the BOARD shall ratify, reduce or eliminate the fine, and the UNIT OWNER or tenant shall be given written notice of the BOARD's decision. Any fine shall be due and payable within ten (10) days after written notice of the imposition of the fine, or if a hearing is timely requested, within ten (10) days after written notice of the BOARD'S decision at the hearing. Any fine levied against an OWNER shall be deemed an ASSESSMENT, and if not paid when due all of the provisions of this DECLARATION relating to the late payment of ASSESSMENTS shall be applicable except as otherwise provided by the CONDOMINIUM ACT. If any fine is levied against a tenant and is not paid within ten (10) days after same is due, the ASSOCIATION shall have the right to evict the tenant as provided in this DECLARATION.

20.3 Negligence. A UNIT OWNER shall be liable and may be assessed by the ASSOCIATION for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, but only to the extent that such expense is not met by the proceeds of insurance carried by the ASSOCIATION. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of a UNIT or its appurtenances or of any of the COMMON ELEMENTS.

20.4 Responsibility of UNIT OWNER for Occupants, Tenants, Guests, and Invitees. Each UNIT OWNER shall be responsible for the acts and omissions, whether negligent or willful, of any PERSON residing in his UNIT, and for all guests and invitees of the UNIT OWNER or any such resident, and in the event the acts or omissions of any of the foregoing shall result in any damage to the CONDOMINIUM PROPERTY or the ASSOCIATION PROPERTY, or any liability to

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the ASSOCIATION, the UNIT OWNER shall be charged for the same, and such charge shall be deemed an ASSESSMENT, limited where applicable to the extent that the expense or liability is not met by the proceeds of insurance carried by the ASSOCIATION. Furthermore, any violation of any of the provisions of this DECLARATION, of the ARTICLES, the BYLAWS, or any Rule or Regulation, by any resident of any UNIT, or any guest or invitee of a UNIT OWNER or any resident of a UNIT, shall also be deemed a violation by the UNIT OWNER, and shall subject the UNIT OWNER to the same liability as if such violation was that of the UNIT OWNER.

20.5 Right of ASSOCIATION to Evict Tenants, Occupants, Guests and Invitees. With respect to any PERSON present in any UNIT or any portion of the CONDOMINIUM PROPERTY, other than a UNIT OWNER and the members of his immediate family permanently residing with him in the UNIT, if such PERSON shall materially violate any provision of this DECLARATION, the ARTICLES, the BYLAWS, or the Rules and Regulations of the ASSOCIATION, or shall create a nuisance or an unreasonable and continuous source of annoyance to the residents of the CONDOMINIUM or shall damage or destroy any COMMON ELEMENTS or ASSOCIATION PROPERTY, then upon written notice by the ASSOCIATION such PERSON shall be required to immediately leave the CONDOMINIUM PROPERTY and if such PERSON does not do so, the ASSOCIATION is authorized to commence an action to compel the PERSON to leave the CONDOMINIUM PROPERTY and, where necessary, to enjoin such PERSON from returning. The expense of any such action, including attorneys' fees, may be assessed against the applicable UNIT OWNER who such PERSON was visiting, or with whose permission such PERSON was present on the CONDOMINIUM PROPERTY, and the ASSOCIATION may collect such ASSESSMENT and have a lien for same as provided in this DECLARATION. The foregoing shall not be deemed to limit, modify, or affect any other rights or remedies available to the ASSOCIATION, or any rights or remedies the ASSOCIATION may have with respect to similar actions by a UNIT OWNER or a member of his immediate family residing with him in the UNIT. Any eviction of a tenant shall be accomplished in compliance with any applicable provisions of the Florida Landlord and Tenant Act, Chapter 83 of the Florida Statutes.

20.6 Costs and Attorneys' Fees. In any legal proceedings commenced by the ASSOCIATION to enforce this DECLARATION, the ARTICLES, the BYLAWS and/or the Rules and Regulations of the ASSOCIATION, as said documents may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and reasonable attorneys' fees. Any such cost or attorneys' fees awarded to the ASSOCIATION in connection with any action against any UNIT OWNER shall be assessed against the UNIT OWNER as in the case of any other ASSESSMENT as hereinabove provided.

20.7 Enforcement by Other Persons. In addition to the foregoing, any UNIT OWNER shall have the right to commence legal proceedings to enforce this DECLARATION against any PERSON violating or attempting to violate any of the provisions of this DECLARATION, to restrain such violation or to require compliance with the provisions of this DECLARATION, and the prevailing party in any such action shall be entitled to recover its reasonable attorneys' fees.

20.8 No Waiver of Rights. The failure of the ASSOCIATION or any UNIT OWNER to enforce any covenant, restriction or any other provision of this DECLARATION, the ARTICLES, the BYLAWS or the Rules and Regulations of the ASSOCIATION, as the said documents may be amended from time to time, shall not constitute a waiver of the right to do so thereafter.

21. Amendment of DECLARATION and Limitations on Amendments to ARTICLES and BYLAWS.

21.1 Amendments to DECLARATION. In addition to amendments elsewhere authorized in this DECLARATION, and subject to limitations contained in this DECLARATION and the CONDOMINIUM ACT upon any such amendments, this DECLARATION may be amended in the following manner:

21.1.1 By the DEVELOPER. Except for amendments required to be approved by UNIT OWNERS, the DEVELOPER shall have the right to amend this DECLARATION without the consent of the UNIT OWNERS, the ASSOCIATION or the BOARD, so long as the DEVELOPER is entitled to appoint any member of the

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BOARD, or owns any UNIT in the CONDOMINIUM or owns any of the ADJACENT LANDS. Notwithstanding the foregoing, the DEVELOPER shall not amend this DECLARATION in violation of Section 718.403 of the CONDOMINIUM ACT. Any amendment made by the DEVELOPER shall be recorded among the Public Records of Broward County, Florida, and any amendment shall be effective when so recorded.

21.1.2 By the UNIT OWNERS.

21.1.2.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

21.1.2.2 Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the BOARD or by not less than one-third (1/3) of the UNIT OWNERS. Approval of an amendment must be by not less than sixty-seven (67%) percent of the votes of all UNIT OWNERS. UNIT OWNERS not present in person or by proxy at a meeting considering an amendment may express their approval in writing, provided such approval is delivered to the Secretary within thirty (30) days after the meeting.

21.1.2.3 Execution and Recording. Each amendment shall have attached thereto a certificate of the ASSOCIATION certifying that the amendment was duly adopted, which certificate shall include the recording data identifying this DECLARATION and shall be executed by the President and Secretary of the ASSOCIATION with the formalities of a deed. The amendment shall be effective when such certificate and amendment are recorded amongst the Public Records of Broward County, Florida, in which the CONDOMINIUM is located.

21.2 Limitations. No amendment shall discriminate against any UNIT OWNER or against any UNIT, or class or group of UNITS, unless the UNIT OWNERS so affected and their respective INSTITUTIONAL LENDERS shall join in the execution of the amendment. Except for an amendment adding a PHASE contemplated by Paragraph 23 of this DECLARATION, no amendment shall change the configuration or size of any UNIT in any material fashion, materially alter or modify the appurtenances to the UNIT, change the proportion or percentage by which the UNIT OWNER of the UNIT shares the COMMON EXPENSES and owns the COMMON SURPLUS, or change the voting rights of any UNIT OWNER established in this DECLARATION, the ARTICLES or the BYLAWS, unless the UNIT OWNER and any INSTITUTIONAL LENDER holding a first mortgage encumbering the UNIT join in the execution of the amendment. No amendment may prejudice or impair the rights, interests or priorities of INSTITUTIONAL LENDERS unless all INSTITUTIONAL LENDERS holding a first mortgage encumbering a UNIT so effected shall join in the execution of the amendment. Prior to the addition of all PHASES to this CONDOMINIUM as described in Paragraph 23 of this DECLARATION and the conveyance by the DEVELOPER of all UNITS in all PHASES of the CONDOMINIUM, no amendment shall make any change which would in any way affect any of the rights, privileges, powers and options of the DEVELOPER, unless the DEVELOPER joins in the execution of such amendment. Where any provision of this DECLARATION benefits any other real property not a part of the CONDOMINIUM PROPERTY, including but not limited to the ADJACENT LANDS, no amendment to such provision may be made which would adversely affect the owner of such real property without the consent of such owner, or without the consent of any condominium or homeowners association responsible for administering or operating such real property. The foregoing joinder requirements as to amendments shall be in addition to, and not in lieu of, any other provisions of this DECLARATION relating to amendments to the DECLARATION.

21.3 If any provision of this DECLARATION specifically requires the consent of a certain percentage of the UNIT OWNERS or INSTITUTIONAL LENDERS to approve or authorize any action or matter, no amendment may reduce such percentage unless the amendment is approved by at least such specified percentage of the UNIT OWNERS or INSTITUTIONAL LENDERS.

21.4 Notwithstanding anything contained in this DECLARATION to the contrary, any amendment to this DECLARATION, the ARTICLES or the BYLAWS, made either by DEVELOPER or the ASSOCIATION prior to conveyance by the DEVELOPER of seventy-five percent (75%) of all of the UNITS within the CONDOMINIUM PROPERTY, must be approved by the Federal Housing Administration or by the Veterans Administration, if any mortgage encumbering any UNIT is guaranteed or

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insured by either such agency, where such amendment materially and adversely affects either the UNIT OWNERS or UNIT MORTGAGEES or materially and adversely affects the general scheme of development created by this DECLARATION. Such approval shall specifically not be required where the amendment is made to add any PHASE in accordance with this DECLARATION, to correct errors or omissions, or is required to comply with the requirements of any INSTITUTIONAL LENDER so that such lender will make, insure or guarantee mortgage loans for the UNITS, or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to DEVELOPER or to the ASSOCIATION within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery, and such approval shall be conclusively evidenced by a certificate of DEVELOPER or the ASSOCIATION that the approval was given or deemed given.

21.5 Notwithstanding anything contained in this DECLARATION to the contrary, any amendment to the DECLARATION by DEVELOPER or ASSOCIATION pursuant to Paragraphs 21.1.1, 21.4 or 23.12 of the DECLARATION which affects (i) the easements granted herein or the maintenance obligations imposed hereby, or (ii) the construction or alteration of any BUILDING or other structure upon the SUBJECT PROPERTY, or (iii) any rights or remedies granted to the City of Plantation or its legal department pursuant to the provisions of Paragraph 27 of this DECLARATION, must be approved by the City of Plantation or by its legal department. Such approval shall be deemed given if no notice of this approval is delivered to DECLARANT or to the ASSOCIATION, as the case may be, within thirty (30) days after request of such approval is delivered to the City of Plantation by certified mail, return receipt requested, or by equivalent delivery, and such approval may be conclusively evidenced by a certificate of DECLARANT or the ASSOCIATION, as the case may be, that the approval was given or deemed given.

22. Termination of CONDOMINIUM. The CONDOMINIUM shall continue until terminated, which shall occur at such time as withdrawal of the CONDOMINIUM PROPERTY from the CONDOMINIUM FORM OF OWNERSHIP pursuant to provisions of the CONDOMINIUM ACT is authorized by a vote of UNIT OWNERS of at least eighty (80%) percent of the CONDOMINIUM PARCELS (DEVELOPER shall not vote the UNITS owned by DEVELOPER for such withdrawal unless the UNIT OWNERS of at least eighty (80%) percent of all other CONDOMINIUM PARCELS so elect such withdrawal, at which time DEVELOPER may choose to vote either in favor of or against such withdrawal) and such withdrawal is consented to in writing by each INSTITUTIONAL LENDER holding a first mortgage encumbering a UNIT in the CONDOMINIUM. In the event such withdrawal is authorized as aforesaid, the CONDOMINIUM PROPERTY shall be subject to an action for partition by any UNIT OWNER or UNIT MORTGAGEE as if owned in common, in which event the net proceeds of sale shall be divided among all UNIT OWNERS in proportion to their respective interests in the COMMON ELEMENTS; provided, however, that no payment shall be made to a UNIT OWNER until there has first been paid off out of his share of such net proceeds all liens on his UNIT, including those held by INSTITUTIONAL LENDERS, in the order of their priority. The termination of the CONDOMINIUM in the foregoing manner shall be evidenced by a certificate of the ASSOCIATION executed by its President and Secretary, certifying as to the basis of the termination and said certificate shall be recorded among the Public Records of Broward County, Florida. This Paragraph 22 of the DECLARATION may not be amended without the consent of all INSTITUTIONAL LENDERS, and the DEVELOPER so long as DEVELOPER owns any UNITS. After termination of the CONDOMINIUM, UNIT OWNERS shall own the CONDOMINIUM PROPERTY and all assets of the ASSOCIATION as tenants in common in undivided shares, and the UNIT MORTGAGEES and lienors shall have mortgages and liens upon the respective undivided shares of the UNIT OWNERS. Such undivided share of the UNIT OWNERS shall be the same as the undivided shares in the COMMON ELEMENTS appurtenant to the UNIT OWNERS' UNITS prior to the termination.

23. Provisions Regarding Phasing. Pursuant to Florida Statutes, Section 718.403, the DEVELOPER reserves and shall have the right, but not the obligation, to add PHASES to the CONDOMINIUM PROPERTY. A description of the method for adding PHASES is as follows:

23.1 The SURVEY EXHIBITS show the approximate location of all existing and proposed BUILDINGS and improvements that may ultimately be contained within the CONDOMINIUM PROPERTY, and contains a legal description of the ADJACENT LANDS upon which each such PHASE may be built.

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23.2 Each PHASE is planned to contain 8 UNITS, but in any event each phase will contain a minimum of 7 and a maximum of 8 UNITS. The general size of the 1-bedroom UNIT is approximately 1,000 square feet, the 2-bedroom UNITS in each PHASE may range from a minimum of approximately 1,050 to a maximum of approximately 1,400 square feet, and the general size of the 3-bedroom UNITS in each PHASE may range from a minimum of approximately 1,350 to a maximum of approximately 1,650 square feet.

23.3 As, and if, one or more of the additional PHASES are added to the CONDOMINIUM, each UNIT OWNER's undivided share in the COMMON ELEMENTS, and the corresponding share of expenses and surplus, will be adjusted to reflect the increase in the number of UNITS in the CONDOMINIUM caused by the addition of the PHASE(S), pursuant to the formula set forth in Paragraph 8 of this DECLARATION.

23.4 The membership vote and ownership in the ASSOCIATION attributable to each UNIT will be one (1) vote per UNIT. Accordingly, in the event any PHASE is added, the membership in the ASSOCIATION will be increased by the number of additional UNIT OWNERS in the added PHASE or PHASES, and each UNIT in the CONDOMINIUM will have one (1) vote. If any PHASES are not added, then the membership vote in the ASSOCIATION will be one (1) vote per UNIT for each UNIT within the CONDOMINIUM PROPERTY, including only those PHASES which have been added to the CONDOMINIUM.

23.5 If one or more PHASES are not added to the CONDOMINIUM, the UNITS within the CONDOMINIUM are entitled to one hundred (100%) percent ownership of all COMMON ELEMENTS within the PHASES actually added as part of the CONDOMINIUM. In other words, the aggregate of the existing UNIT OWNERS in the CONDOMINIUM will at all times have one hundred (100%) percent ownership in all of the COMMON ELEMENTS, subject to dilution as to the percentage share of each UNIT OWNER in the event a subsequent PHASE or PHASES are actually added as a part of the CONDOMINIUM PROPERTY.

23.6 Each PHASE will be added to the CONDOMINIUM by an appropriate amendment to this DECLARATION. Notwithstanding the provisions of Section 718.110, Florida Statutes, or any other provision of this DECLARATION, amendments to this DECLARATION adding one (1) or more PHASES to the CONDOMINIUM PROPERTY shall not require the execution of such amendments or consents thereto by UNIT OWNERS, INSTITUTIONAL LENDERS, UNIT lienors or the ASSOCIATION or any other PERSON, other than the DEVELOPER of such additional PHASE. Taxes and other ASSESSMENTS relating to any PHASE added to the CONDOMINIUM PROPERTY, covering any period prior to the addition of such PHASE, shall be the responsibility of the DEVELOPER. All UNITS, BUILDINGS and other intended improvements within any PHASE must be substantially completed prior to the time the PHASE is added to the CONDOMINIUM.

23.7 A DEVELOPER of any additional PHASE may be either the DEVELOPER of the CONDOMINIUM PROPERTY and/or its nominees, designees, assignees or successors, in whole or in part, or any PERSON who owns the ADJACENT LANDS upon which the PHASE is built when the PHASE is added.

23.8 PHASES may be added to the CONDOMINIUM PROPERTY in whole or in part and in any sequence, provided that if a part of any PHASE is added to the CONDOMINIUM PROPERTY, such part of that PHASE must be substantially completed when added, although such part of that PHASE need not contain any BUILDINGS or UNITS but must contain COMMON ELEMENTS.

23.9 No time-share estates will or may be created with respect to UNITS in any PHASE.

23.10 The time period within which each PHASE must be added to the CONDOMINIUM PROPERTY, if at all, is the date which is seven (7) years after this DECLARATION is recorded in the Public Records of Broward County, Florida, and any PHASE which is not added to the CONDOMINIUM PROPERTY on or before that date may not thereafter be added.

23.11 The impact which the addition of any PHASE will have upon the CONDOMINIUM is as follows: (i) the CONDOMINIUM PROPERTY will be increased, (ii) the number of UNITS within the CONDOMINIUM will be increased, (iii) the COMMON ELEMENTS will be increased, (iv) the ASSOCIATION will be responsible for the repair, maintenance and operation of the COMMON ELEMENTS as increased by the addition of the PHASE, (v) the ASSOCIATION will incur additional

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expenses in connection with the maintenance, repair and operation of the CONDOMINIUM PROPERTY as increased by the addition of the PHASE; however, expenses incurred by the ASSOCIATION in connection with the COMMON ELEMENTS of additional PHASES will be a COMMON EXPENSE payable by ASSESSMENTS against a larger number of UNITS in proportion to their respective shares of the COMMON ELEMENTS, and (vi) the ownership interest in the COMMON ELEMENTS and proportionate share of the COMMON ELEMENTS of each UNIT will be reduced pursuant to Paragraph 8 of this DECLARATION.

23.12 The DEVELOPER reserves the right to make nonmaterial changes in the legal description of any PHASE and further reserves the right to change the types of BUILDINGS and UNITS which may be added to the CONDOMINIUM PROPERTY in any PHASE, and specifically reserves the right within any PHASE to construct either one or two-story BUILDINGS, with UNITS consisting of one or two stories, and if the UNITS consist of one story, the UNITS may be built above or below another UNIT. Such UNITS may be placed side-by-side within any BUILDING, or back-to-back, either way or both ways. However, in no event may there be more than 2 floors within any BUILDING or more than 8 UNITS within any within any BUILDING, and in any event the number of UNITS within a PHASE may not be increased above or decreased below the maximum and minimum number of UNITS permitted to be built within the PHASE, and in no event may the UNITS be smaller or larger than the minimum or maximum specified square footage. To the extent the DEVELOPER modifies the types of BUILDINGS and UNITS added within any PHASE, the DEVELOPER reserves the right to modify the SURVEY EXHIBITS and to construct BUILDINGS and improvements differently than as shown on the SURVEY EXHIBITS, as may be necessary or desirable in connection with the construction of the BUILDINGS and the improvements thereon; provided, however, that any amendment adding any PHASE shall contain a graphic description and plot plan, in the same form as the SURVEY EXHIBITS, showing the actual location of all BUILDINGS and the improvements actually constructed within the PHASE. The DEVELOPER further reserves the right to change the location of the roads, parking areas, walkways and other COMMON ELEMENTS and ASSOCIATION PROPERTY as may be reasonably required to serve the BUILDINGS and UNITS actually constructed within any PHASE, and to make changes in the legal description of the PHASE required to accommodate such changes or to comply with applicable governmental requirements such as parking and set-back requirements or to correct errors, prior to the time the PHASE is added to the CONDOMINIUM PROPERTY. In any event all UNITS added to the CONDOMINIUM PROPERTY in any PHASE will be of comparable quality of construction to the UNITS initially included in the CONDOMINIUM PROPERTY. For purposes of exercising the rights provided under the DECLARATION, two or more PHASES may be combined into one PHASE or one PHASE may be parceled and/or divided into two (2) or more PHASES.

23.13 NOTWITHSTANDING ANYTHING CONTAINED IN THIS DECLARATION TO THE CONTRARY, THE DEVELOPER SHALL HAVE NO DUTY, OBLIGATION OR RESPONSIBILITY TO CAUSE ANY PHASE OR IMPROVEMENTS TO BE CONSTRUCTED AND ADDED TO THE CONDOMINIUM, AND NOTHING CONTAINED IN THIS DECLARATION SHALL BE DEEMED A REPRESENTATION OR WARRANTY THAT ANY ADDITIONAL PHASE WILL IN FACT BE ADDED TO THE CONDOMINIUM.

24. Alternate Improvement of Additional Lands. If any portion of the ADJACENT LANDS is not added as a PHASE to the CONDOMINIUM PROPERTY, the DEVELOPER, or the owner of the ADJACENT LANDS, shall have the right to develop the ADJACENT LANDS in the DEVELOPER's or owner's sole discretion, and nothing contained in this DECLARATION shall be deemed a representation or warranty that the ADJACENT LANDS will be developed in any particular manner. In this regard, as to any portion of the ADJACENT LANDS shown on the SURVEY EXHIBITS which is not added to the CONDOMINIUM PROPERTY, improvements upon the ADJACENT LANDS may be developed in a manner which is substantially different from that shown in the SURVEY EXHIBITS, and if residential units are constructed upon the ADJACENT LANDS, such units may be substantially different from the BUILDINGS and UNITS within this CONDOMINIUM, and the DEVELOPER shall have no liability in connection therewith. Without limiting the foregoing, the DEVELOPER reserves the following rights with respect to any or all of the ADJACENT LANDS which are not added to the CONDOMINIUM:

24.1 Other Condominiums Operated By The ASSOCIATION. The DEVELOPER may construct and develop one or more separate and distinct condominium(s) which consist in whole or in part of the ADJACENT LANDS, or any portion thereof, and may use the ASSOCIATION as the governing entity conducting the affairs of such separate and distinct condominium(s), which is the same ASSOCIATION that operates this CONDOMINIUM. In this event, the following will apply:

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24.1.1 All of the owners of UNITS in the separate and distinct condominium(s), and UNIT OWNERS in this CONDOMINIUM, will be members of the ASSOCIATION having equal voting rights consisting of one (1) vote per UNIT. All matters of common concern will be voted upon by all of the members, and all matters of concern to only one condominium will be voted upon only by members who own UNITS within that condominium.

24.1.2 Separate budgets will be established for each condominium. Items relating to only one condominium will be borne by the members of that condominium, and items relating to all of the condominiums operated by the ASSOCIATION will be borne by all of the members of the ASSOCIATION, unless the BOARD determines that this method is not fair with respect to any expense item, and an alternate method of sharing such expense item is determined.

24.2 Other Condominiums Operated By Other Condominium Associations. The DEVELOPER may construct and develop one or more separate and distinct condominium(s) which consist in whole or in part of the ADJACENT LANDS, or any portion thereof, and may use as the governing entity operating such separate and distinct condominiums a distinct, independent condominium association, other than the ASSOCIATION.

24.3 Other Types of Residential Dwelling Units. The DEVELOPER may construct and develop residential dwelling units other than condominium units upon the ADJACENT LANDS, or any portion thereof.

24.4 Developer. For purposes of this Paragraph 24 of this DECLARATION, the term DEVELOPER shall also include any of the successors, nominees, assignees or designees of the DEVELOPER, or any person or entity which owns any portion of the ADJACENT LANDS.

24.5 Proviso. Nothing contained herein shall be deemed to impose any requirement that the DEVELOPER develop and/or improve all or any portion of the ADJACENT LANDS in any particular manner.

25. COMMON RECREATIONAL FACILITIES.

25.1 Conveyance of Recreational Facilities to ASSOCIATION. DEVELOPER will construct and convey various recreational facilities to the ASSOCIATION as ASSOCIATION PROPERTY. That part of the CONDOMINIUM PROPERTY within which the recreational facilities shall be constructed is depicted and described in the SURVEY EXHIBITS as the Recreation PHASE. The recreational facilities within the Recreational PHASE will include at a minimum a men's bathroom and a women's bathroom, a meeting room, a swimming pool and deck with six (6) fourteen (14)-foot by fourteen (14)-foot cabana buildings constructed around the pool deck area, and various attendant personal property. The recreational facilities will be completed and conveyed to the ASSOCIATION within one (1) year after the conveyance of the first UNIT in the CONDOMINIUM to a UNIT OWNER. The DEVELOPER reserves the right to increase or add to the recreational facilities, or to expand the recreational facilities, at DEVELOPER's sole discretion, without the consent of the UNIT OWNERS or the ASSOCIATION.

25.2 Recreational Facilities to the ASSOCIATION. The ASSOCIATION shall operate and maintain the recreational facilities. All of the UNIT OWNERS and residents of the CONDOMINIUM PROPERTY, and their guests and invitees, shall have the right to use the recreational facilities situated upon the Recreational PHASE. So long as the UNIT OWNERS and their guests and invitees within the CONDOMINIUM are the only PERSONS who are given the right to use the recreational facilities, all of the expenses of owning, operating and maintaining the recreational facilities shall be a COMMON EXPENSE of the CONDOMINIUM.

25.3 Use of Recreation Facilities by Other Condominiums/Homeowners Associations. It is acknowledged that the recreational facilities situated upon the Recreational PHASE may be used by other PERSONS who own UNITS or reside within the ADJACENT LANDS in connection with the following provisions.

25.3.1 If all of the PHASES contemplated by this DECLARATION are not added to the CONDOMINIUM PROPERTY, then the unit owners and residents, and their guests and invitees, of any of the ADJACENT LANDS shall also have the right to use the recreational facilities, provided the following conditions are complied with as to any such other PERSONS:

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25.3.1.1. A Declaration of Condominium or of Restrictive Covenants (or similar planned-unit community control document) of such ADJACENT LANDS must grant the unit owners and residents, and their guests and invitees, the right to use the recreational facilities situated upon the Recreational PHASE.

25.3.1.2 If such ADJACENT LANDS are operated by an association other than the ASSOCIATION which operates this CONDOMINIUM, the Declaration of Condominium or of Restrictive Covenants (or similar planned-unit community control document) of the ADJACENT LANDS must require the association operating the ADJACENT LANDS to pay a portion of the costs of maintaining, owning and operating the recreational facilities, consistent with the provisions set forth in this Paragraph 25 of the DECLARATION.

25.3.2 In the event the unit owners and residents of the ADJACENT LANDS are given the right to use the recreational facilities owned by the ASSOCIATION, such unit owners and residents, and their guests and invitees, shall have an easement for ingress and egress purposes over the roads and drives within the CONDOMINIUM PROPERTY to use the recreational facilities, as may be reasonably required in connection with such use. Such use will be subject to the rules and regulations of the ASSOCIATION regarding such use. The ASSOCIATION shall have the right to expel any PERSON (including a UNIT OWNER or resident of this CONDOMINIUM) from the recreational facilities violating such restrictions, rules and regulations.

25.3.3 In the event the unit owners and residents of the ADJACENT LANDS are given the right to use the recreational facilities, then such PERSONS shall be responsible for a share of such costs, equal to the ratio that the number of units within the ADJACENT LANDS bears to the total number of all units within the CONDOMINIUM PROPERTY and the ADJACENT LANDS which are granted the right to use the recreational facilities, so that each unit which is given the right to use the recreational facilities will pay an equal share of the costs of owning, operating and maintaining the recreational facilities.

25.3.4 In the event the unit owners and residents of the ADJACENT LANDS are given the right to use the recreational facilities, the ASSOCIATION shall maintain a separate budget, and separate books and records, for all expenses of any kind or nature whatsoever relating to the maintenance, ownership and operation of the recreational facilities. The amount payable by each unit shall be assessed to, and will be payable by, the association operating that portion of the ADJACENT LANDS upon which such unit is situated, which ASSESSMENT shall be made not less frequently than quarterly pursuant to the aforementioned budget for the recreational facilities. If more than one condominium is operated by the ASSOCIATION in accordance with the foregoing, any amounts payable by the ASSOCIATION shall be assessed among the condominiums. In addition, special ASSESSMENTS may be made to provide funds required for the recreational facilities and not produced by regular ASSESSMENTS. Copies of any budget for the recreational facilities and a notice of any ASSESSMENTS payable by any association other than the ASSOCIATION shall be sent to such association not less than thirty (30) days prior to the due date of any ASSESSMENT. Each association other than the ASSOCIATION obligated to pay for a portion of the expenses relating to the recreational facilities shall be entitled to inspect the books and records of the ASSOCIATION relating to the recreational facilities at any time upon reasonable notice.

25.3.5 Each association required to pay ASSESSMENTS to the ASSOCIATION in accordance with the provisions of this Paragraph 25 of the DECLARATION shall pay same within thirty (30) days after written demand by the ASSOCIATION, and if not paid, such association will be required to pay interest on the unpaid ASSESSMENTS at the rate of fifteen percent (15%) per year, plus the costs incurred by the ASSOCIATION in collecting such ASSESSMENTS including attorneys' fees. If any such association fails to pay ASSESSMENTS to the ASSOCIATION, the ASSOCIATION may prohibit the use of the recreational facilities by the unit owners within that portion of the ADJACENT LANDS operated by such association until such association pays all monies owed to the ASSOCIATION. If any dwelling units are constructed on the ADJACENT LANDS which are not subject to a Declaration of Condominium or of Restrictive Covenants (or similar planned-unit community control document) and subject to the jurisdiction of a community association, the owners and residents of such dwelling units will not be entitled to use, and will not be obligated to pay for, any common recreational facilities constructed upon the Recreational PHASE.

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25.4 Addition of Recreational Facilities to this Condominium. Notwithstanding the foregoing, if all of the PHASES contemplated in this DECLARATION are added to the CONDOMINIUM PROPERTY, or if DEVELOPER and the owners of any portion of the ADJACENT LANDS which is not within the CONDOMINIUM PROPERTY record a document in the Public Records of Broward County, Florida, that no PERSONS who own or reside on any of the ADJACENT LANDS will be given the right to use the recreational facilities owned by the ASSOCIATION, and/or situated upon the recreational PHASE, so that only the UNIT OWNERS in this CONDOMINIUM will have the right to use the recreational facilities owned by the ASSOCIATION, then at any time thereafter, the ASSOCIATION shall have the right to amend this DECLARATION to add the recreational facilities situated within the Recreational PHASE to the CONDOMINIUM as COMMON ELEMENTS. Any such amendment shall be executed by the directors of the ASSOCIATION, and need not be executed or approved by any UNIT OWNER or UNIT MORTGAGEE. The effect of any such amendment will be to divest the ASSOCIATION of title and/or ownership to the recreational facilities and to vest title and/or ownership in the UNIT OWNERS as part of the COMMON ELEMENTS, without naming them and without further conveyance, in the same proportion as the undivided shares in the COMMON ELEMENTS which are appurtenant to the UNIT owned by them.

26. Miscellaneous Provisions.

26.1 Partial Invalidity. The invalidity in whole or in part of any covenant or restriction of any section, subsection, sentence, clause, phrase, word or other provision of this DECLARATION, the ARTICLES, BYLAWS, or Rules and Regulations of the ASSOCIATION shall not affect the validity of the remaining portions which shall remain in full force and effect.

26.2 Duration. In the event any court shall hereafter determine that any provisions as originally drafted in this DECLARATION violates the rule against perpetuities or any other rules of law because of the duration of the period involved, the period specified in the DECLARATION shall not thereby become invalid, but instead shall be reduced to the maximum period allowed under such rules of law and for such purpose the measuring life shall be that of the last surviving original purchaser of a UNIT.

26.3 Notices. All notices required or desired under this DECLARATION or under the BYLAWS shall be sent to the ASSOCIATION c/o its office at the CONDOMINIUM or to such other address as the ASSOCIATION may hereafter designate from time to time by notice in writing to all UNIT OWNERS, or the registered agent as designated with the Secretary of State of the State of Florida. All notices to any UNIT OWNERS shall be sent to the address of such UNIT OWNER at the CONDOMINIUM or such other address as may have been designated by such UNIT OWNER from time to time, in writing, to the ASSOCIATION. All notices to mortgagees of UNITS shall be sent to their respective addresses, or to any other address designated by them from time to time, in writing, to the ASSOCIATION. Notice given by certified mail, return receipt requested, shall be effective the day after mailed, and notice by any other means shall be effective upon actual delivery received by the person being notified.

26.4 Signature of President and Secretary. Wherever the signature of the president of the ASSOCIATION is required under this DECLARATION, the signature of a vice president may be substituted therefore, and wherever the signature of the secretary of the ASSOCIATION is required under this DECLARATION, the signature of an assistant secretary may be substituted therefore; provided, however, that the same person may not execute any single instrument on behalf of the ASSOCIATION in two separate capacities.

26.5 Governing Law. Should any dispute or litigation arise between any of the parties whose rights or duties are affected or determined by this DECLARATION, the ARTICLES, BYLAWS or the rules and regulations adopted pursuant to such documents, as same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Florida.

26.6 Waiver. No provisions contained in this DECLARATION shall be deemed to have been waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

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26.7 Gender; Plurality. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all genders.

26.8 Captions. The captions in this DECLARATION and in the ARTICLES and BYLAWS are inserted only as a matter of convenience and for reference, and in no way shall define, limit or describe the scope of the particular document or any provision thereof.

26.9 Assignment of DEVELOPER Rights. Any or all of the rights, privileges or options provided in this DECLARATION to or reserved by the DEVELOPER may be assigned by the DEVELOPER, in whole or in part, to any PERSON pursuant to an assignment recorded in the Public Records of Broward County, Florida. Any assignee of any of the rights of the DEVELOPER shall not be deemed the DEVELOPER unless such assignee is assigned all of the rights of the DEVELOPER.

26.10 Lawsuits Against DEVELOPER. The ASSOCIATION shall not commence any legal proceedings on its behalf, or on behalf of the UNIT OWNERS, against DEVELOPER without the prior written consent of no less than seventy-five percent (75%) of all of the UNIT OWNERS other than the DEVELOPER.

26.11 Roads. GULFSTREAM HOUSING CORP. acknowledges that the roads in PARC COURT were designed in accordance with the criteria established by the City of Plantation, the County of Broward and the State of Florida and accepted by the City of Plantation, National Flood Insurance Co., Broward County Water Management, the South Florida Water Management District and the Old Plantation Water Control District. As part of this criteria the minimum elevation of for the outside edge of the pavement is set at the pre-established elevation of 7.00 MLS for protection from the ten (10)-year storm. Should the water rise in the drainage system and canals to the elevation of 7.00 MLS there may be standing water on portions of the roadway.

27. MAINTENANCE OF LANDSCAPING AND ROADS BY THE CITY OF PLANTATION. Should the ASSOCIATION fail to adequately maintain (i) the landscaping requirements imposed by the Plantation City Council incidental to its site plan approval of the CONDOMINIUM PROPERTY or (ii) the roads described in this DECLARATION within thirty (30) days receipt of written notice (in accordance with Paragraph 26.3) to do so by the City of Plantation, the City of Plantation shall have and is hereby given (i) the right to maintain such landscaping and such roads and (ii) the same rights and powers that are provided to the ASSOCIATION concerning the right to assess each UNIT OWNER for the maintenance of such landscaping and such roads, including the creation and enforcement of assessments and liens.

IN WITNESS WHEREOF, the DEVELOPER has caused this DECLARATION to be executed this 20th day of May, 1988.

Signed, sealed and delivered
in the presence of:

GULFSTREAM HOUSING CORP.,
a Delaware corporation

By: _____
SAM ROTELLA, its Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of May, 1988, by SAM ROTELLA, the Vice President of GULFSTREAM HOUSING CORP., a Delaware corporation, on behalf of the corporation.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires:

(Notary Seal)

Notary Public, State of Florida at Large
My Commission Expires Aug. 6, 1988
BONDED THRU HUCKLEBERRY, SIBLEY
& HARVEY INSURANCE & BONDS, INC.

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FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the ASSOCIATION hereby agrees to this DECLARATION and does by these presence accept all of the benefits and duties, responsibilities, obligations and burdens imposed upon it by the provisions of this DECLARATION and the exhibits attached hereto.

IN WITNESS WHEREOF, the ASSOCIATION has caused this DECLARATION to be executed this 20th day of May, 1988.

Signed, sealed and delivered
in the presense of:

PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit

By: _____
Sam Torella, its ___ President

Attest: _____
Mary Settle, its ___ Secretary

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of May, 1988, by Sam Torella and Mary Settle, the ___ President and ___ Secretary, respectively, of PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires:

(Notary Seal)

Notary Public, State of Florida at Large
My Commission Expires Aug. 6, 1988
BONDED THRU HUCKLEBERRY, SIBLEY
& HARVEY INSURANCE & BONDS, INC.

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THIS INSTRUMENT PREPARED BY:

DANA C. FERRELL
GOLDBERG & YOUNG, P.A.
1630 North Federal Highway
Fort Lauderdale, Florida 33307

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CONSENT OF MORTGAGEE

WHEREAS, CITICORP REAL ESTATE, INC., a Delaware corporation (the "Mortgagee"), as a principal and as agent for the other lender is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by GULFSTREAM HOUSING CORP., a Delaware corporation, as successor by merger to GULFSTREAM HOMES OF SOUTH FLORIDA, INC., a Florida corporation (the "Mortgagor"), to CITICORP REAL ESTATE, INC., a Delaware corporation, as a principal and as agent for the other lender, described as:

> Real Estate Mortgage and Security Agreement dated as of January 24, 1986, and recorded January 27, 1986, in Official Records Book 13137, at Page 344, and Mortgage Spreading Agreement dated April 28, 1986, and recorded June 19, 1986, in Official Records Book 13490, at Page 627, all of the Public Records of Broward County, Florida (collectively the "Mortgage");

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent and join in that certain Declaration of Condominium of Parc Court, a Condominium, pertaining to the submission to condominium of Phases 1, 3 and 19, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided, however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third-party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event the Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 16th day of MARCH, 1988.

WITNESSES:

Laura Lee Smith

Linda Koch

CITICORP REAL ESTATE, INC., a Delaware corporation, as a principal and as agent for the other lender

By: Nancy L. Harter

Nancy L. Harter, Vice President

(CORPORATE SEAL)

RECORDED IN OFFICIAL RECORDS BOOK

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 7TH day of MARCH, 1988, by Nancy L. Harter, as Vice President of CITICORP REAL ESTATE, INC., a Delaware corporation, on behalf of the corporation and as agent for the other lender.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Mar. 8, 1991
Bonded thru Maynard Bonding Agency

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ACCESS ROADWAY

PHASE 1
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B, as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 34°31'56", run Northwesterly 198.89 feet, to the most Westerly corner of said Tract D-1B, being a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 72°16'48" West; thence along the arc of said curve to the left, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°50'55" East, said point being the Point of Beginning; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet, to a point of tangency; thence run North 41°11'49" East 70.49 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11" run Northeasterly and Southeasterly 76.13 feet, to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 75°50' run Southeasterly and Northeasterly 109.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet, to a point of tangency; thence run South 74°30' East 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet; thence run North 1° West 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Westerly to the right; thence along the arc of said curve to the right (the Northwesterly

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projection of the last described course being radial to said curve) having a radius of 152.50 feet and a central angle of 16°30' run Westerly 43.92 feet to a point of tangency; thence run North 74°30' West 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 92.50 feet and a central angle of 43°13' run Westerly 69.77 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 75°50', run Southwesterly and Northwesterly 76.10 feet to a point of tangency; thence run North 41°53' West 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 90.53 feet and a central angle of 26°45'39" run Northwesterly 42.29 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13", run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20" run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59", run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°54'55" East 54.46 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 147.50 feet and a central angle of 57°39'55" run Northeasterly and Northerly 148.45 feet, to a point of tangency; thence run North 12°45' West 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Northwesterly and Northeasterly 34.10 feet,to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 157.50 feet and a central angle of 6°57'33", run Northeasterly 19.13 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 59°29' run Northeasterly and Southeasterly 59.70, feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 28°00'05", run Southeasterly 40.32 feet, to a point of tangency; thence run North 89°54'55" East 201.74 feet along the tangent extended; thence run North 0°05'05" West 35.14 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle 167°49'49" run Northwesterly, Westerly, and Southwesterly 133.28 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 77°49'49" run Southwesterly 33.96 feet, to a point of tangency; thence run South 89°54'55" West 49.99 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 86°05'10" run Northwesterly 37.56 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a central angle of 36°40'05" run Northwesterly 30.40

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feet, to a point of tangency; thence run North 40° 40' West 10 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 137°13'08" run Northwesterly and Southwesterly 108.97 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 63°13'38", run Southwesterly 27.59 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 6°54'29", run Southwesterly 9.95 feet,to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 132.50 feet and a central angle of 30°40'27" run Southwesterly 70.94 feet; thence run South 0°53'33" East 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southeasterly projection of the last described course being radial to said curve) having a radius of 25 feet and a central angle of 78°08'33", run Southeasterly 34.10 feet, to a point of tangency; thence run South 12°45' East 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 122.50 feet and a central angle of 57°39'55" run Southerly and Southwesterly 123.29 feet, to a point of tangency; thence run South 44°54'55" West 54.46 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 60°57'59", run Westerly 61.18 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 87.50 feet and a central angle of 109°29'01" run Southwesterly and Southerly 167.20 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 64°44'59", run Southerly and Southwesterly 50.85 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 90.53 feet and a central angle of 19°57'04", run Southwesterly 31.52 feet, to a point of tangency; thence run South 41°11'49" West 50.11 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 39°54'23", run Southwesterly 17.41 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South 36°50'39" West; thence along the arc of said curve to the right, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 9°33'56" run Southeasterly 60.10 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

BK15452PG 782

RECREATION CENTER
PHASE 3
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 306.36 feet; thence run South 23°33' East 25.19 feet; thence run South 38° West 217.97 feet; thence run South 89°54'55" West 96.90 feet, to the Point of Beginning; thence continue South 89°54'55" West 46.29 feet; thence run South 44°54'55" West 84.58 feet, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 43°22'46" West; thence along the arc of said curve to the left, having a radius of 90.53 feet and a central angle of 22°01'25", run Northwesterly 34.80 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13" run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20", run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59" run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°54'55" East 4.42 feet along the tangent extended; thence run South 0°05'05" East 85.62 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.3160 acres, more or less.

PHASE 19
PARC COURT

That portion of Tract 214 according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida described as follows:

Beginning at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 126.36 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 86.13 feet; thence run South 44°54'55" West 59.02 feet to a point of intersection with the arc of a curve running Northwesterly and Westerly to the left, a radial at said point bearing South 81°21'56" West; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 111°44'54" run Northwesterly and Westerly 88.74 feet; thence run North 30°22'58" West 61.03 feet along a line radial to the last described curve; thence run North 0°05'05" West 82.89 feet, to an intersection with the North boundary of said Tract 214; thence run North 89°54'55" East 226.60 feet along said North boundary, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6807 acres, more or less.

EXHIBIT "A" TO DECLARATION

Legal Description of property (THE LAND) initially in the Condominium.

EXHIBIT "A" TO DECLARATION

ACCESS ROADWAY

PHASE 1
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B, as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 34°31'56", run Northwesterly 198.89 feet, to the most Westerly corner of said Tract D-1B, being a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 72°16'48" West; thence along the arc of said curve to the left, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°50'55" East, said point being the Point of Beginning; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet, to a point of tangency; thence run North 41°11'49" East 70.49 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11" run Northeasterly and Southeasterly 76.13 feet, to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 75°50' run Southeasterly and Northeasterly 109.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet, to a point of tangency; thence run South 74°30' East 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet; thence run North 1° West 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Westerly to the right; thence along the arc of said curve to the right (the Northwesterly

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projection of the last described course being radial to said curve) having a radius of 152.50 feet and a central angle of 16°30' run Westerly 43.92 feet to a point of tangency; thence run North 74°30' West 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 92.50 feet and a central angle of 43°13' run Westerly 69.77 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 75°50', run Southwesterly and Northwesterly 76.10 feet to a point of tangency; thence run North 41°53' West 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 90.53 feet and a central angle of 26°45'39" run Northwesterly 42.29 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13", run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20" run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59", run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°54'55" East 54.46 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 147.50 feet and a central angle of 57°39'55" run Northeasterly and Northerly 148.45 feet, to a point of tangency; thence run North 12°45' West 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Northwesterly and Northeasterly 34.10 feet,to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 157.50 feet and a central angle of 6°57'33", run Northeasterly 19.13 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 59°29' run Northeasterly and Southeasterly 59.70, feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 28°00'05", run Southeasterly 40.32 feet, to a point of tangency; thence run North 89°54'55" East 201.74 feet along the tangent extended; thence run North 0°05'05" West 35.14 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle 167°49'49" run Northwesterly, Westerly, and Southwesterly 133.28 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 77°49'49" run Southwesterly 33.96 feet, to a point of tangency; thence run South 89°54'55" West 49.99 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 86°05'10" run Northwesterly 37.56 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a central angle of 36°40'05" run Northwesterly 30.40

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feet, to a point of tangency; thence run North 40° 40' West 10 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 137°13'08" run Northwesterly and Southwesterly 108.97 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 63°13'38", run Southwesterly 27.59 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 6°54'29", run Southwesterly 9.95 feet,to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 132.50 feet and a central angle of 30°40'27" run Southwesterly 70.94 feet; thence run South 0°53'33" East 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southeasterly projection of the last described course being radial to said curve) having a radius of 25 feet and a central angle of 78°08'33", run Southeasterly 34.10 feet, to a point of tangency; thence run South 12°45' East 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 122.50 feet and a central angle of 57°39'55" run Southerly and Southwesterly 123.29 feet, to a point of tangency; thence run South 44°54'55" West 54.46 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 60°57'59", run Westerly 61.18 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 87.50 feet and a central angle of 109°29'01" run Southwesterly and Southerly 167.20 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 64°44'59", run Southerly and Southwesterly 50.85 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 90.53 feet and a central angle of 19°57'04", run Southwesterly 31.52 feet, to a point of tangency; thence run South 41°11'49" West 50.11 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 39°54'23", run Southwesterly 17.41 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South 36°50'39" West; thence along the arc of said curve to the right, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 9°33'56" run Southeasterly 60.10 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

BK15452PG 788

RECREATION CENTER
PHASE 3
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 306.36 feet; thence run South 23°33' East 25.19 feet; thence run South 38° West 217.97 feet; thence run South 89°54'55" West 96.90 feet, to the Point of Beginning; thence continue South 89°54'55" West 46.29 feet; thence run South 44°54'55" West 84.58 feet, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 43°22'46" West; thence along the arc of said curve to the left, having a radius of 90.53 feet and a central angle of 22°01'25", run Northwesterly 34.80 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13" run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20", run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59" run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°54'55" East 4.42 feet along the tangent extended; thence run South 0°05'05" East 85.62 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.3160 acres, more or less.

BK15452PG 789

PHASE 19
PARC COURT

That portion of Tract 214 according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida described as follows:

Beginning at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 126.36 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 86.13 feet; thence run South 44°54'55" West 59.02 feet to a point of intersection with the arc of a curve running Northwesterly and Westerly to the left, a radial at said point bearing South 81°21'56" West; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 111°44'54" run Northwesterly and Westerly 88.74 feet; thence run North 30°22'58" West 61.03 feet along a line radial to the last described curve; thence run North 0°05'05" West 82.89 feet, to an intersection with the North boundary of said Tract 214; thence run North 89°54'55" East 226.60 feet along said North boundary, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6807 acres, more or less.

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EXHIBIT "B" TO DECLARATION

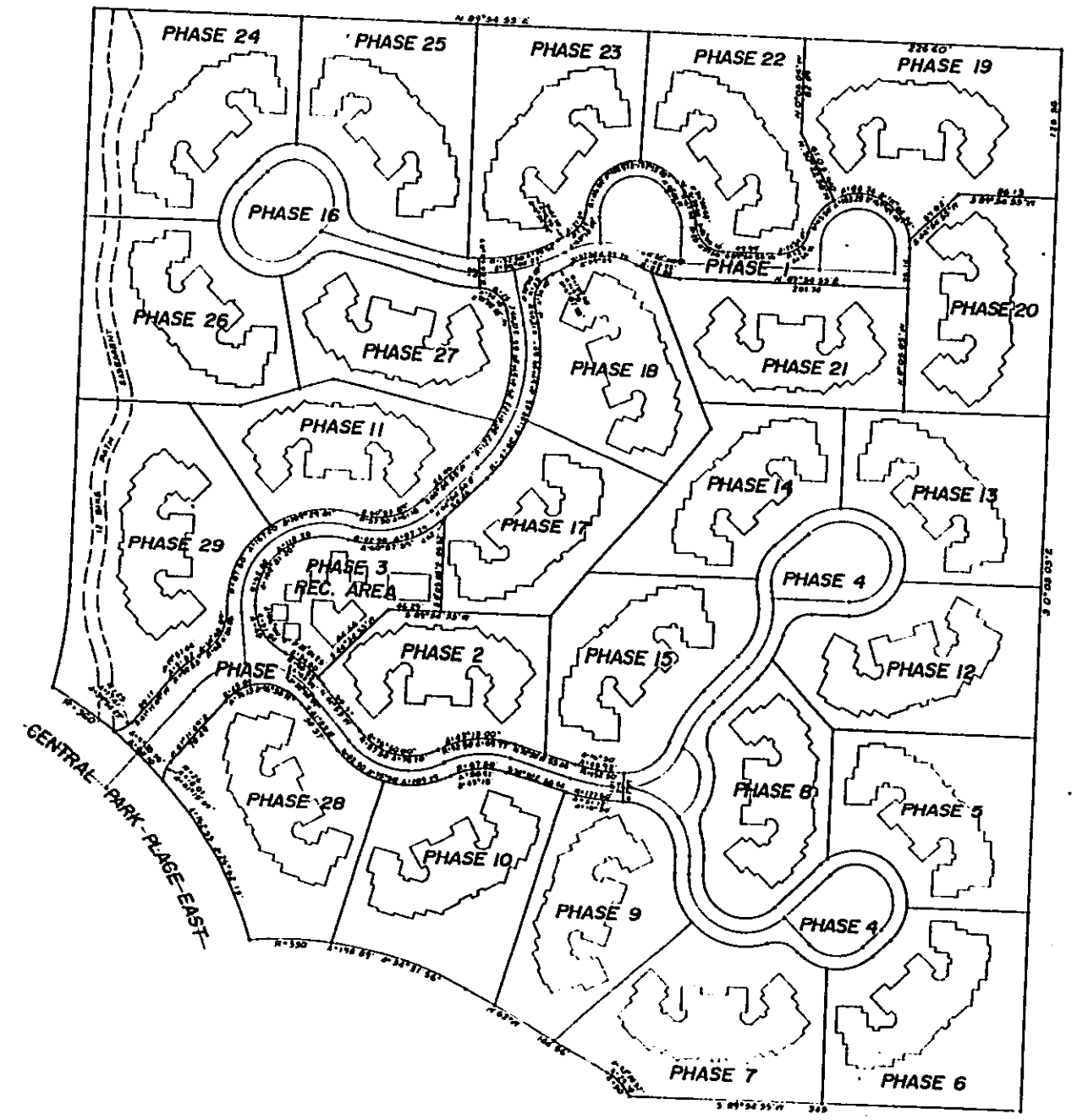
SURVEY EXHIBITS

EXHIBIT "B" TO DECLARATION

BK15452PG0791

PART 1 OF EXHIBIT "B" TO DECLARATION
SURVEY WHICH INCLUDES THE INITIAL PHASE,
AND, PLOT PLAN AND FLOOR PLANS OF THE
INITIAL PHASE OF THE CONDOMINIUM.

O. P. W. C. D. CANAL



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General Plan

All of Jacaranda Parcel 21A, according to the plat of Jacaranda Parcel 21A, as recorded in Plat Book 131 at Page 17 of the Public records of Broward County, Florida, excepting therefrom that portion thereof bounded as follows: on the North by the North boundary of said Tract 21A; on the West by the West boundary of said Tract 21A; on the East by the easterly boundary of Tract D-1A, projected Northerly to intersect said North boundary of Tract 21A, and on the South by the Northerly boundary of said Tract D-1A, projected Easterly to intersect the Northerly projection of the Easterly boundary of said Tract D-1A.

Said lands situate in the City of Plantation, Broward County, Florida.

No.	Description	Date

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

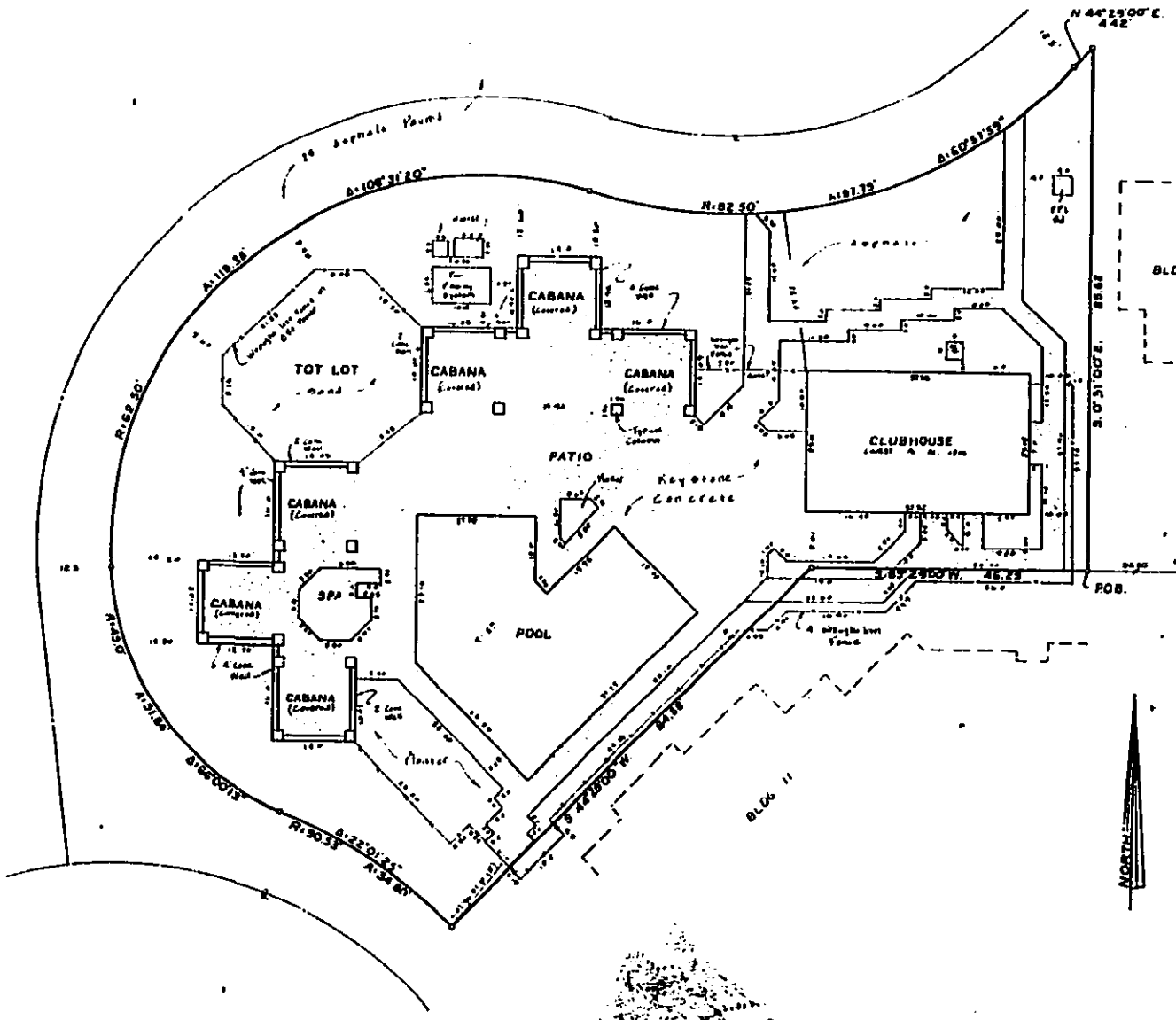
WINNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1040 N.E. 45th STREET
FORT LAUDERDALE, FLORIDA
PHONE 771-3040

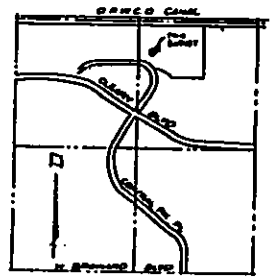
SCALE 1" = 50'

DATE

Sheet 1 of 4

MEMO: Legibility of writings, typing or printing unsatisfactory in this document when microfilmed.





DESCRIPTION

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 138 at Page 17 of the Public Records of Broward County, Florida, described as follows.

Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East for a true point of beginning 215.00 feet along the East boundary of said Tract 214; thence run South 89°29'00" West 306.36 feet; thence run South 21°58'15" East 25.19 feet; thence run South 37°34'05" West 217.97 feet; thence run South 89°29'00" West 94.50 feet, to the Point of Beginning; thence continue South 89°29'00" West 46.29 feet; thence run South 44°29'00" West 84.58 feet, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 43°30'54" West; thence along the arc of said curve to the left, having a radius of 90.33 feet and a central angle of 22°01'25", run Northwesterly 34.98 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 31 feet and a central angle of 65°40'37", run Northwesterly 31.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 82.50 feet and a central angle of 108°31'20", run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°53'59", run Northeasterly 87.70 feet, to a point of tangency; thence run North 44°29'00" East 4.42 feet along the tangent extended, thence run South 0°31'00" East 88.88 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, [illegible] County, Florida and containing 0.3160 acres, more or less.

CERTIFICATE

I hereby certify that a survey was made this day of the property as described and shown hereon and that the survey and sketch are accurate and correct, to the best of our knowledge and belief. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors in Chapter 21-HH-6, Florida Administrative Code.

WINNINGHAM & LIVELY, INC.

[illegible]
Registered Land Surveyor No. [illegible]
State of Florida

REV. NO	DESCRIPTION	DATE
1	Sewer Clubhouse Add'n	9/14/87
2	Final Survey Add'n	11/9/87

SURVEY OF

PHASE 3, REC. AREA

PARC COURT

FOR: GULFSTREAM HOMES

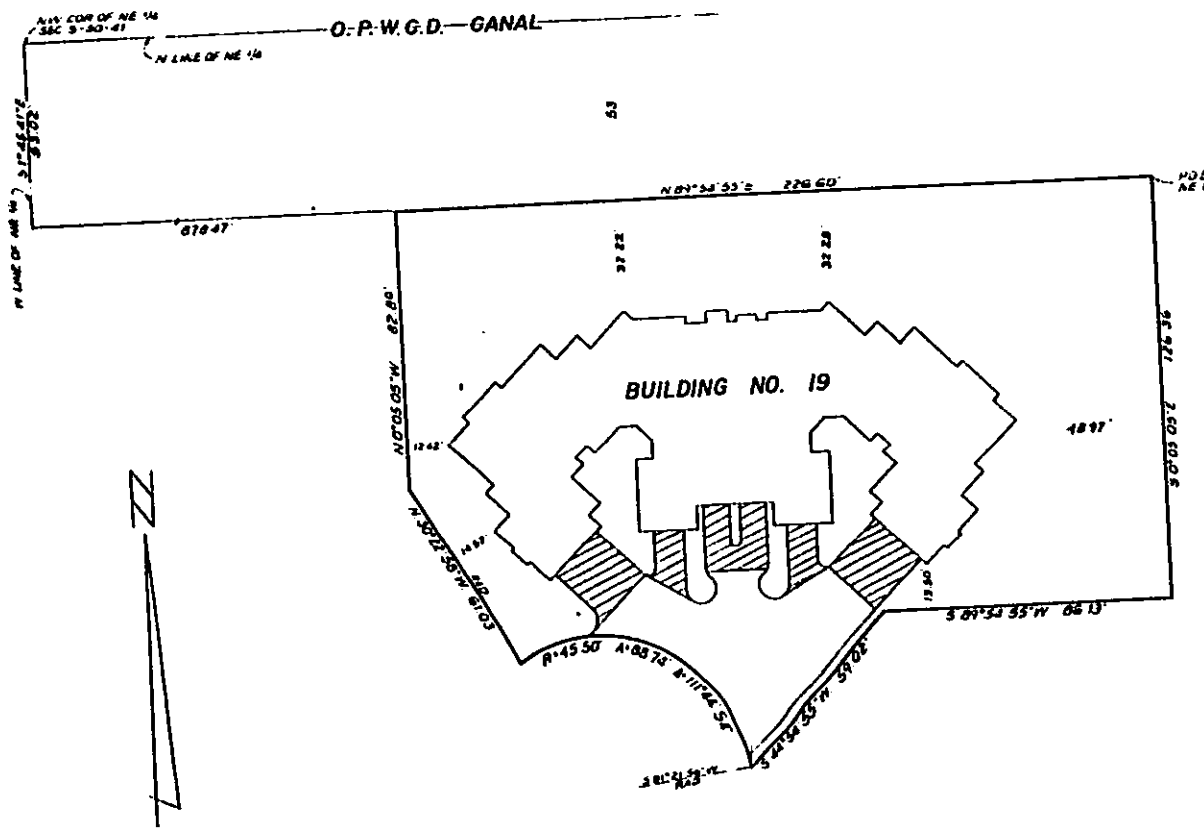
WINNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1040 N.E. 45th STREET
FORT LAUDERDALE, FLORIDA
PHONE 771-3540

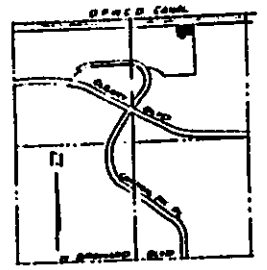
SCALE 1"=40'
DATE 9 3 87
SH. OF

36005

Sheet 2 of 4

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.





LEGEND
INDICATES LIMITED COMMON ELEMENT

CERTIFICATE

I, Charlie C. Winningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. this Exhibit B), together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

WINNINGHAM & LIVELY, INC.

By _____
Registered Land Surveyor No. 3165
State of Florida

REV. NO.	DESCRIPTION	DATE
1	FINAL	4-8-86

PHASE 19

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

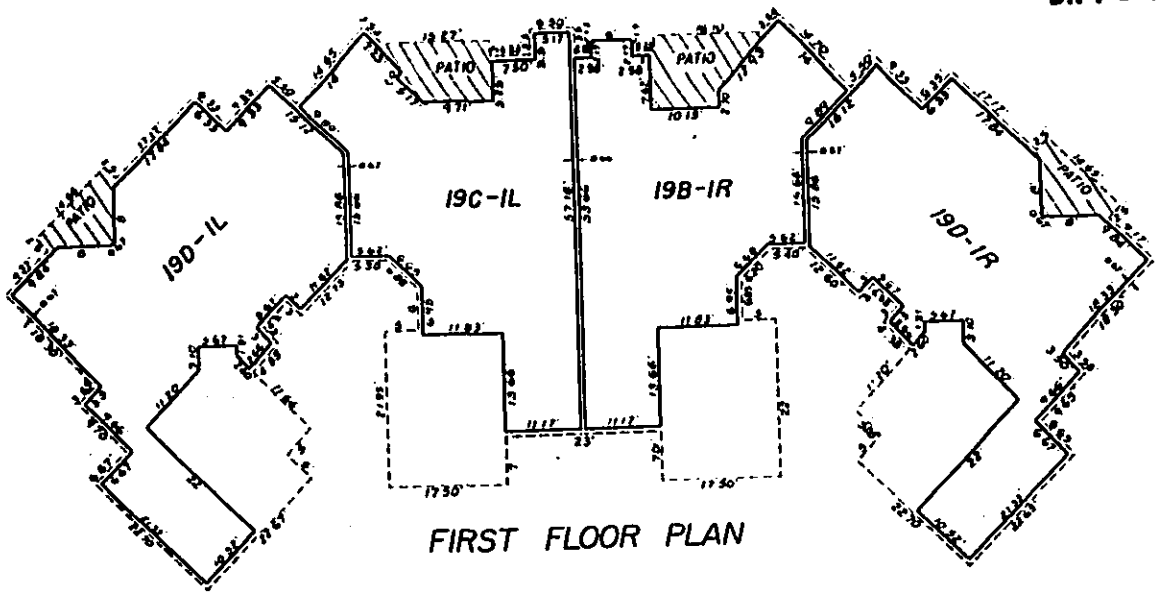
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1948 N.E. 49th STREET
FORT LAUDERDALE, FLORIDA

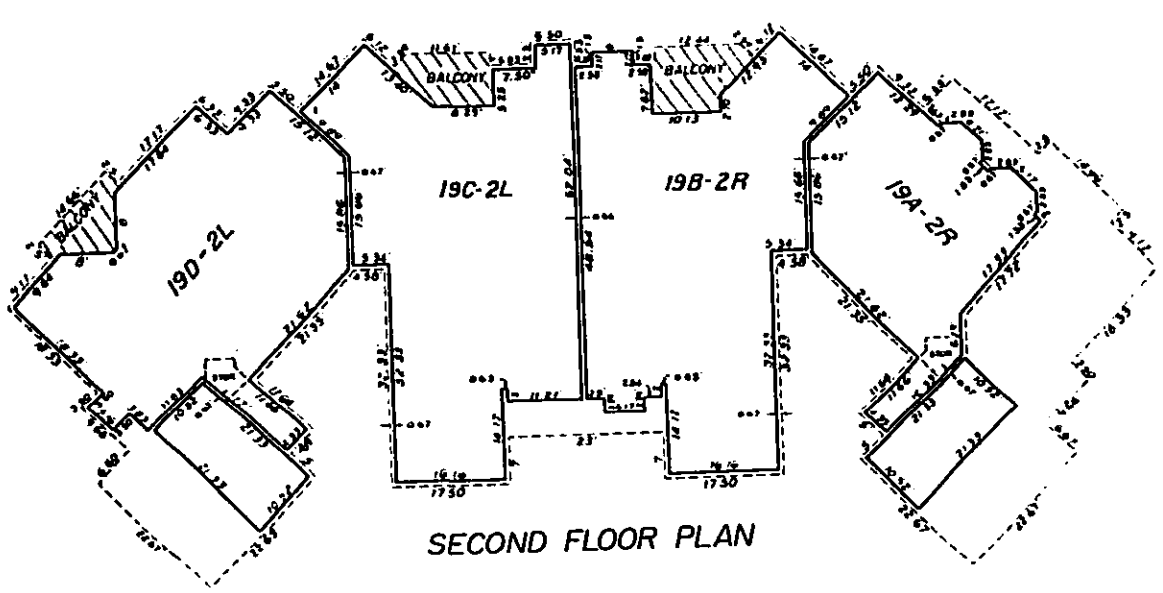
SCALE 1" = 20'
DATE

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES: For interpretation of dimensions see sheet 1 description

1. The condominium property contains 4 condominium units. All units in the facility are given a unique numeric address as shown and all buildings are given identifying numbers as shown on the attached plan.

2. Each unit shall include that certain part of the building containing the unit which is situated within the boundaries within the unit, which boundaries are as follows:

Upper and Lower Boundaries

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersections with the perimetrical boundaries.

Upper boundary.

The horizontal plane of the unfinished finished ceiling. In a unit containing a room in which the ceiling is raised above the level of the ceiling in the rest of the unit, the ceiling shall include the vertical or diagonal surface connecting the raised ceiling with the ceiling of the remaining portion of the unit and the upper boundary shall be the planes of the unfinished finished vertical or diagonal surfaces that join the planes of the unfinished finished horizontal portions of the ceiling.

Lower boundary.

The horizontal plane of the unfinished finished floor in a unit containing a room in which the floor is raised above the level of the floor in the rest of the unit the floor shall include the vertical or diagonal surface connecting the raised floor with the floor of the remaining portion of the unit and the lower boundary shall include the planes of the unfinished finished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portions of the floor. Perimetrical boundaries. The perimetrical boundaries of the unit shall be the vertical planes of the unfinished finished interior surfaces of the walls bounding the unit extended to an intersection with the elevations of the upper and lower boundaries as noted. The vertical planes of finished exterior surfaces of screened or glassed walls bounding the unit and imaginary vertical planes along the lower boundaries of the unit where there is no wall situated as their planar intersections with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but not limited to windows, doors, sky lights and condominium gate such boundary shall be extended at all such places at right angles to the dimension of such apertures so that the perimetrical boundary of such places shall be coincidental with the unfinished finished interior surface of such apertures including all frame works thereof. Interior surfaces made of glass screening or other transparent material and all framing encasing thereof shall be included in the boundaries of the unit and shall not be deemed a common element.

4. Unit dimensions are foreseen as the unfinished walls as the vertical plane of the perch exterior boundary as shown, as the unfinished ceiling and to horizontal plane position 1 foot below the first floor finished slab.

5. All bearing walls and the first floor slab located within a condominium unit constitute parts of the common elements to the unfinished surface of said walls and floor slab. Floors between the first floor and the second floor within a two story unit are part of the common elements to the unfinished surface of said floors.

6. All conduits and wires and all other common utility lines or outlets regardless of location constitute parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The assigned parking spaces as shown are limited Common Elements. Terraces, porches, patios and balconies exclusively serving a unit or units are Limited Common Elements.

9. All lands and all portions of this plat plan not within a condominium unit or units and not shown as a limited common element are parts of the common elements.

10. Each condominium unit shall have an appurtenance thereto an undivided interest in the common elements and the limited common elements as the same are described and set forth in the declaration of this condominium and this condominium is created under a declaration thereof as provided by Chapter 718, Florida Statutes the Condominium Act.

11. Condominium property boundary lines are as designated on this plat plan.

12. First Floor includes units 190-1L, 19C-1L, 19B-1R & 19D-1R having the following elevations:

Lower Elevation, +8.5
Upper Elevation, +17.3

Second Floor includes units 19D-2L, 19C-2L, 19B-2R & 19A-2R having the following elevations:

Lower Elevation +17.37
Upper Elevation +27.67
Garage Lower Elevation +8.83 TO +9.40
Garage Upper Elevation, +9.5
Ceiling Elevation +17.3

Storage for Second Floor Located on First Floor and has the following elevations:

Floor elevation, +8.83
Ceiling elevation +17.3

LEGEND

INDICATES LIMITED COMMON ELEMENTS
CONDOMINIUM UNIT BOUNDARY LINE
STRUCTURE BOUNDARY

DATE AND	DESCRIPTION	DATE
1	Finish	4-2-86

PHASE 19

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

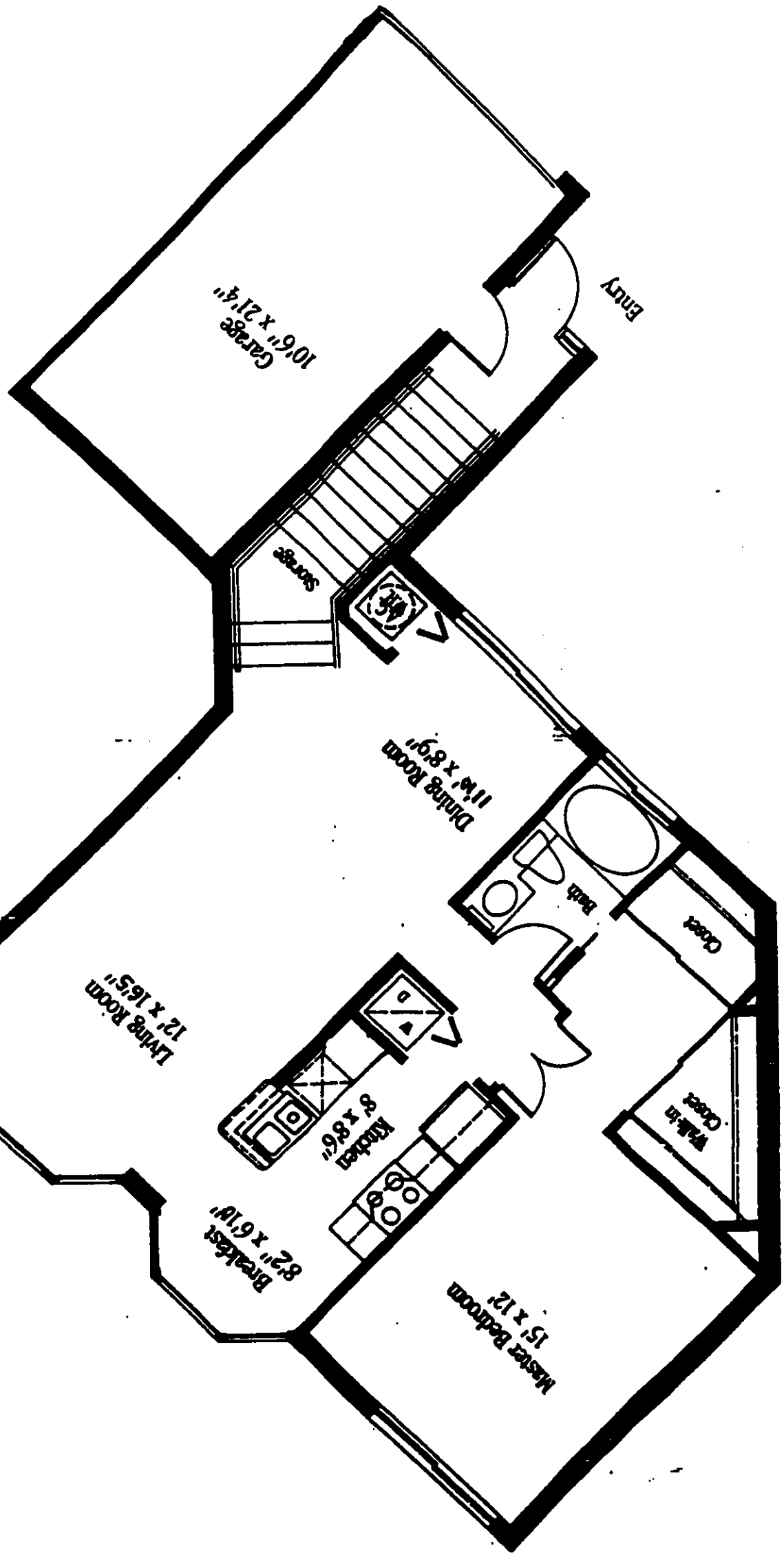
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

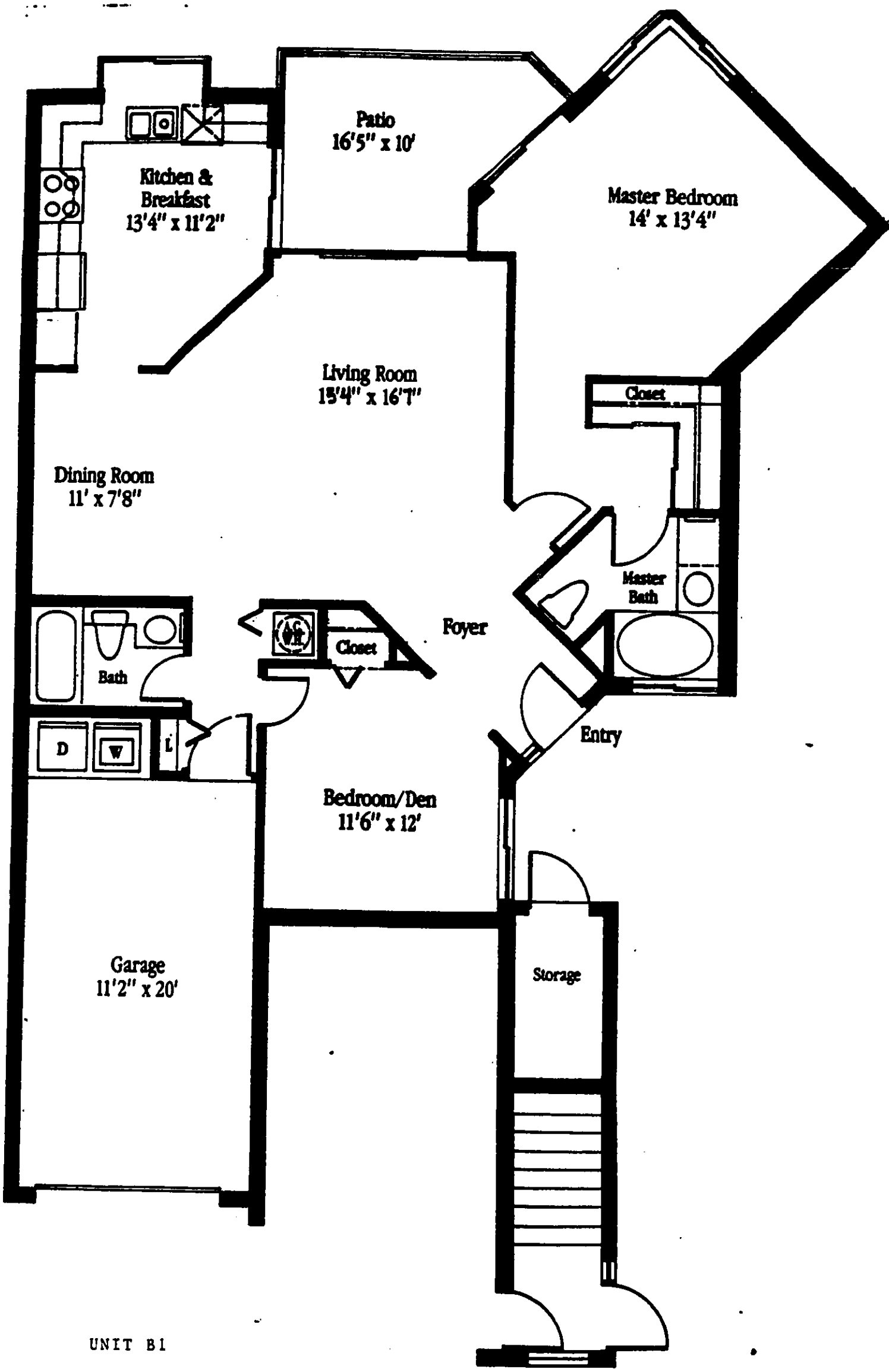
WINNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1940 N.E. 49th STREET
FORT LAUDERDALE, FLORIDA
PHONE 772-3640

SCALE : 1" = 20'
DATE

BK15452PG 797

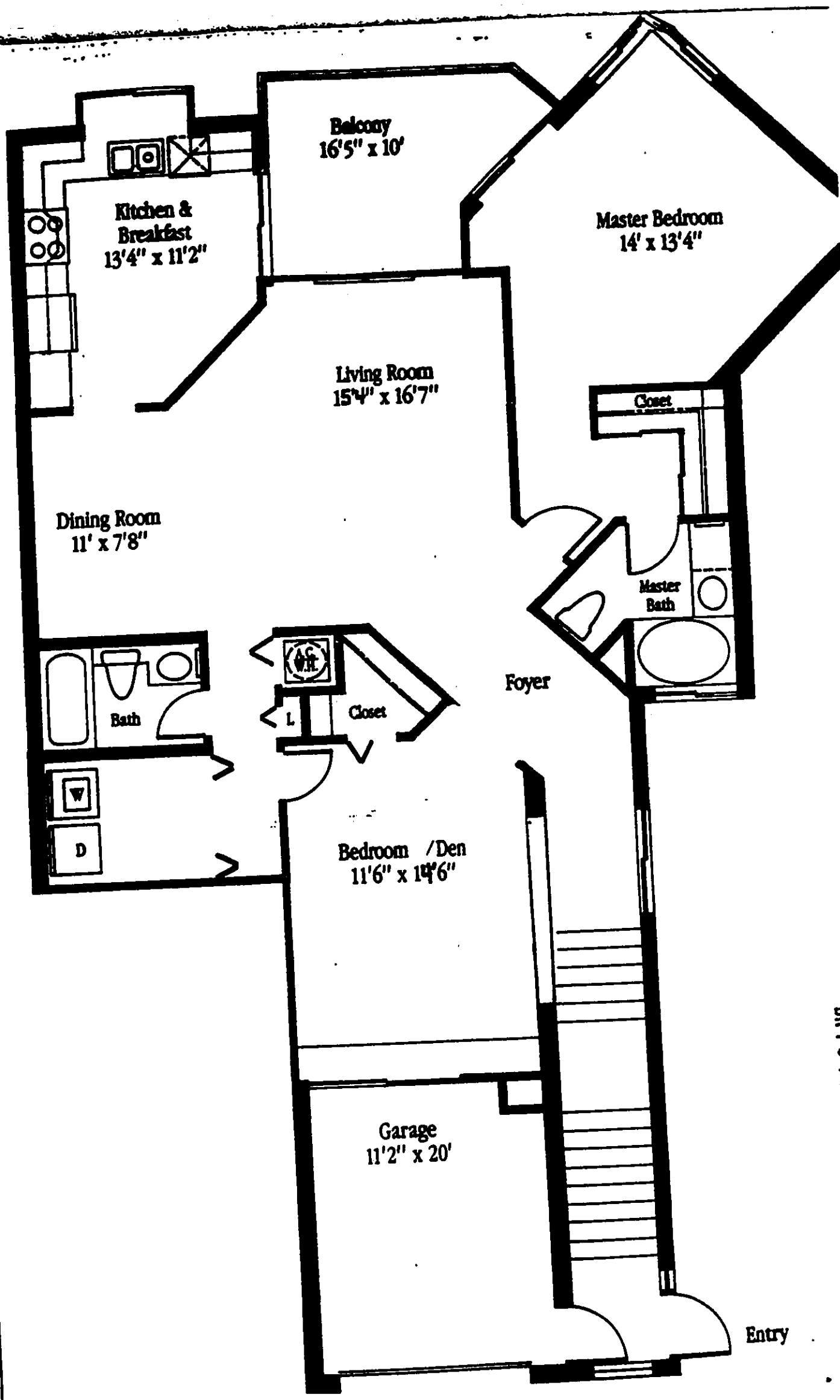
UNIT A1





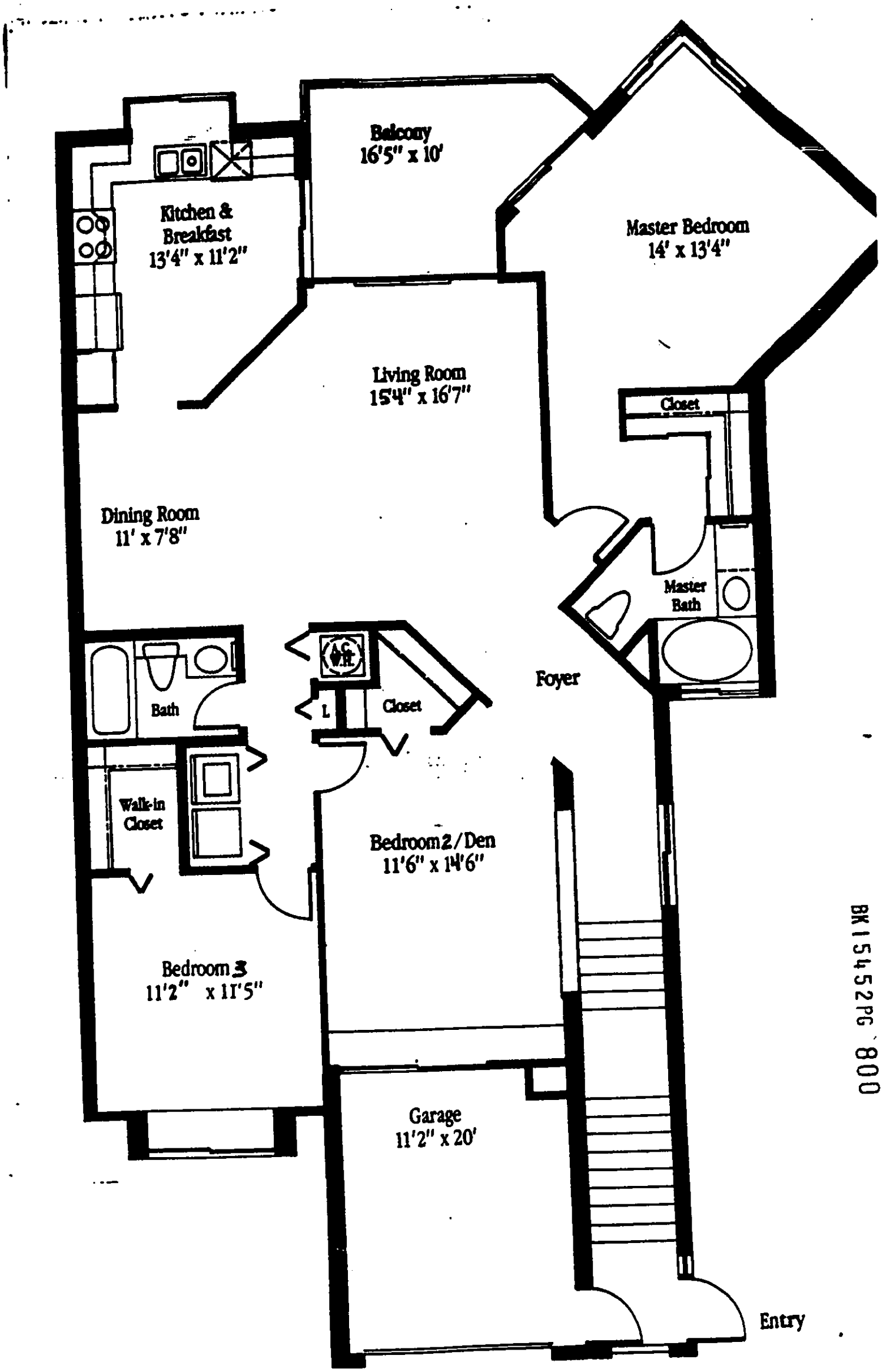
UNIT B1

BK 15452 PG 798



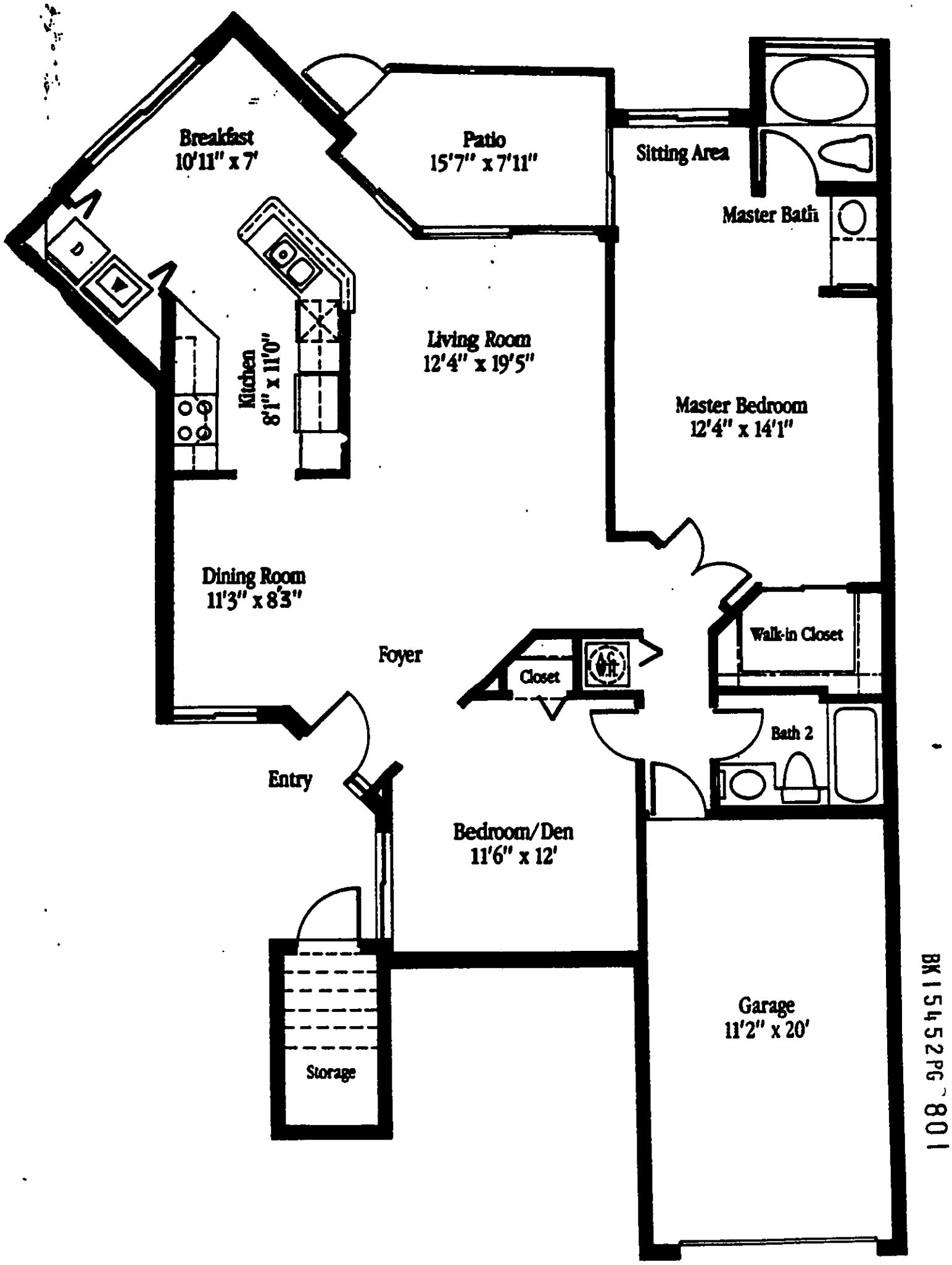
UNIT B2

BK15452PG 799



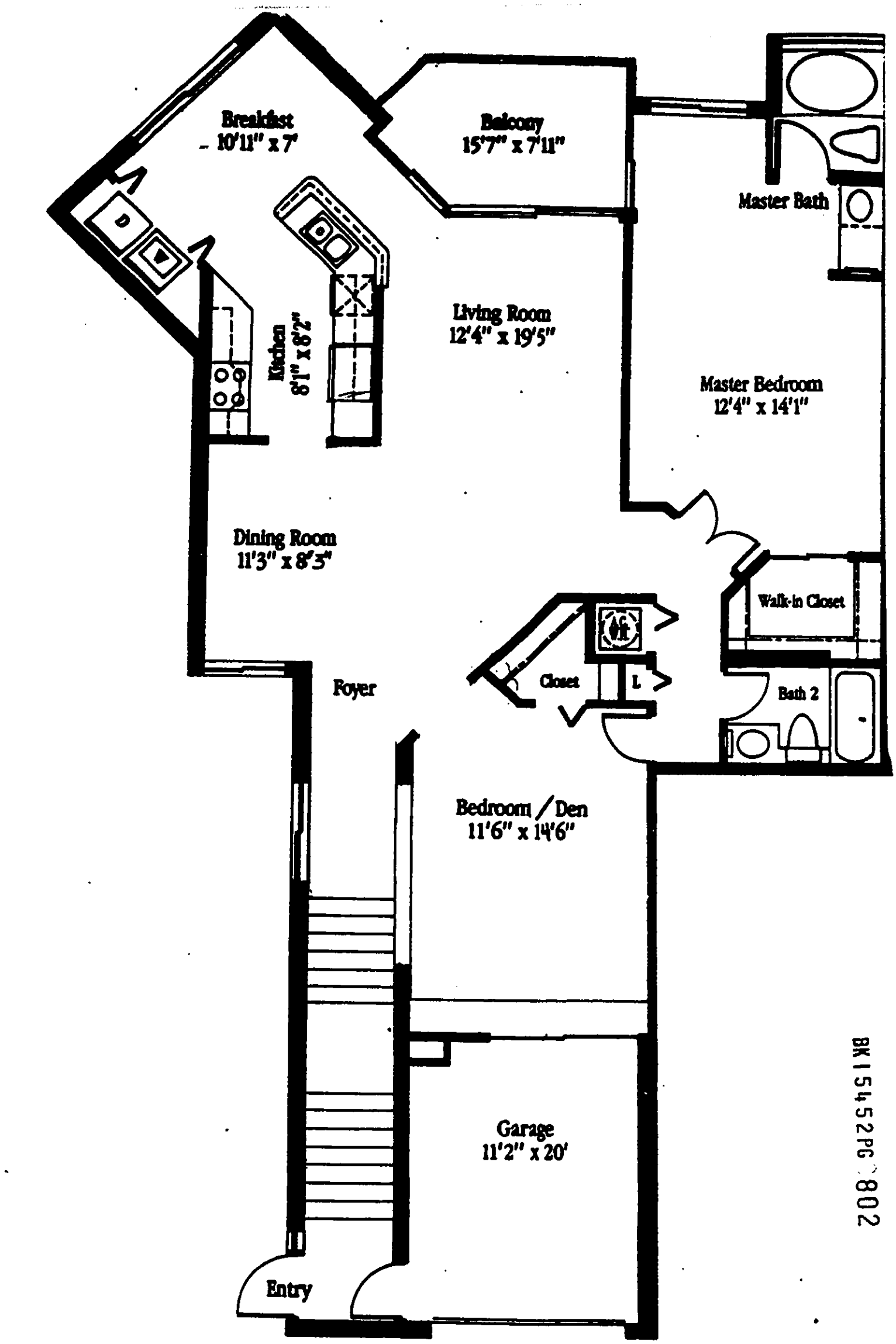
UNIT B3

BK15452PG 800



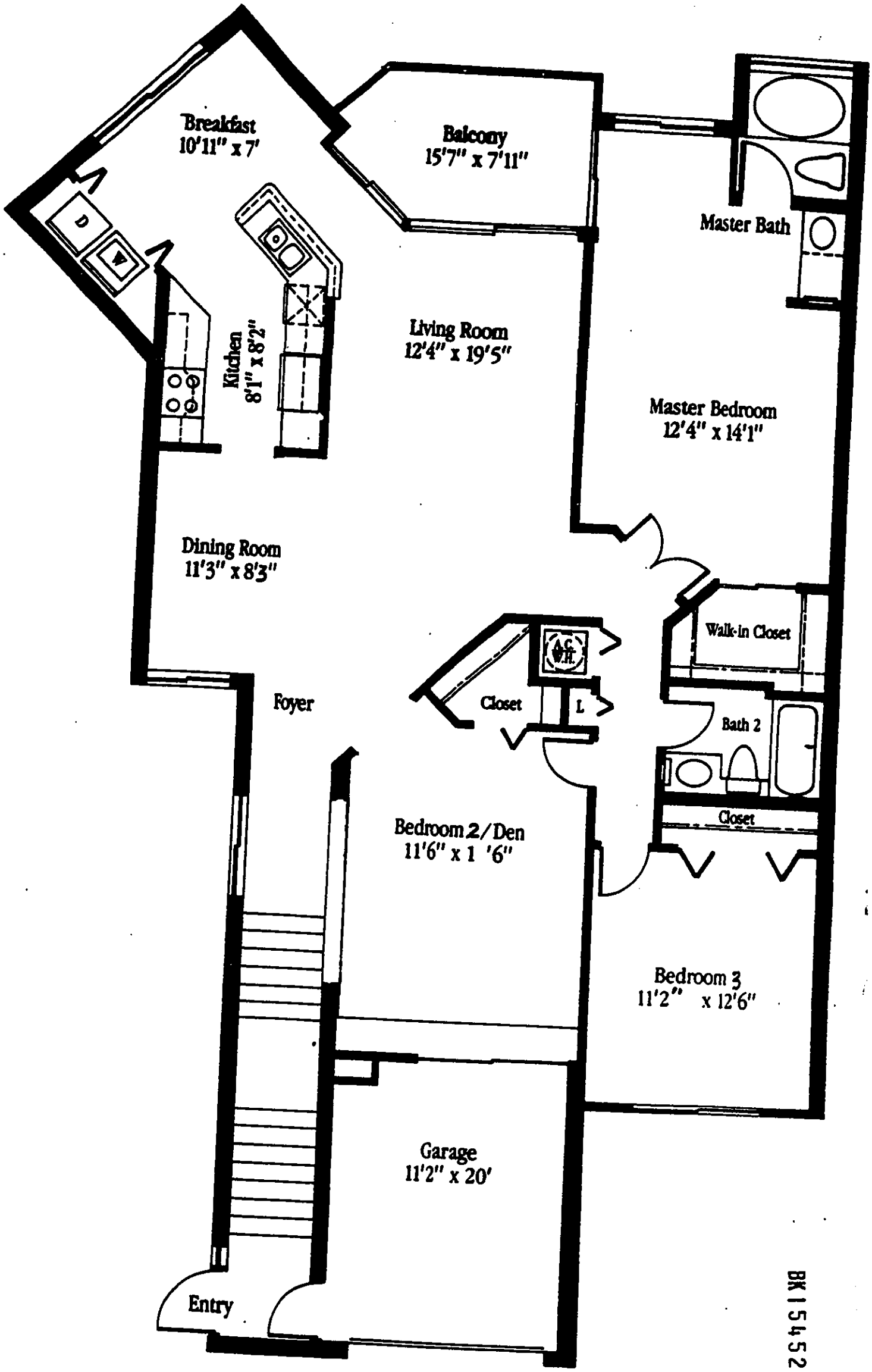
UNIT C1

BK15452PG 801



UNIT C2

BK15452PG 802

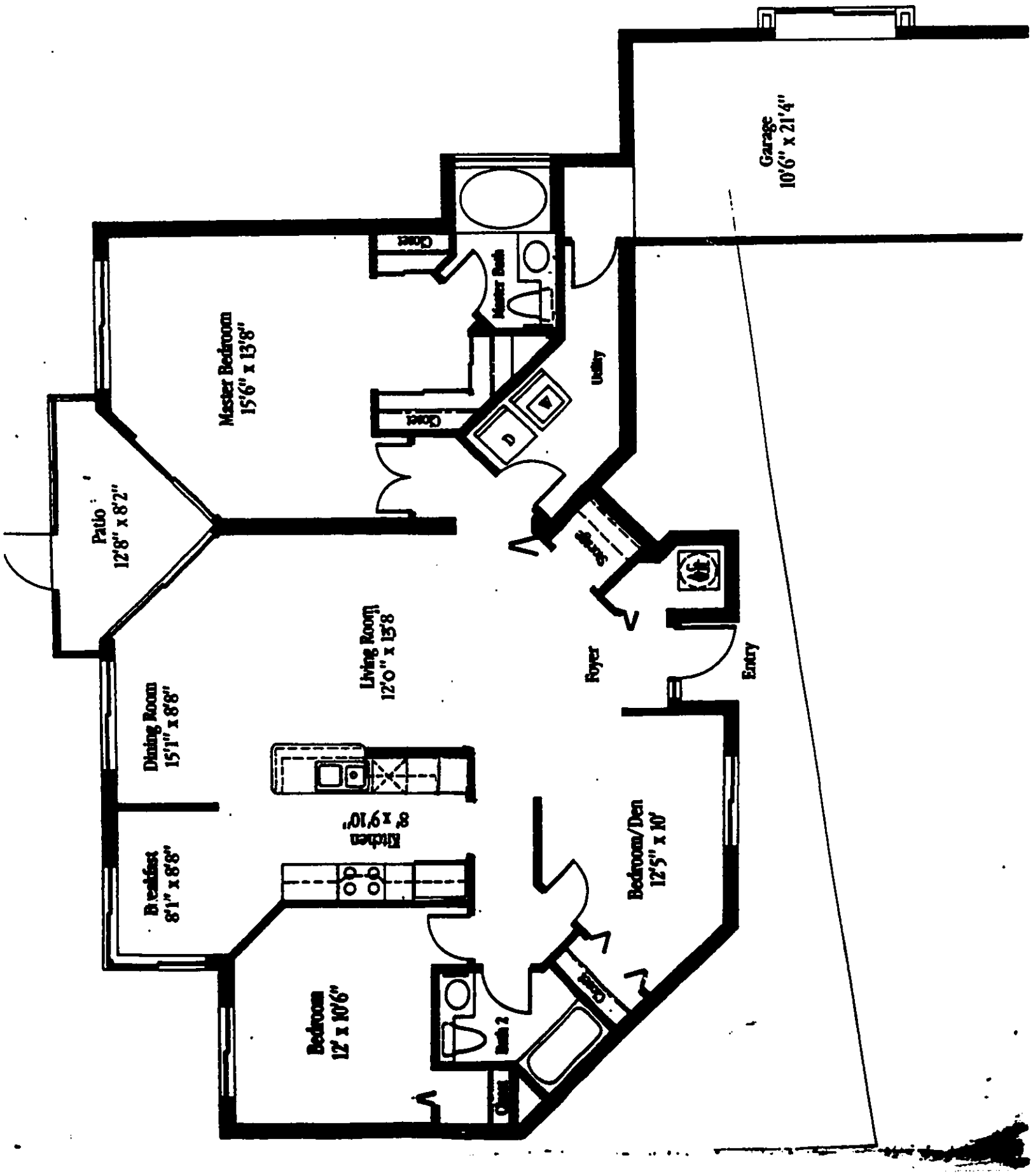


UNIT C3

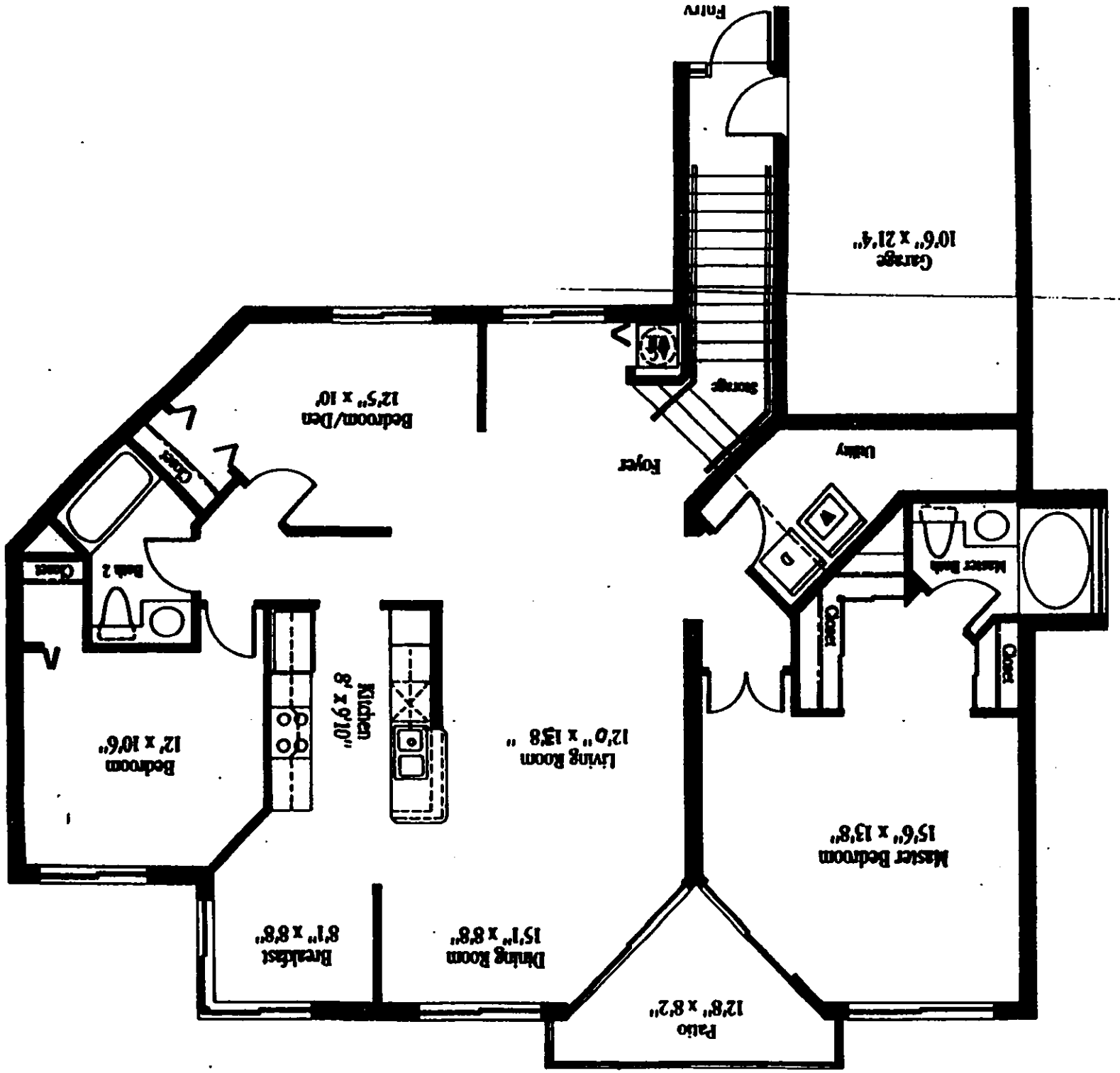
BK15452PG 803

BK15452PG 804

UNIT D1R



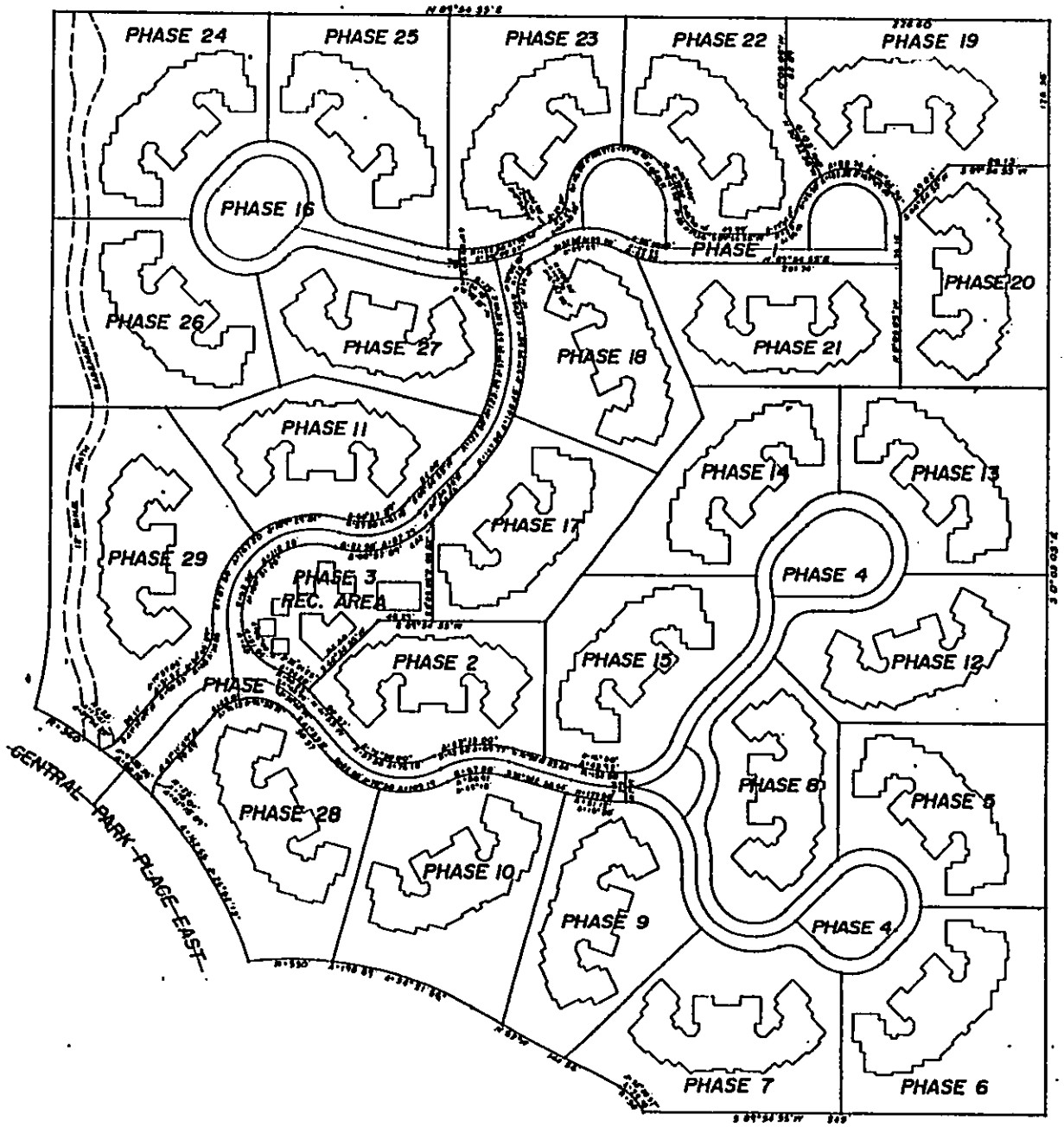
UNIT D2


Entry
Garage
10'6" x 21'4"
Storage
Foyer
Utility
Bedroom/Den
12'5" x 10'
Closet
Bath 2
Master Bath
Closet
Closet
Kitchen
8' x 9'10"
Bedroom
12' x 10'6"
Living Room
12'0" x 13'8"
Master Bedroom
15'6" x 13'8"
Breakfast
8'1" x 8'8"
Dining Room
15'1" x 8'8"
Patio
12'8" x 8'2"

PART II EXHIBIT "B" TO DECLARATION

LEGAL DESCRIPTIONS, SURVEY AND PLOT PLAN OF ALL SUBSEQUENT PROPOSED PHASES OF THE CONDOMINIUM.

O. P. W. C. D. CANAL



All of Jacaranda Parcel 21A, according to the plat of Jacaranda Parcel 21A, as recorded in Plat Book 131 at Page 17 of the Public records of Broward County, Florida, excepting therefrom that portion thereof bounded as follows: on the North by the North boundary of said Tract 21A; on the West by the West boundary of said Tract 21A; on the East by the Easterly boundary of Tract D-16, projected Northerly to intersect said North boundary of Tract 21A; and on the South by the Northerly boundary of said Tract D-16, projected Easterly to intersect the Northerly projection of the Easterly boundary of said Tract D-16.

Said lands situate in the City of Plantation, Broward County, Florida.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC.

SURVEYING ● ENGINEERING

1040 N.E. 48th STREET

FORT LAUDERDALE, FLORIDA

PHONE 772-2040

SCALE 1" = 30'

DATE

DEV. NO.	DESCRIPTION	DATE

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

PHASE 2
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 306.36 feet; thence run South 23°33' West 25.19 feet; thence run South 38° West 217.97 feet, to the Point of Beginning; thence run South 89°54'55" West 143.19 feet; thence run South 44°54'55" West 84.58 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South 43°22'46" West; thence along the arc of said curve to the right, having a radius of 90.53 feet and a central angle of 4°44'14", run Southeasterly 7.49 feet, to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 57.50 feet and a central angle of 75°50', run Southeasterly and Northeasterly 76.10 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 92.50 feet and a central angle of 43°13' run Easterly 69.77 feet, to a point of tangency; thence run South 74°30' East 27.96 feet along the tangent extended; thence run North 0°05'05" West 115.70 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4548 acres, more or less.

EXTENSION OF ACCESS ROADWAY

PHASE 4
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B, as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 34°31'56", run Northwesterly 198.89 feet, to the most Westerly corner of said Tract D-1B, being a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 72°16'48" West; thence along the arc of said curve to the left, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°50'55" East ;thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet, to a point of tangency; thence run North 41°11'49" East 70.49 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11" run Northeasterly and Southeasterly 76.13 feet, to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 75°50' run Southeasterly and Northeasterly 109.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet, to a point of tangency; thence run South 74°30' East 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet to the Point of Beginning; thence run North 1°00' West 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Northeasterly to the left; thence along the arc of said curve to the left (the Northwesterly projection of the last

BK15452PG 809

described course being radial to said curve) having a radius of 42.50 feet and a central angle of 68°47'48", run Northeasterly 51.03 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 122.50 feet and a central angle of 24°42'43", run Northeasterly 52.84 feet, to a point of tangency; thence run North 44°54'55" East 44.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 57.50 feet and a central angle of 58°23'22" run Northerly 58.60 feet, to a point of reverse curvature; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 58°23'22" run Northeasterly 48.41 feet, to a point of tangency; thence run North 44°54'55" East 29.40 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 90°, run Northeasterly and Southeasterly 90.32 feet, to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 135°05'05", run Southeasterly and Southwesterly 111.99 feet, to a point of tangency; thence run due West 33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 25 feet and a central angle of 75°20'44", run Southwesterly 32.88 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 82.50 feet and a central angle of 30°15'39", run Southwesterly 43.57 feet to a point of tangency; thence run South 44°54'55" West 41.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 97.50 feet and a central angle of 6°57'01", run Southwesterly 11.83 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 66°41'16", run Southerly 29.10 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 37.50 feet and a central angle of 28°38'17", run Southerly 18.74 feet, to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 62.50 feet and a central angle of 28°48'05" run Southerly 31.42 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 46°56'12", run Southerly 20.48 feet, to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 72.50 feet and a central angle of 18°13'12", run Southerly 23.06 feet, to a point of tangency; thence run due South 15.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 37.50 feet and a central angle of 135°05'05" run Southeasterly and Northeasterly 88.41 feet, to a point of tangency; thence run North 44°54'55" East 55.20 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.50 feet and a central angle of 180° run Northeasterly, Easterly, Southeasterly, and Southwesterly 142.94 feet, to a point of tangency; thence run South

BK15452PG 810

44°54'55" East 22.20 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.50 feet and a central angle of 93°09'53" run Southwesterly and Northwesterly 73.98 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 67°51'57", run Westerly 29.61 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 62.50 feet and a central angle of 109°47'08", run Westerly and Northwesterly 119.76 feet, to a point of tangency; thence run due North 15.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 91°, run Northwesterly 75.44 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

BK15452PG0811

PHASE 5
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 595.70 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°05'05" East 154.01 feet along said East boundary; thence run South 89°54'55" West 106.62 feet, to a point of intersection with the arc of a curve running Northwesterly and Southwesterly to the left, a radial at said point bearing North 86°31'15" West; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 128°45'05" run Northwesterly and Southwesterly 102.25 feet; thence run North 0°05'05" West 114 feet; thence run North 89°54'55" East 178.26 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5625 acres, more or less.

PHASE 6
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 749.71 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°05'05" East 176.26 feet along said East boundary to the Southeasterly corner of said Tract 214; thence run South 89°54'55" West 175.26 feet along the South boundary of said Tract 214; thence run North 0°05'05" West 118.52 feet, to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing North 9°26'03" East; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 54°31'08" run Northeasterly 43.30 feet, to a point of tangency; thence run North 44°54'55" East 22.20 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 41°26'10" run Northeasterly 32.91 feet; thence run North 89°54'55" East 106.62 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6397 acres, more or less.

PHASE 7
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 175.26 feet along the South boundary of said Tract 214, to the Point of Beginning; thence continue South 89°54'55" West 169.74 feet along said Southerly boundary to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the Northerly boundary of Tract D-1B as shown on said plat, on the arc of said curve to the left, having a radius of 50 feet and a central angle of 33°20'57" run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 54.15 feet along said Northerly boundary, being the tangent extended; thence run North 46°47'07" East 161.37, feet to an intersection with the arc of a curve running Easterly to the left; thence along the arc of said curve to the left (the Northeasterly projection of the last described course being radial to said curve) having a radius of 62.50 feet and a central angle of 66°34'15" run Easterly 72.62 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 67°51'57" run Easterly 29.61 feet, to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 45.50 feet and a central angle of 38°38'46" run Southeasterly 30.69 feet; thence run South 0°05'05" East 118.52 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6080 acres, more or less.

PHASE 8
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 595.70 feet along the East line of said Tract 214; thence run South 89°54'55" 178.26 feet, to the Point of Beginning; thence run North 45°05'05" West 79 feet, to a point of intersection with the arc of a curve running Southwesterly to the right, a radial at said point bearing North 59°14'33" West; thence along the arc of said curve to the right, having a radius of 82.50 feet and a central angle of 14°09'28" run Southwesterly 20.39 feet, to a point of tangency; thence run South 44°54'55" West 41.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 97.50 feet and a central angle of 6°57'01", run Southwesterly 11.83 feet, to a point of compound curvature; thence along the arc of a curve to the left having a radius of 25 feet and a central angle of 66°41'16", run Southerly 29.10 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 37.50 feet and a central angle of 28°38'17", run Southerly 18.74 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 28°48'05" run Southerly 31.42 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 46°56'12" run Southerly 20.48 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 72.50 feet and a central angle of 18°13'12", run Southerly 23.06 feet, to a point of tangency; thence run due South 15.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 37.50 feet and a central angle of 135°05'05", run Southeasterly and Northeasterly 88.41 feet, to a point of tangency; thence run North 44°54'55" East 55.20 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.50 feet and a central angle of 9°48'45" run Northeasterly 7.79 feet; thence run North 0°05'05" West 114 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4453 acres, more or less.

PHASE 9
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the Northerly boundary of Tract D-1B as shown on said plat on the arc of said curve to the left, having a radius of 50 feet and acentral angle of 33°20'57" run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 54.15 feet along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue North 62° West 60.54 feet along said Northerly boundary; thence run North 15°30' East 201.82 feet; thence run South 74°30' East 1.36 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 91° run Southeasterly 75.44 feet, to a point of tangency; thence run due South 15.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 62.50 feet and a central angle of 43°12'53" run Southeasterly 47.14 feet; thence run South 46°47'07" West 161.37 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5256 acres, more or less.

PHASE 10
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 114.69 feet along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue North 62° West 29.87 feet along said Northerly boundary, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 21°56'54" run Westerly 126.41 feet; thence run North 15°30' East 151.35 feet to a point of intersection with the arc of a curve running Easterly to the left, a radial at said point bearing North 14°05'20" East; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 41°48'20" run Northeasterly 60.20 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet, to a point of tangency; thence run South 74°30' East 54.08 feet along the tangent extended; thence run South 15°30' West 201.82 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6319 acres, more or less.

PHASE 11
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 856.62 feet along the North boundary of said Tract 214; thence run South 0°05'05" East 335.27 feet along a line also forming the East line of Tract D-1A as shown on said plat; thence run North 89°54'55" East 98.95 feet, to the Point of Beginning; thence run South 36°34'46" East 128.79 feet, to an intersection with the arc of a curve running Easterly to the right; thence along the arc of said curve to the right (the Southeasterly projection of the last described course being radial to said curve) having a radius of 87.50 feet and a central angle of 52°27.40" run Easterly 80.12 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 57.50 feet and a central angle of 60°57'59", run Northeasterly 61.18 feet, to a point of tangency; thence run North 44°54'55" East 54.46 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 122.50 feet and a central angle of 18°44'56" run Northeasterly 40.09 feet; thence run North 78°25' West 146.81 feet; thence run South 72°30' West 85.22 feet; thence run South 89°54'55" West 45.85 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4835 acres, more or less.

PHASE 12
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 468.28 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°05'05" East 127.42 feet along said East boundary; thence run South 89°54'55" West 178.26 feet; thence run North 45°05'05" West 79 feet, to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing North 59°14'33" West; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle 16°06'10", run Northeasterly 23.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 25 feet and a central angle of 75°20'44", run Northeasterly 32.88 feet, to a point of tangency; thence run due East 33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 70°36'23" run Northeasterly 58.54 feet; thence run North 89°54'55" East 123.09 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5682 acres, more or less.

PHASE 13
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°05'05" East 152.38 feet along said East Boundary; thence run South 89°54'55" West 123.09 feet, to a point of intersection with the arc of a curve running Northerly to the left, a radial at said point bearing North 70°36'23" West; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 64°28'42", run Northerly 53.45 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 57.50 feet and a central angle of 49°18'07", run Northwesterly 49.48 feet; thence run North 0°05'05" West 86.28 feet; thence run North 89°54'55" East 179.26 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5514 acres, more or less.

PHASE 14
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 179.26 feet, to the Point of Beginning; thence continue South 89°54'55" West 127.10 feet; thence run South 23°33' East 25.19 feet; thence run South 38° West 167.53 feet; thence run North 89°54'55" East 149.42 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing South 87°14'11" East; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 42°09'06", run Northeasterly 34.95 feet, to a point of tangency; thence run North 44°54'55" East 29.40 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 40°41'53" run Northeasterly 40.84 feet; thence run North 0°05'05" West 86.28 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4965 acres, more or less.

PHASE 15
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East line of said Tract 214; thence run South 89°54'55" West 306.36 feet; thence run South 23°33' East 25.19 feet; thence run South 38° West 167.53 feet, to the Point of Beginning; thence continue South 38° West 50.44 feet; thence run South 0°05'05" East 115.70 feet; thence run South 74°30' East 27.48 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 152.50 feet and a central angle of 16°30' run Southeasterly 43.92 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 42.50 feet and a central angle of 68°47'48" run Northeasterly 51.03 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 122.50 feet and a central angle of 24°42'43", run Northeasterly 52.84 feet to a point of tangency; thence run North 44°54'55" East 41.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 57.50 feet and a central angle of 58°23'22" run Northerly 58.60 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 16°14'17" run Northerly 13.46 feet; thence run South 89°54'55" West 149.42 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5428 acres, more or less.

EXTENSION OF ACCESS ROADWAY
PHASE 16
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B, as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 34°31'56", run Northwesterly 198.89 feet, to the most Westerly corner of said Tract D-1B, being a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 72°16'48" West; thence along the arc of said curve to the left, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°50'55" East ; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet, to a point of tangency; thence run North 41°11'49" East 70.49 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11" run Northeasterly and Southeasterly 76.13 feet, to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 75°50' run Southeasterly and Northeasterly 109.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet, to a point of tangency; thence run South 74°30' East 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet; thence run North 1° West 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Westerly to the right; thence along the arc of said curve to the right

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(the Northwesterly projection of the last described course being radial to said curve) having a radius of 152.50 feet and a central angle of 16°30' run Westerly 43.92 feet to a point of tangency; thence run North 74°30' West 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 92.50 feet and a central angle of 43°13' run Westerly 69.77 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 75°50', run Southwesterly and Northwesterly 76.10 feet to a point of tangency; thence run North 41°53' West 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 90.53 feet and a central angle of 26°45'39" run Northwesterly 42.29 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13", run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20" run Northeasterly 118.38 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59", run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°54'55" East 54.46 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 147.50 feet and a central angle of 57°39'55" run Northeasterly and Northerly 148.45 feet, to a point of tangency; thence run North 12°45' West 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Northwesterly and Northeasterly 34.10 feet,to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 157.50 feet and a central angle of 6°57'33", run Northeasterly 19.13 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 59°29' run Northeasterly and Southeasterly 59.70, feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 28°00'05", run Southeasterly 40.32 feet, to a point of tangency; thence run North 89°54'55" East 201.74 feet along the tangent extended; thence run North 0°05'05" West 35.14 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle 167°49'49" run Northwesterly, Westerly, and Southwesterly 133.28 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 77°49'49" run Southwesterly 33.96 feet, to a point of tangency; thence run South 89°54'55" West 49.99 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 86°05'10" run Northwesterly 37.56 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a

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central angle of 36°40'05" run Northwesterly 30.40 feet, to a point of tangency; thence run North 40° 40' West 10 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 137°13'08" run Northwesterly and Southwesterly 108.97 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 63°13'38", run Southwesterly 27.59 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 6°54'29", run Southwesterly 9.95 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 132.50 feet and a central angle of 30°40'27" run Southwesterly 70.94 feet to the Point of Beginning; thence continue Westerly 34.13 feet along the arc of said curve to the right, having a radius of 132.50 feet and a central angle of 14°45'37", to a point of tangency; thence run North 76°07'55" West 68.12 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 74°26'21", run Northwesterly 32.48 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a central angle of 133°23'31", run Northwesterly and Southwesterly 110.59 feet, to a point of tangency; thence run South 44°54'55" West 26.26 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 180°, run Southeasterly and Northeasterly 149.23 feet, to a point of tangency; thence run North 44°54'55" East 5.06 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 58°57'10", run Easterly 25.72 feet, to a point of tangency; thence run South 76°07'55" East 86.78 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 157.50 feet and a central angle of 14°45'37", run Southeasterly 40.58 feet; thence run North 0°53'33" West 25 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

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PHASE 17
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 306.36 feet; thence run South 23°33' East 25.19 feet; thence run South 38° West 61.83 feet to the Point of Beginning; thence run North 68°33' West 133.92 feet, to a point of intersection with the arc of a curve running Southwesterly to the right, a radial at said point bearing North 68°55'27" West; thence along the arc of said curve to the right, having a radius of 147.50 feet and a central angle of 23°50'22", run Southwesterly 61.37 feet, to a point of tangency; thence run South 44°54'55" West 50.04 feet along the tangent extended; thence run South 0°05'05" East 85.62 feet; thence run North 89°54'55" East 96.90 feet; thence run North 38° East 156.14 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4787 acres, more or less.

PHASE 18
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 306.36 feet, to the Point of Beginning; thence run South 23°33' East 25.19 feet; thence run South 38° West 61.83 feet; thence run North 68°33' West 133.92 feet to a point of intersection with the arc of a curve Northerly to the left, a radial at said point bearing North 68°55'27" West; thence along the arc of said curve to the left; having a radius of 147.50 feet and a central angle of 33°49'33" run Northerly 87.08 feet, to a point of tangency; thence run North 12°45' West 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right having a radius of 25 feet and a central angle of 78°08'33", run Northwesterly and Northeasterly 34.10 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 157.50 feet and a central angle of 6°57'33" run Northeasterly 19.13 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 59°29' run Easterly 59.70 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 10°26'05", run Southeasterly 15.03 feet; thence run South 23°33' East 119.64 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4903 acres, more or less.

PHASE 20
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 126.36 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°05'05" East 189.54 feet along said East boundary; thence run South 89°54'55" West 127.36 feet; thence run North 0°05'05" West 141.04 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 45.50 feet and a central angle of 8°32'59" run Northerly 6.79 feet; thence run North 44°54'55" East 59.02 feet; thence run North 89°54'55" East 86.13 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.5347 acres, more or less.

PHASE 21
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°05'05" East (on an assumed bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89°54'55" West 127.36 feet, to the Point of Beginning; thence continue South 89°54'55" West 179 feet; thence run North 23°33' West 119.64 feet to a point of intersection with the arc of a curve running Southeasterly to the left, a radial at said point bearing North 17°28'55" East; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 17°34' run Easterly 25.29 feet, to a point of tangency; thence run North 89°54'55" East 201.74 feet along the tangent extended; thence run South 0°05'05" East 105.90 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4917 acres, more or less.

PHASE 22
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 226.60 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89°54'55" West 138.22 feet along said North boundary; thence run South 1°28'44" West 110.61 feet to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southwesterly projection of the last described course being radial to said curve) having a radius of 45.50 feet and a central angle of 47°51'16" run Southeasterly 38 feet, to a point of tangency; thence run South 40°40' East 10 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 36°40'05", run Southeasterly 30.40 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 86°05'10" run Southeasterly 37.56 feet, to a point of tangency; thence run North 89°54'55" East 49.99 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 25 feet and a central angle of 77°49'49" run Northeasterly 33.96 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45.50 feet and a central angle of 47°31'56", run Northeasterly 37.75 feet; thence run North 30°22'58" West 61.03 feet along a line radial to the last described curve; thence run North 0°05'05" West 82.89 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5524 acres, more or less.

PHASE 23
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 364.82 feet along the North boundary of said Tract 214 to the Point of Beginning; thence continue South 89°54'55" West 151.78 feet along said North boundary; thence run South 0°05'05" East 199.92 feet to an intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing North 4°01'30" East; thence along the arc of said curve to the left, having a radius of 132.50 feet and a central angle of 35°35'30" run Northeasterly 82.31 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 82.50 feet and a central angle of 6°54'29", run Northeasterly 9.95 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 63°13'38", run Northeasterly 27.59 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45.50 feet and a central angle of 89°21'52", run Northeasterly 70.97 feet; thence run North 1°28'44" East 110.61 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.577 acres, more or less.

PHASE 24
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 671.61 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89°54'55" West 185.01 feet along said North boundary; thence run South 0°05'05" East 176.26 feet along a line also forming the Easterly line of Tract D-1A as shown on said plat; thence run North 89°54'55" East 118.94 feet, to an intersection with the arc of a curve running Northeasterly to the right; thence along the arc of said curve to the right, (the Northeasterly projection of the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 45°, run Northeasterly 37.31 feet, to a point of tangency; thence run North 44°54'55" East 26.26 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right having a radius of 47.50 feet and a central angle of 45° run Northeasterly 37.31 feet; thence run North 0°05'05" West 110.19 feet along a line radial, to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6753 acres, more or less.

PHASE 25
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 516.60 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89°54'55" West 155.01 feet along said North boundary; thence run South 0°05'05" East 110.19 feet, to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southeasterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 88°23'31" run Southeasterly 73.28 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 74°26'21" run Southeasterly 32.48 feet, to a point of tangency; thence run South 76°07'55" East 68.12 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 132.50 feet and a central angle of 9°50'34" run Southeasterly 22.76 feet; thence run North 0°05'05" West 199.92 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5946 acres, more or less.

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PHASE 26
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 856.62 feet along the North boundary of said Tract 214; thence run South 0°05'05" East 176.26 feet along a line also forming the East line of Tract D-1A, as shown on said plat, to the Point of Beginning; thence continue South 0°05'05" East 159.01 feet along said East line; thence run North 89°54'55" East 144.80 feet; thence run North 72°30' East 54.29 feet; thence run North 12°00'53" West 98.41 feet, to an intersection with the arc of a curve running Northwesterly to the right; thence along the arc of said curve to the right (the Northwesterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 101°55'48" run Northwesterly 84.50 feet; thence run South 89°54'55" West 118.94 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6125 acres, more or less.

PHASE 27
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 856.62 feet along the North boundary of said Tract 214; thence run South 0°05'05" East 335.27 feet along a line also forming the East line of Tract D-1A, as shown on said plat; thence run North 89°54'55" East 144.80 feet; thence run North 72°30' East 54.29, feet to the Point of Beginning; thence run North 12°00'53" West 98.41 feet, to an intersection with the arc of a curve running Northeasterly to the left; thence along the arc of said curve to the left (the Northwesterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 33°04'12", run Northeasterly 27.42, feet to a point of tangency; thence run North 44°54'55" East 5.06 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 58°57'10", run Easterly 25.72 feet, to a point of tangency; thence run South 76°07'55" East 86.78 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 157.50 feet and a central angle of 14°45'37" run Southeasterly 40.58 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Southeasterly 34.10 feet, to a point of tangency; thence run South 12°45' East 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 122.50 feet and a central angle of 38°54'59" run Southwesterly 83.20 feet; thence run North 78°25' West 146.81 feet; thence run South 72°30' West 30.93 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4795 acres, more or less.

PHASE 28
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of *Broward County, Florida*, described as follows:

Commencing at the SE corner of said Tract 214; thence run South 89°54'55" West 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 61°20'57" West; thence along the arc of said curve to the left (also forming the Northerly boundary of Tract D-1B, as shown on said plat), having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62° West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left,having a radius of 330 feet and a central angle of 21°56'54" run Northwesterly 126.41 feet, to the Point of Beginning; thence continue Westerly 72.48 feet along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 12°35'02" to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 72°16'48" West; thence along the arc of said curve to the left (also forming the Northerly right of way line of Central Park Place East, as shown on said plat) having a radius of 360 feet and a central angle of 25°52'13" run Northwesterly 162.55 feet to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°55'50" East; thence along the arc of a curve to the right having a radius of 25 feet and a central angle of 41°15'59" run Northeasterly 18.01, feet to a point of tangency; thence run North 41°11'49" East 70.49 feet along the tangency extended to a point of curvature of a curve to the right; thence along the arc of said curve to the right having a radius of 45.01 feet and a central angle of 96°55'11" run Northeasterly and Southeasterly 76.13, feet to a point of tangency; thence run South 41°53' East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 34°01'40" run Southeasterly 49 feet; thence run South 15°30' West 151.35 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6241 acres, more or less.

PHASE 29
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 856.62 feet along the North boundary of said Tract 214; thence run South 0°05'05" East 335.27 feet along a line also forming the East line of Tract D-1A, as shown on said plat, to the Point of Beginning; thence continue South 0°05'05" East 165.63 feet along said East line, to a point of curvature of a curve to the right; thence along said East line, on the arc of said curve to the right, having a radius of 330 feet and a central angle 15°13'59" run Southerly 87.74 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South 26°20'09" West; thence along the arc of said curve to the right also forming the Northerly right of way line of Central Park Place East, as shown on said plat, having a radius of 360 feet and a central angle of 10°30'30", run Southeasterly 66.03 feet to a point of intersection with the arc of a curve running Easterly to the left, a radial at said point bearing North 8°53'48" West; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 39°54'23" run Northeasterly 17.41 feet, to a point of tangency; thence run North 41°11'49" East 50.11 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 90.53 feet and a central angle of 19°57'04", run Northeasterly 31.52 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 45 feet and a central angle of 64°44'59", run Northerly 50.85 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 87.50 feet and a central angle of 57°01'20", run Northeasterly 87.08 feet; thence run North 36°34'46" West 128.79 feet along a line radial to the last described curve; thence run South 89°54'55" West 98.95 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.8323 acres, more or less.

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EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF UNITS IN PHASE 19 ONLY

(THIS IS THE FIRST PHASE OF THE CONDOMINIUM)

UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 84 (THE TOTAL OF

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PARC COURT CONDO

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION

OF

PARC COURT CONDOMINIUM ASSOCIATION, INC.
a Florida Corporation Not-For-Profit

FILED
83 MAY 13 AM 11:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation is "PARC COURT CONDOMINIUM ASSOCIATION, INC.," a Florida corporation not-for-profit, hereinafter referred to as the "ASSOCIATION."

ARTICLE II - PURPOSE

The purposes for which the ASSOCIATION is organized are as follows:

1. To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.

2. To operate PARC COURT, A CONDOMINIUM pursuant to the Florida CONDOMINIUM ACT, as and when the DECLARATION is recorded in the Public Records of Broward County, Florida with the ARTICLES attached as an exhibit thereto.

3. To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

ARTICLE III - DEFINITIONS

The terms used in these ARTICLES and the BYLAWS shall have the same definitions and meanings as those set forth in the DECLARATION and in the CONDOMINIUM ACT, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE IV - POWERS AND DUTIES

The ASSOCIATION shall have the following powers and duties:

1. All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida, and the statutory powers set forth in the CONDOMINIUM ACT.

2. To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the DECLARATION, either expressed or implied, and to take any action reasonably necessary or appropriate to operate the CONDOMINIUM pursuant to the DECLARATION, including, but not limited to, the following:

a. To own, purchase, sell, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.

b. To make and collect ASSESSMENTS against members of the ASSOCIATION to defray the costs, expenses and losses incurred or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSOCIATION'S powers and duties.

3. To maintain, repair, replace, reconstruct, add to, and operate the CONDOMINIUM, and other property acquired or leased by the ASSOCIATION for use by its members.

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4. To purchase insurance upon the CONDOMINIUM and insurance for the protection of the ASSOCIATION, its directors, officers and members, and such other parties as the ASSOCIATION may determine.

5. To make and amend reasonable rules and regulations for the use, maintenance, and appearance of, the UNITS and the use of the COMMON ELEMENTS and the ASSOCIATION PROPERTY, and for the health, comfort, safety, welfare, and benefit of the ASSOCIATION'S members.

6. To enforce by legal means the provisions of the CONDOMINIUM ACT, the DECLARATION, these ARTICLES, the BYLAWS, and the Rules and Regulations of the ASSOCIATION.

7. To contract for the management and maintenance of the CONDOMINIUM and to authorize a management agent or company (which may be the DEVELOPER or an affiliate of the DEVELOPER) to assist the ASSOCIATION in carrying out its powers and duties by performing such functions as the submission of proposals, collection of ASSESSMENTS, preparation of records, enforcement of rules, and maintenance, repair and replacement of the COMMON ELEMENTS with funds as shall be made available by the ASSOCIATION for such purposes, as well as exercising such other powers and rights delegated to it by the ASSOCIATION, which powers and rights are vested in the ASSOCIATION by virtue of the DECLARATION, these ARTICLES, the BYLAWS and the CONDOMINIUM ACT. The ASSOCIATION and its officers shall, however, retain at all times the powers and duties granted by the DECLARATION and the CONDOMINIUM ACT, including, but not limited to, the making of ASSESSMENTS, promulgation of rules, and execution of contracts on behalf of the ASSOCIATION.

8. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for the proper operation of the CONDOMINIUM and/or to contract with others, for the performance of such obligations, services and/or duties.

ARTICLE V - MEMBERS

1. The members of the ASSOCIATION shall consist of all of the record owners of UNITS. Membership shall be established as to each UNIT upon the recording of the DECLARATION. Upon the transfer of ownership of fee title to, or fee interest in, a UNIT, whether by conveyance, devise, judicial decree, foreclosure or otherwise, and upon the recordation among the Public Records of Broward County, Florida of the deed or other instrument establishing the acquisition and designating the UNIT affected thereby, the new UNIT OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior UNIT OWNER as to the UNIT designated shall be terminated; provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument or is otherwise informed of the transfer of ownership of the UNIT. Prior to the recording of the DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.

2. The share of each member in the funds and assets of the ASSOCIATION, the COMMON ELEMENTS and the COMMON SURPLUS, and any membership in this ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the UNIT for which that membership is established.

3. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each UNIT. In the event any UNIT is owned by more than one person and/or by an entity, the vote for such UNIT shall be cast in the manner provided by the BYLAWS. Any person or entity owning more than one UNIT shall be entitled to one vote for each UNIT owned.

4. The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.

ARTICLE VI - INCORPORATOR

The name and address of the incorporator is: GULFSTREAM HOUSING CORP., 1776 North Pine Road, Suite 222, Plantation, Florida 33322.

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ARTICLE VII

INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The address of the initial registered office of the ASSOCIATION is 1776 North Pine Road, Suite 222, Plantation, Florida 33322. The initial registered agent of the ASSOCIATION at that address is GULFSTREAM HOUSING CORP.

ARTICLE VIII - DIRECTORS

1. The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than three (3) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of three (3) directors. Except for directors appointed by the DEVELOPER, and except to the extent required in order to elect a full BOARD due to the unwillingness of UNIT OWNERS to serve on the BOARD, directors are required to be UNIT OWNERS, or a shareholder, director, officer or partner of an entity which owns a UNIT.

2. All of the duties and powers of the ASSOCIATION existing under the CONDOMINIUM ACT, the DECLARATION, these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.

3. Initially the DEVELOPER shall have the right to appoint all of the directors. When members other than the DEVELOPER own fifteen (15%) percent or more of the UNITS that will be operated ultimately by the ASSOCIATION, the members other than the DEVELOPER shall be entitled to elect not less than one-third (1/3) of the directors. Members other than the DEVELOPER shall be entitled to elect not less than a majority of the directors upon the earlier of the following:

a. Three (3) years after fifty (50%) percent of the UNITS that will be operated ultimately by the ASSOCIATION have been conveyed to purchasers;

b. Four (4) months after seventy-five percent (75%) of the UNITS that will be operated ultimately by the ASSOCIATION have been conveyed to purchasers;

c. Three (3) months after ninety (90%) percent of the UNITS that will be operated ultimately by the ASSOCIATION have been conveyed to purchasers;

d. When all of the UNITS that will be operated ultimately by the ASSOCIATION have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the DEVELOPER in the ordinary course of business;

e. When some of the UNITS have been conveyed to purchasers and none of the others are being constructed or offered for sale by the DEVELOPER in the ordinary course of business; or

f. Six (6) years after the first UNIT in the CONDOMINIUM is conveyed by the DEVELOPER.

The DEVELOPER is entitled to elect at least one director as long as the DEVELOPER holds for sale in the ordinary course of business at least five (5%) percent of the UNITS that will be operated ultimately by the ASSOCIATION. Thereafter all of the directors shall be elected by the members in the manner determined by the BYLAWS.

Notwithstanding the foregoing, the DEVELOPER may waive its right to elect one or more directors which it is entitled to elect, by written notice to the ASSOCIATION, and thereafter such directors shall be elected by the members.

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4. Within ninety (90) days after the members other than the DEVELOPER are entitled to elect one or more directors, the ASSOCIATION shall call, and give not less than ten (10) days or more than thirty (30) days notice of, a meeting of members to elect the directors which the members are then entitled to elect. The meeting may be called and the notice given by any UNIT OWNER if the ASSOCIATION fails to do so. Thereafter, the directors which the members are entitled to elect shall be elected at the annual meeting of the members.

5. Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAWS, however any director appointed by the DEVELOPER may only be removed by the DEVELOPER, and any vacancy on the BOARD shall be appointed by the DEVELOPER if, at the time such vacancy is to be filled, the number of directors appointed by the DEVELOPER is less than the maximum number of directors which may, at that time, be appointed by the DEVELOPER as set forth above.

6. The names and addresses of the initial directors, who shall hold office until their successors are appointed or elected, are as follows:

SAM ROTELLA	TERRY BICKEL	MARY SETTLE
1776 N. Pine Island Rd.	1776 N. Pine Island Rd.	1776 N. Pine Island Road
Suite 222	Suite 222	Suite 222
Plantation, FL 33322	Plantation, FL 33322	Plantation, FL 33322

ARTICLE IX - OFFICERS

The officers of the ASSOCIATION shall be a president, vice-president, secretary, treasurer and such other officers as the BOARD may from time to time by resolution create. The officers shall serve at the pleasure of the BOARD, and the BYLAWS may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names of the officers who shall serve until their successors are designated by the BOARD are as follows:

PRESIDENT . . . . . SAM ROTELLA

VICE PRESIDENT/TREASURER . . . . . MARY SETTLE

VICE PRESIDENT/SECRETARY . . . . . TERRY BICKEL

ARTICLE X - INDEMNIFICATION

1. The ASSOCIATION shall indemnify 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 attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with the action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the ASSOCIATION; and with respect to any criminal action or proceeding, if he had no reasonable cause to believe his conduct was unlawful; except, that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or willful misfeasance or malfeasance in the performance of his duty to the ASSOCIATION unless and only to the extent that the court in which the action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper. 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, in and 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 interest of the ASSOCIATION; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

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2. 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 in Paragraph 1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

3. Any indemnification under Paragraph 1 above (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 under the circumstances because he has met the applicable standard of conduct set forth in Paragraph 1 above. Such determination shall be made (a) by the BOARD 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 written opinion, or (c) by approval of the members.

4. 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 in the specific case upon receipt of an undertaking by or on behalf of the directors, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the ASSOCIATION as authorized herein.

5. The indemnification provided herein shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any BYLAW, agreement, vote of members or otherwise; and as to action taken in an official capacity while holding office, shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

6. The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this ARTICLE.

ARTICLE XI - BYLAWS

The first BYLAWS shall be adopted by the BOARD and may be altered, amended or rescinded in the manner provided by the BYLAWS.

ARTICLE XII - AMENDMENTS

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

1. A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of meeting of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the ASSOCIATION.

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4. Any number of amendments may be submitted to the members and voted upon by them at any one meeting.

5. If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.

6. No amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members without approval by all of the members and the joinder of all record owners of mortgages upon the UNITS. No amendment shall be made that is in conflict with the CONDOMINIUM ACT or the DECLARATION. So long as DEVELOPER owns any UNIT, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DEVELOPER, unless the DEVELOPER shall join in the execution of the amendment, including, but not limited to, any right of the DEVELOPER to appoint directors pursuant to ARTICLE VIII.

7. No amendment to these ARTICLES shall be made which discriminates against any UNIT OWNER(S), or affects less than all of the UNIT OWNERS without the written approval of all of the UNIT OWNERS so discriminated against or affected.

8. Upon the approval of an amendment to these ARTICLES, articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the CONDOMINIUM is located.

9. Notwithstanding anything contained herein to the contrary, any amendment to these ARTICLES made by DEVELOPER, or made by the members prior to the completion and conveyance by DEVELOPER of seventy-five percent (75%) of all of the UNITS which may be ultimately operated by the ASSOCIATION, must be approved by the Federal Housing Administration or by the Veterans Administration if any mortgage encumbering any UNIT is guaranteed or insured by either such agency, if such amendment materially and adversely affects the UNIT OWNERS or the general scheme of development created by the DECLARATION. Such approval shall specifically not be required where the amendment is made to correct errors or omissions or is required to comply with the requirements of any INSTITUTIONAL LENDER, so that such lender will make, insure or guarantee mortgage loans for the UNITS, or as required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to DEVELOPER or the ASSOCIATION within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery, and such approval shall be conclusively evidenced by a certificate of DEVELOPER or the ASSOCIATION that the approval was given or deemed given.

ARTICLE XIII - MULTIPLE CONDOMINIUMS

Notwithstanding anything contained herein to the contrary, the ASSOCIATION shall be authorized to operate any condominium in addition to PARC COURT, A CONDOMINIUM, which is developed within the ADJACENT LANDS. Any such condominium shall be operated by the ASSOCIATION if the declaration of condominium of such condominium provides the ASSOCIATION will operate the condominium, if such condominium is created by DEVELOPER or any assignee of DEVELOPER. This ASSOCIATION may, but will not be required to, operate any other condominium within the ADJACENT LANDS created by any PERSON other than DEVELOPER, or its assigns, provided the ASSOCIATION joins in the declaration of condominium of such other condominium and agrees to operate same. In the event the ASSOCIATION operates any condominium in addition to PARC COURT, A CONDOMINIUM, then the following provisions shall apply:

1. Definitions. The following definitions shall apply:

A. "CONDOMINIUM" shall mean and refer to PARC COURT, A CONDOMINIUM, and any other condominium which the ASSOCIATION operates.

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B. "DECLARATION" shall mean and refer to the Declaration of Condominium of PARC COURT, A CONDOMINIUM, and any other declaration of condominium operated by the ASSOCIATION, and any amendments to such declarations.

C. "UNIT" shall mean and refer to a CONDOMINIUM UNIT within any CONDOMINIUM operated by the ASSOCIATION.

D. "UNIT OWNER" shall mean the record owner of a UNIT within any CONDOMINIUM operated by the ASSOCIATION.

E. Any other defined term in these ARTICLES or in the BYLAWS shall be adjusted and modified where applicable to refer to all of the CONDOMINIUMS operated by the ASSOCIATION.

2. The BYLAWS may divide membership in the ASSOCIATION into classes or otherwise establish such that matters relating to only one CONDOMINIUM will be voted upon only by the members who own UNITS in that CONDOMINIUM, and matters relating to the ASSOCIATION or relating to all of the CONDOMINIUMS operated by the ASSOCIATION will be voted upon by all of the members.

3. The BYLAWS may provide a means by which the directors will be divided among the various CONDOMINIUMS operated by the ASSOCIATION.

4. No amendment to these ARTICLES shall be made which discriminates against or affects the UNIT OWNERS in less than all of the CONDOMINIUMS operated by the ASSOCIATION without the approval of a majority of the UNIT OWNERS within the CONDOMINIUM(S) so discriminated against or affected.

Notwithstanding anything contained herein to the contrary, until such time as all of the ADJACENT LANDS is developed as part of the CONDOMINIUM PROPERTY, or as one or more additional condominiums, no amendment to these ARTICLES shall be made without the prior written consent of DEVELOPER and the owner of any portion of the ADJACENT LANDS which has not submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM PROPERTY.

WHEREFORE, the Incorporator, and the Initial Registered Agent, have executed these ARTICLES on this 18th day of May, 1988.

GULFSTREAM HOUSING CORP.,
a Delaware corporation

By: _____
SAM ROTELLA, its Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 18th day of May, 1988, by SAM ROTELLA, the Vice President of GULFSTREAM HOUSING CORP., a Delaware corporation, as Incorporator, and as Registered Agent.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:

(Notary Seal)

Notary Public, State of Florida at Large
My Commission Expires Aug. 6, 1988
BONDED THRU HUCKLEBERRY, SIBLEY
& HARVEY INSURANCE & BONDS, INC.

DCF-P14C 2:mh/112587.5

FILED
88 MAY 19 AM 11:42
CLERK CIRCUIT COURT
BROWARD COUNTY, FLORIDA

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State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of PARC COURT CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on May 19, 1988, as shown by the records of this office.

The document number of this corporation is N26509.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 19th day of May, 1988.

Jim Smith
Secretary of State

CR2E022 (8-87)

PARC COURT CONDO

BYLAWS

BYLAWS OF
PARC COURT CONDOMINIUM ASSOCIATION
a Florida corporation not-for-profit

1. GENERAL PROVISIONS.

1.01 Identity. These are the BYLAWS of PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, hereinafter referred to as the "ASSOCIATION," a corporation not-for-profit formed under the laws of the State of Florida. The ASSOCIATION has been organized for the purposes stated in the ARTICLES and shall have all of the powers provided in these BYLAWS, the ARTICLES, the DECLARATION, the CONDOMINIUM ACT, and any other statute or law of the State of Florida, or any other power incident to any of the above powers.

1.02 Principal Office. The principal office of the ASSOCIATION shall be at such place as the BOARD may determine from time to time.

1.03 Fiscal Year. The fiscal year of the ASSOCIATION shall be the calendar year.

1.04 Seal. The seal of the ASSOCIATION shall have inscribed upon it the name of the ASSOCIATION, the year of its incorporation and the words "Corporation Not-For-Profit." The seal may be used by causing it, or a facsimile thereof, to be impressed, affixed or otherwise reproduced upon any instrument or document executed in the name of the ASSOCIATION.

1.05 Incorporation of the CONDOMINIUM ACT. All of the provisions of the CONDOMINIUM ACT, being Chapter 718, Florida Statutes, as same now exists and may apply to the ASSOCIATION are, with permissible deviations therefrom, incorporated herein by reference. In the event of any conflict between these BYLAWS and the CONDOMINIUM ACT, these BYLAWS shall control unless the deviation from the CONDOMINIUM ACT is impermissible.

1.06 Inspection of Books and Records. The records of the ASSOCIATION shall be open to inspection by UNIT OWNERS or their authorized representatives, and all holders, insurers or guarantors of any first mortgage encumbering a UNIT, upon request, during normal business hours or under other reasonable circumstances. Such records of the ASSOCIATION shall include current copies of the DECLARATION, ARTICLES, BYLAWS, the Rules and Regulations of the ASSOCIATION; and any amendments thereto; any contracts entered into by the ASSOCIATION, and the books, records and financial statements of the ASSOCIATION; and all other official records of the ASSOCIATION as described in the CONDOMINIUM ACT. The ASSOCIATION shall be required to make available to prospective purchasers of UNITS in the CONDOMINIUM current copies of the DECLARATION, ARTICLES, BYLAWS and Rules and Regulations, and the most recent budget and annual financial statement of the ASSOCIATION.

1.07 Definitions. Unless the context otherwise requires, all terms used in these BYLAWS shall have the same meaning as are attributed to them in the ARTICLES, the DECLARATION, and the CONDOMINIUM ACT.

2. MEMBERSHIP IN GENERAL.

2.01 Qualification. Pursuant to the ARTICLES, all of the record owners of UNITS in the CONDOMINIUM operated by the ASSOCIATION shall be members of the ASSOCIATION. Membership for each UNIT shall be established upon the recording of the DECLARATION. Prior to the recording of the DECLARATION, the incorporator shall be the member of the ASSOCIATION.

2.02 Changes in Membership. The transfer of the ownership of any UNIT, either voluntarily or by operation of law, shall automatically terminate the membership of the prior owner, and the transferee or new owner shall automatically become a member of the ASSOCIATION. It shall be the responsibility of any such transferor and transferee of a UNIT to notify the ASSOCIATION of any change in the ownership of any UNIT, and the corresponding change in any membership, by delivering to the ASSOCIATION a copy of the deed or other instrument of conveyance which establishes a transfer of ownership. In the

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absence of such notification, the ASSOCIATION shall not be obligated to recognize any change in membership or ownership of a UNIT for purposes of notice, voting, ASSESSMENTS, or for any other purpose.

2.03 Member Register. The secretary of the ASSOCIATION shall maintain a membership register in the office of the ASSOCIATION showing the names and addresses of the members of the ASSOCIATION. It shall be the obligation of each member of the ASSOCIATION to advise the secretary of any change of address of the member, or of the change of ownership of the member's UNIT, as set forth above. Any member who mortgages his UNIT shall notify the ASSOCIATION of the name and address of his mortgagee and shall file a copy of the mortgage and underlying promissory note with the ASSOCIATION. Any member who satisfies the mortgage encumbering his UNIT shall also notify the ASSOCIATION thereof, and shall file a copy of the satisfaction of mortgage with the ASSOCIATION. The names and addresses of any such mortgagee shall also be maintained in the member register.

3. MEMBERSHIP VOTING

3.01 Voting Rights. There shall be one vote for each UNIT. In the event any UNIT is owned by more than one PERSON, or is owned by a PERSON other than an individual, the vote for such UNIT shall be cast as set forth below, and votes shall not be divisible. In the event any member owns more than one UNIT, the member shall be entitled to one vote for each such UNIT.

3.02 Majority Vote and Quorum Requirements. The acts approved by a majority of the votes present in person or by proxy at a meeting at which a quorum is present shall be binding upon all members and UNIT OWNERS for all purposes, except where otherwise provided by the CONDOMINIUM ACT, in the DECLARATION, in the ARTICLES, or in these BYLAWS, and, at any regular or special meeting, the presence in person or by proxy of persons entitled to cast the votes for twenty percent (20%) of the UNITS operated by the ASSOCIATION shall constitute a quorum.

3.03 Determination as to Voting Rights.

3.03.1 In the event any UNIT is owned by one PERSON, his right to cast the vote for the UNIT shall be established by the record title to his UNIT.

3.03.2 In the event any UNIT is owned by more than one PERSON, the vote for the UNIT may be cast at any meeting by any co-owner of the UNIT; provided, however, that in the event a dispute arises between the co-owners as to how the vote for the UNIT shall be cast, or in the event the co-owners are unable to concur in their decision upon any subject requiring a vote, they shall lose their right to cast the vote for the UNIT on the matter being voted upon at that meeting, but their membership shall be counted for purposes of determining the existence of a quorum. For purposes of this paragraph, the principals or partners of any entity (other than a corporation) owning a UNIT shall be deemed co-owners of the UNIT, and the directors and officers of a corporation owning a UNIT shall be deemed co-owners of the UNIT. If any co-owner of a UNIT appears at any meeting by proxy, and another co-owner appears in person, the vote for the UNIT shall be cast by the co-owner of the UNIT appearing in person, and the proxy shall be deemed revoked.

3.04 Proxies. Every member entitled to vote at a meeting of the members, or to express consent or dissent without a meeting, may authorize another PERSON or PERSONS to act on the member's behalf by a proxy signed by such member or his attorney-in-fact. Any proxy shall be delivered to the secretary of the meeting at or prior to the time designated in the order of business for delivering proxies. Any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. Every proxy shall be revocable at any time at the pleasure of the member executing it. Every proxy shall specifically set forth the name of the person voting by proxy, and the name of the person authorized to vote the proxy for him. Every proxy shall contain the date, time, and place of the

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meeting for which the proxy is given, and if a limited proxy, shall set forth those items which the proxy holder may vote, and the manner in which the vote is to be cast.

3.05 Rights of DEVELOPER. Notwithstanding anything contained in these BYLAWS, the ARTICLES, the DECLARATION, or in the CONDOMINIUM ACT, to the contrary, until the DEVELOPER has closed the sale of all UNITS, no vote of the members shall be effective or may be taken without approval in writing by the DEVELOPER which would:

3.05.1 Result in the DEVELOPER being assessed as a UNIT OWNER for capital improvements;

3.05.2 Be detrimental to the sales of UNITS by the DEVELOPER. However, a *non-discriminatory increase* in ASSESSMENTS for COMMON EXPENSES without discrimination against the DEVELOPER shall not be deemed to be detrimental to the sales of UNITS.

3.05.3 Adversely affect any right the DEVELOPER may have to appoint any directors, as provided in the ARTICLES, or these BYLAWS.

3.05.4 Otherwise discriminate in any respect against the DEVELOPER, or remove, limit, modify or alter any right of the DEVELOPER as provided in the CONDOMINIUM ACT, the DECLARATION, the ARTICLES, or these BYLAWS.

4. MEMBERSHIP MEETINGS

4.01 Who May Attend. In the event any UNIT is owned by more than one PERSON, all co-owners of the UNIT may attend any meeting of the members. In the event any UNIT is owned by a corporation, any director or officer of the corporation may attend any meeting of the members. However, the vote for any UNIT shall be cast in accordance with the provisions of Paragraph 3 of these BYLAWS. INSTITUTIONAL MORTGAGEES have the right to attend all members meetings.

4.02 Place. All meetings of the members shall be held at the principal office of the ASSOCIATION or at such other place and at such time as shall be designated by the BOARD and stated in the notice of meeting.

4.03 Notices. Written notice stating the place, day and hour of any meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be given to each member entitled to vote at such meeting not less than ten (10) nor more than sixty (60) days before the date of the meeting, by or at the direction of the president, the secretary or the officer or persons calling the meeting. Notice of any meeting where ASSESSMENTS against UNIT OWNERS are to be considered for any reason shall specifically contain a statement that ASSESSMENTS will be considered and the nature of any such ASSESSMENTS. A copy of the notice shall be posted in a conspicuous place on the property of the CONDOMINIUM at least seven (7) days prior to any meeting. Unless a member waives in writing his right to receive notice of a meeting by mail, the notice of any meeting shall be sent by mail to each member. An officer of the ASSOCIATION shall provide an affidavit, to be included in the Official Records of the ASSOCIATION, affirming that notices of the meeting were mailed or hand delivered in accordance with this paragraph to each UNIT OWNER at the address last furnished to the ASSOCIATION. For the purpose of determining members entitled to notice of, or to vote at, any meeting of the members of the ASSOCIATION, or in order to make a determination of the members for any other purpose, the BOARD shall be entitled to rely upon the member register as same exists twenty (20) days prior to the giving of the notice of any meeting, and the BOARD shall not be required to take into account any changes in membership occurring after that date but may, in their sole and absolute discretion, do so. Notwithstanding the foregoing, if a UNIT is owned by more than one PERSON, only one notice shall be required to be given with respect to the UNIT, which may be given to any co-owner as defined in Paragraph 3.03.2 of these BYLAWS. Notice to any member or co-owner shall be sent to the UNIT of such member or co-owner, unless the UNIT OWNER(S) of the UNIT otherwise request.

4.04 Waiver of Notice. Whenever any notice is required to be given to any member under the provisions of the ARTICLES or these BYLAWS, or as otherwise provided by law, a waiver thereof in writing signed by the PERSON or

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PERSONS entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice. Attendance of a member at a meeting shall constitute a waiver of notice of such meeting, except when the member objects at the beginning of the meeting to the transaction of any business because the meeting is not lawfully called or convened.

4.05 Annual Meeting. The annual meeting for the purpose of electing directors and transacting any other business shall be held at eight o'clock p.m. on the second Wednesday in February of each year, or at such other time in the months of February or March of each year as shall be selected by the BOARD and as is contained in the notice of such meeting.

4.06 Special Meetings. Special meetings of the members may be called at any time by any director, the president, or at the request, in writing, by not less than thirty (30%) of the members, or as otherwise provided by the *CONDOMINIUM ACT*. Such request shall state the purpose of the proposed meeting. Business transacted at all special meetings shall be confined to the subjects stated in the notice of meeting. Notice of any special meeting shall be given by the secretary, or other officer of the ASSOCIATION, to all of the members within thirty (30) days after same is duly called, and the meeting shall be held within sixty (60) days after same is duly called.

4.07 Adjournments. Any meeting may be adjourned or continued by a majority vote of the members present in person or by proxy and entitled to vote, or if no member entitled to vote is present, then any officer of the ASSOCIATION, may adjourn the meeting from time to time. If any meeting is adjourned or continued to another time or place, it shall not be necessary to give any notice of the adjourned meeting, if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, and any business may be transacted at the adjourned meeting that might have been transacted at the original meeting. If the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, notice of the adjourned meeting may be given to members not present at the original meeting, without giving notice to the members which were present at such meeting.

4.08 Organization. At each meeting of the members, the president, the vice president, or any PERSON chosen by a majority of the members present, in that order, shall act as chairman of the meeting. The secretary, or in his absence or inability to act, any PERSON appointed by the chairman of the meeting, shall act as secretary of the meeting.

4.09 Order of Business. The order of business at the annual meetings of the members shall be:

4.09.1 Determination of chairman of the meeting;

4.09.2 Calling of the role and certifying of proxies;

4.09.3 Proof of notice of meeting or waiver of notice;

4.09.4 Reading and disposal of any unapproved minutes;

4.09.5 Election of inspectors of election;

4.09.6 Determination of number of directors;

4.09.7 Election of directors;

4.09.8 Reports of directors, officers or committees;

4.09.9 Unfinished business;

4.09.10 New business; and

4.09.11 Adjournment

4.10 Minutes. The minutes of all meetings of the members shall be kept in a book available for inspection by the members or their authorized representatives, and the directors, at any reasonable time. The ASSOCIATION shall retain these minutes for a period of not less than seven years.

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4.11 Actions Without a Meeting. Any action required or permitted to be taken at any annual or special meeting of the members of the ASSOCIATION, may be taken without a meeting, without prior notice, and without a vote if a consent in writing, setting forth the action so taken, shall be signed by the members having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all members entitled to vote thereon were present and voted. Within ten (10) days after obtaining such authorization by written consent, notice shall be given to those members who have not consented in writing. The notice shall fairly summarize the material features of the authorized action. If a UNIT is owned by more than one PERSON, the consent for such UNIT need only be signed by one PERSON who would be entitled to cast the vote for the UNIT as a co-owner pursuant to Paragraph 3.03.2 of these BYLAWS. This section shall not apply to the waiver of reserves or to any other action required by the CONDOMINIUM ACT to be taken at a meeting of the UNIT OWNERS.

5. DIRECTORS

5.01 Membership. The affairs of the ASSOCIATION shall be managed by a BOARD of not less than three (3) directors. The number of directors may be changed at any meeting where the members are to elect any directors (i) by the then existing BOARD, if prior to such meeting of the members the BOARD votes to change the number of directors and such change is indicated in the notice of the meeting sent to the members, or (ii) by the members at the meeting prior to the election of directors. If the number of directors on the BOARD is not changed, then the number of directors shall be the same as the number on the BOARD prior to such meeting (plus any unfilled vacancies created by the death, resignation or removal of a director). The number of directors including any unfilled vacancies shall always be an odd number.

5.02 Election of Directors by Members. Election of directors to be elected by the members of the ASSOCIATION shall be conducted in the following manner:

5.02.1 Within ninety (90) days after the members other than the DEVELOPER are entitled to elect any directors, in accordance with the ARTICLES, or as otherwise provided in the CONDOMINIUM ACT, or within ninety (90) days after the DEVELOPER notifies the ASSOCIATION that it waives its right to appoint one or more directors, the ASSOCIATION shall call, and give not less than ten (10) days nor more than thirty (30) days' notice of, a special meeting of the members to elect any directors the members are then entitled to elect, or to replace the appropriate number of directors previously appointed by the DEVELOPER. Such special meeting may be called and the notice given by any member if the ASSOCIATION fails to do so. At such special meeting the members shall be required to elect any directors which they are entitled to elect, and if they fail to do so any directors appointed by DEVELOPER which would have been replaced by any directors elected by the members may resign without further liability or obligation to the ASSOCIATION. If such special meeting is within five (5) months of the next annual meeting, such special meeting may at the option of the BOARD be deemed to be the next annual meeting if the notice of the special meeting states it will be considered to be the annual meeting, provided that all of the provisions of these BYLAWS and the CONDOMINIUM ACT relating to annual meetings are complied with.

5.02.2 Except as provided above, the members shall elect directors at the annual members' meetings.

5.02.3 Prior to any special or annual meeting at which directors are to be elected by the members, the existing BOARD may nominate a committee, which committee shall nominate one person for each director to be elected by the members, on the basis that the number of directors to serve on the BOARD will not be altered by the members at the members' meeting. Nominations for additional directorships created at the meeting shall be made from the floor, and other nominations may be made from the floor.

5.02.4 The election of directors by the members shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each member voting being entitled to cast his votes for each of as many

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nominees as there are vacancies to be filled. There shall be no cumulative voting.

5.03 Term of Office. All directors elected by the members shall hold office until the next annual meeting of the members and until their successors are duly elected, or until such director's death, resignation or removal, as hereinafter provided or as otherwise provided by statute or by the ARTICLES.

5.04 Organizational Meeting. The newly elected BOARD shall meet for the purposes of organization, the election of officers and the transaction of other business immediately after their election or within thirty (30) days of the same at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary.

5.05 Regular Meetings. Regular meetings of the BOARD may be held at such time and place as shall be determined, from time to time, by a majority of the directors.

5.06 Special Meetings. Special meetings of the BOARD may be called by any director, or by the president, at any time.

5.07 Notice of Meetings. Notice of each meeting of the BOARD shall be given by the secretary, or by any other officer or director, which notice shall state the day, place and hour of the meeting. Notice of such meeting shall be delivered to each director either personally or by telephone or telegraph, at least forty-eight (48) hours before the time at which such meeting is to be held, or by first class mail, postage prepaid, addressed to such director at his residence, or usual place of business, at least four (4) days before the day on which such meeting is to be held. Notice of a meeting of the BOARD need not be given to any director who signs a waiver of notice either before or after the meeting. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, an objection to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the BOARD need be specified in any notice or waiver of notice of such meeting.

5.08 Attendance at BOARD Meetings. All meetings of the BOARD shall be open to all members and INSTITUTIONAL MORTGAGEES, and notice of such meetings shall be posted conspicuously on the CONDOMINIUM PROPERTY of the CONDOMINIUM at least forty-eight (48) hours in advance of such meeting, except in the event of an emergency. Except for members serving as directors, or specifically invited by the directors to participate in a meeting, the members shall not be entitled to participate in any meeting of the BOARD, but shall only be entitled to act as observers. In the event a member not serving as a director or invited by the directors to participate in a meeting attempts to become more than a mere observer at such meeting, or conducts himself in a manner detrimental to the carrying on of such meeting, then any director may expel said member from the meeting by any reasonable means which may be necessary to accomplish such an expulsion. Also, any director shall have the right to exclude from any meeting of the BOARD any person who is not able to provide sufficient proof that he is a member, unless said person was specifically invited by the directors to participate in such meeting. A director may appear at a BOARD meeting by telephone conference, but in that event a telephone speaker shall be attached so that any discussion may be heard by the directors and members present as in an open meeting.

5.09 Quorum and Manner of Acting. Forty percent (40%) of the directors, determined in the manner provided in these BYLAWS shall constitute a quorum for the transaction of any business at a meeting of the BOARD. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the BOARD, unless the act of a greater number of directors is required by the CONDOMINIUM ACT, the DECLARATION, the ARTICLES, or by these BYLAWS. A director who is present at a meeting of the BOARD at which action on any matter is taken shall be presumed to have assented to the action taken, unless the director votes against such action or abstains from

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voting in respect thereto because of an asserted conflict of interest. A director may join by written concurrence in any action taken at a meeting of the BOARD but such concurrence may not be used for the purposes of creating a quorum.

5.10 Adjourned Meetings. A majority of the directors present at a meeting, whether or not a quorum exists, may adjourn any meeting of the BOARD to another place and time. Notice of any such adjourned meeting shall be given to the directors who are not present at the time of the adjournment, and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors. If the time and place of the adjourned meeting are announced at the time of the adjournment, notice of the adjourned meeting need not be posted on the CONDOMINIUM PROPERTY, otherwise notice shall be so posted at least forty-eight (48) hours in advance of the adjourned meeting, or if the adjourned meeting is less than forty-eight (48) hours from the meeting which was adjourned, as soon as practicable. At any adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

5.11 Presiding Officer. The presiding officer of the BOARD meetings shall be the chairman of the BOARD if such an officer is elected; and if none, the president of the ASSOCIATION shall preside. In the absence of the presiding officer, the directors shall designate one of their members to preside.

5.12 Order of Business. The order of business at a BOARD meeting shall be:

5.12.1 Calling of role;

5.12.2 Proof of due notice of meeting;

5.12.3 Reading and disposal of any unapproved minutes;

5.12.4 Reports of officers and committees;

5.12.5 Election of officers;

5.12.6 Unfinished business;

5.12.7 New business; and

5.12.8 Adjournment

5.13 Minutes of Meetings. The minutes of all meetings of the BOARD shall be kept in a book available for inspection by the members of the ASSOCIATION, or their authorized representatives, and the directors at any reasonable time. The ASSOCIATION shall retain these minutes for a period of not less than seven years.

5.14 Committees. The BOARD may, by resolution duly adopted, appoint committees. Any committee shall have and may exercise such powers, duties and functions as may be determined by the BOARD from time to time, which may include any powers which may be exercised by the BOARD and which are not prohibited by law from being exercised by a committee.

5.15 Resignation. Any director may resign at any time by giving written notice of his resignation to another director or officer. Any such resignation shall take effect at the time specified therein or, if the time when such resignation is to become effective is not specified therein, immediately upon its receipt; and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

5.16 Removal of Directors. Directors may be removed as follows:

5.16.1 Any director other than a director appointed by the DEVELOPER may be removed by majority vote of the remaining directors, if such director (a) has been absent for the last three consecutive BOARD meetings, and/or adjournments and continuances of such meetings; or (b) is a UNIT OWNER and has been delinquent for more than thirty (30) days after written notice in the payment of ASSESSMENTS or other monies owed to the ASSOCIATION.

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5.16.2 Any director other than a director appointed by the DEVELOPER may be removed with or without cause by the vote of a majority of the members of the ASSOCIATION at a special meeting of the members called by not less than ten percent (10%) of the members of the ASSOCIATION expressly for that purpose. The vacancy on the BOARD caused by any such removal may be filled by the members at such meeting or, if the members shall fail to fill such vacancy, by the BOARD, as in the case of any other vacancy on the BOARD; provided, however, that the BOARD shall not appoint a previously removed member of the BOARD to fill any such vacancy on the BOARD.

5.17 Vacancies.

5.17.1 Vacancies in the BOARD may be filled by a majority vote of the directors then in office, though less than a quorum, or by a sole remaining director, and a director so chosen shall hold office until the next annual election and until his successor is duly elected, unless sooner displaced. If there are no directors, then a special election of the members shall be called to elect the directors. Notwithstanding anything contained herein to the contrary, the DEVELOPER at all times shall have the right to appoint the maximum number of directors permitted by the CONDOMINIUM ACT and by the ARTICLES, and any vacancies on the BOARD may be filled by the DEVELOPER to the extent that the number of directors then serving on the BOARD which were appointed by the DEVELOPER is less than the number of directors the DEVELOPER is then entitled to appoint.

5.17.2 In the event the ASSOCIATION fails to fill vacancies on the BOARD sufficient to constitute a quorum in accordance with these BYLAWS, any UNIT OWNER may apply to the Circuit Court of the County in which the CONDOMINIUM is located for the appointment of a receiver to manage the affairs of the ASSOCIATION. At least thirty (30) days prior to applying to the Circuit Court, the UNIT OWNER shall mail to the ASSOCIATION and post in a conspicuous place on the CONDOMINIUM PROPERTY a notice describing the intended action giving the ASSOCIATION the opportunity to fill the vacancies. If during such time the ASSOCIATION fails to fill the vacancies, the UNIT OWNER may proceed with the petition. If a receiver is appointed, the ASSOCIATION shall be responsible for the salary of the receiver, court costs, and attorneys' fees. The receiver shall have all powers and duties of a duly constituted member of the BOARD, and shall serve until the ASSOCIATION fills vacancies on the BOARD sufficient to constitute a quorum.

5.18 Directors Appointed by the DEVELOPER. Notwithstanding anything contained herein to the contrary, the DEVELOPER shall have the right to appoint the maximum number of directors in accordance with the privileges granted to the DEVELOPER pursuant to the CONDOMINIUM ACT and the ARTICLES. All directors appointed by the DEVELOPER shall serve at the pleasure of the DEVELOPER, and the DEVELOPER shall have the absolute right, at any time, and in its sole discretion, to remove any director appointed by it, and to replace such director with another person to serve on the BOARD. Replacement of any director appointed by the DEVELOPER shall be made by written instrument delivered to any officer or any other director, which instrument shall specify the name of the person designated as successor director. The removal of any director and the designation of his successor by the DEVELOPER shall become effective immediately upon delivery of such written instrument by the DEVELOPER.

5.19 Compensation. Directors shall not be entitled to any compensation unless the members elect to pay them compensation, and set the amount of such compensation, at any meeting of the members.

5.20 Powers and Duties. The directors shall have the right to exercise all of the powers and duties of the ASSOCIATION, express or implied, existing under these BYLAWS, the ARTICLES, the DECLARATION, the CONDOMINIUM ACT, or as otherwise provided by statute or law. Such powers and duties of the directors shall include, without limitation (except as limited elsewhere herein), the following:

5.20.1 The operation, care, upkeep and maintenance of COMMON ELEMENTS and of ASSOCIATION PROPERTY.

5.20.2 The determination of the expenses required for the operation of the CONDOMINIUM and the ASSOCIATION and the collection of ASSESSMENTS from UNIT OWNERS required to pay same.

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5.20.3 The acquisition, sale and transfer of ASSOCIATION PROPERTY, except that the ASSOCIATION shall not sell, convey or transfer any real property without the consent of a majority of the UNIT OWNERS, and shall not sell, convey or transfer any real property upon which any recreational facilities are located without the consent of ninety percent (90%) of the UNIT OWNERS.

5.20.4 The employment and dismissal of personnel necessary for the maintenance and operation of the COMMON ELEMENTS and ASSOCIATION PROPERTY.

5.20.5 The adoption and amendment of rules and regulations for the operation and use of the use, maintenance and appearance of the UNITS, and the use of the COMMON ELEMENTS and the ASSOCIATION PROPERTY.

5.20.6 Maintaining bank accounts on behalf of the ASSOCIATION and designating signatories required therefor.

5.20.7 Purchasing, leasing or otherwise acquiring UNITS in the name of the ASSOCIATION, or its designee, and selling, leasing, mortgaging or otherwise dealing with UNITS acquired by the ASSOCIATION.

5.20.08 Obtaining and reviewing insurance.

5.20.09 Making of repairs, additions and improvements to, or alterations of, CONDOMINIUM PROPERTY or ASSOCIATION PROPERTY, and repairs to and restoration of CONDOMINIUM PROPERTY and ASSOCIATION PROPERTY, in accordance with the provisions of the DECLARATION, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

5.20.10 The enforcement of the obligations of the UNIT OWNERS, the allocation of profits and expenses, and the performance of anything and everything else necessary and proper for the sound management of the CONDOMINIUM.

5.20.11 Levying reasonable fines against UNIT OWNERS for violations of the CONDOMINIUM ACT, the DECLARATION, the ARTICLES, these BYLAWS, or the rules and regulations established to govern the conduct of the UNIT OWNERS.

5.20.12 Purchasing or leasing a UNIT for use by a resident superintendent.

5.20.13 Borrowing money on behalf of the ASSOCIATION when required in connection with the operation, care, upkeep, and maintenance of the COMMON ELEMENTS and ASSOCIATION PROPERTY; provided, however, that (i) the consent of the UNIT OWNERS of at least two-thirds (2/3) of the UNITS, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these BYLAWS, shall be required for the borrowing of any sum in excess of TEN THOUSAND DOLLARS ($10,000.00); and (ii) no lien to secure repayment of any sum borrowed may be created on any UNIT without the consent of the owner of such UNIT. If any sum borrowed by the BOARD on behalf of the ASSOCIATION pursuant to authority contained in this subparagraph 5.20.13 is not repaid by the ASSOCIATION, a UNIT OWNER, who pays to the creditor a proportion thereof equal to his percentage interest in the COMMON ELEMENTS, shall be entitled to obtain from the creditor a release of any judgment or other lien which said creditor shall have filed or shall have the right to file against the UNIT OWNER'S UNIT.

5.20.14 Contracting for the management and maintenance of CONDOMINIUM PROPERTY and ASSOCIATION PROPERTY authorizing a management agent or company (which may be an affiliate of the DEVELOPER) to assist the ASSOCIATION in carrying out its powers and duties by performing such functions as the submission of proposals, preparation of budgets, collection of ASSESSMENTS, preparation of records, enforcement of rules, and maintenance, repair and replacement of the COMMON ELEMENTS and ASSOCIATION PROPERTY with funds as shall be made available by the ASSOCIATION for such purposes, as well as exercising such other powers and rights delegated to it by the ASSOCIATION, which powers and rights are vested in the ASSOCIATION by virtue of the DECLARATION, the ARTICLES, these BYLAWS and the CONDOMINIUM ACT. The ASSOCIATION and its directors and officers shall, however, retain at all times the powers and duties granted by all CONDOMINIUM documents and the CONDOMINIUM ACT, including but not limited to, the making of ASSESSMENTS, promulgation of rules and execution of contracts on behalf of the ASSOCIATION.

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5.20.15 Exercising all powers specifically set forth in the DECLARATION, the ARTICLES, these BYLAWS, the CONDOMINIUM ACT, and as otherwise provided by statute or law, and all powers incidental thereto or implied therefrom.

5.20.16 Entering into and upon UNITS when necessary and with as little inconvenience to the owner as possible in connection with the maintenance, care and preservation of the COMMON ELEMENTS of the CONDOMINIUM.

5.20.17 Collecting delinquent ASSESSMENTS by suit or otherwise, abating nuisances, and enjoining or seeking damages from UNIT OWNERS for violations of these BYLAWS and the terms and conditions of the DECLARATION or of the Rules and Regulations of the ASSOCIATION.

6. OFFICERS.

6.01 Members and Qualifications. The officers of the ASSOCIATION shall include a president, a vice president, a treasurer and a secretary, all of whom shall be elected by the directors and may be pre-emptively removed from office with or without cause by the directors. Any person may hold two or more offices except that (i) the president shall not also be the secretary and (ii) the treasurer shall not also be the secretary. The BOARD may, from time to time, elect such other officers and designate their powers and duties as the BOARD shall find to be appropriate to manage the affairs of the ASSOCIATION from time to time. Each officer shall hold office until the meeting of the BOARD following the next annual meeting of the members, or until his successor shall have been duly elected and shall have qualified, or until his death, or until he shall have resigned, or until he shall have been removed, as provided in these BYLAWS.

6.02 Resignations. Any officer may resign at any time by giving written notice of his resignation to any director or officer. Any such resignation shall take effect at the time specified therein, or if there is no time specified therein, immediately upon its receipt; and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make such resignation effective.

6.03 Vacancies. A vacancy in any office, whether arising from death, resignation, removal or any other cause may be filled for the unexpired portion of the term of the office which shall be vacant in the manner prescribed in these BYLAWS for the regular election or appointment of such office.

6.04 The President. The president shall be the chief executive officer of the ASSOCIATION. He shall have all of the powers and duties which are usually vested in the office of president of an association or corporation including, but not limited to, the power to appoint committees from among the members from time to time, as he may in his discretion deem appropriate to assist in the conduct of the affairs of the ASSOCIATION.

6.05 The Vice President. The vice president shall, in the absence or disability of the president, exercise the powers and perform the duties of the president. He shall also assist the president generally and exercise such other powers and perform such other duties as may be prescribed by the directors.

6.06 The Secretary. The secretary shall prepare and keep the minutes of all proceedings of the directors and the members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the ASSOCIATION and affix the same to instruments requiring a seal when duly executed. He shall keep the records of the ASSOCIATION, except those of the treasurer, and shall perform all other duties incident to the office of secretary of an association, and as may be required by the directors or the president.

6.07 The Treasurer. The treasurer shall have custody of all property of the ASSOCIATION, including funds, securities, and evidences of indebtedness. He shall keep books of account for the ASSOCIATION in accordance with good accounting practices, which, together with substantiating papers, shall be made available to the BOARD for examination at reasonable times. He shall

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submit a Treasurer's Report to the BOARD at reasonable intervals and shall perform all other duties incident to the office of treasurer. He shall collect all ASSESSMENTS and shall report to the BOARD the status of collections as requested.

6.08 Compensation. The officers shall not be entitled to compensation unless the BOARD specifically votes to compensate them. However, neither this provision, nor the provision that directors will not be compensated unless otherwise determined by the members, shall preclude the BOARD from employing a director or an officer as an employee of the ASSOCIATION and compensating such employee, nor shall they preclude the ASSOCIATION from contracting with a director for the management of property subject to the jurisdiction of the ASSOCIATION, or for the provision of services to the ASSOCIATION, and in either such event to pay such director a reasonable fee for such management or provision of services.

7. FINANCES AND ASSESSMENTS.

7.01 Adoption of the Budget.

7.01.1 Within thirty (30) days prior to the commencement of any fiscal year of the ASSOCIATION, the BOARD shall adopt a budget for such fiscal year, necessary to defray the COMMON EXPENSES for such fiscal year. The COMMON EXPENSES shall include all expenses of any kind or nature whatsoever incurred, or to be incurred, by the ASSOCIATION for the operation of the CONDOMINIUM for the proper operation of the ASSOCIATION itself, including, but not limited to, the expenses of the operation, maintenance, repair, or replacement of COMMON ELEMENTS or property owned by the ASSOCIATION; costs of carrying out the powers and duties of the ASSOCIATION; all insurance premiums and expenses, including fire and hazard (casualty) insurance and extended coverage; reasonable reserves for purchases, deferred maintenance, replacements, betterments, and unknown contingencies; and all other expenses designated as COMMON EXPENSES by these BYLAWS, the DECLARATION, the CONDOMINIUM ACT, or any other statute or law of the State of Florida. The proposed annual budget of the ASSOCIATION shall be detailed and shall show the amounts budgeted by accounts in expense classifications, including, where applicable, but not limited to the following: administration of the ASSOCIATION, management fees, maintenance, expenses for recreational and other commonly used facilities, taxes upon ASSOCIATION property, taxes upon leased areas, insurance, security provisions, other expenses, operating capital, reserves for capital expenditures, replacement and deferred maintenance, and any fees payable to the Division of Florida Land Sales and Condominiums.

7.01.2 The BOARD shall mail, or cause to be mailed, a meeting notice and copies of the proposed annual budget of COMMON EXPENSES to all members not less than fourteen days prior to the meeting at which the budget will be considered by the directors, which meeting shall be open to the UNIT OWNERS.

7.01.3 If an adopted budget requires ASSESSMENTS against UNIT OWNERS (members) in any fiscal or calendar year exceeding one hundred twenty percent (120%) of ASSESSMENTS for the preceding year, the BOARD, upon written application of twenty (20%) of the members to the BOARD, shall call a special meeting of the members within thirty (30) days after the presentation of such application, upon not less than ten (10) days' nor more than thirty (30) days' written notice to each member. At the special meeting so called, UNIT OWNERS shall consider and ratify the budget, or enact an alternate budget, by a vote of not less than a majority of all members. In the alternative, the BOARD may propose any budget to the UNIT OWNERS at a meeting of the members or in writing, and if the budget or proposed budget is approved by the UNIT OWNERS at the meeting or by a majority of all UNIT OWNERS in writing, the budget shall be adopted. In determining whether ASSESSMENTS exceed one hundred twenty percent (120%) of similar ASSESSMENTS in prior years, any authorized provisions for reasonable reserves for repair, replacement or deferred maintenance of the CONDOMINIUM PROPERTY, expenses by the ASSOCIATION which are not anticipated to be incurred on a regular or annual basis, or ASSESSMENTS for betterments to the CONDOMINIUM PROPERTY shall be excluded from the computation. However, as long as the DEVELOPER is in control of the

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BOARD, the BOARD shall not impose an ASSESSMENT for any year greater than one hundred twenty percent (120%) of the prior fiscal or calendar year's ASSESSMENT without approval of a majority of all of the UNIT OWNERS other than the DEVELOPER.

7.01.4 If, after the adoption of any budget, it shall appear that the adopted budget is insufficient to provide adequate funds to defray the COMMON EXPENSES of the ASSOCIATION for the fiscal year which the adopted budget applies to, the BOARD may adopt an amended budget to provide such funds. All of the above provisions shall apply to the adoption, and any necessary member approval, of an amended budget.

7.02 ASSESSMENTS and ASSESSMENT Roll.

7.02.1 As soon as practicable after the adoption of a budget, or an amended budget, the BOARD shall fix and determine the amount and frequency of ASSESSMENTS to be made against the members, pursuant to the DECLARATION. However, ASSESSMENTS shall be made against the members not less frequently than quarterly, and in an amount no less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. The periodic ASSESSMENTS to be made against the members, whether quarterly, monthly or otherwise, shall be equal unless the BOARD determines unequal ASSESSMENTS are required to provide funds in advance for the expenses of the ASSOCIATION, including previously incurred and unpaid expenses. As soon as practicable after the determination of the ASSESSMENTS to be made against the UNIT OWNERS, the ASSOCIATION shall notify the members, in writing, of the amount of such members' ASSESSMENT, the time or times when same are due, and the method of the payment of same.

7.02.2 From time to time the BOARD shall have the right to, by majority vote, adopt special ASSESSMENTS or ASSESSMENTS for emergencies with respect to the CONDOMINIUM. Any such special ASSESSMENTS or ASSESSMENTS for emergencies shall not be deemed an amendment to the budget of the ASSOCIATION, and shall not require the approval of the members, so long as the ASSESSMENTS are made for items which are not anticipated to be incurred on a regular or annual basis, or are for betterments to the CONDOMINIUM PROPERTY or to any property owned by the ASSOCIATION. Upon the adoption of any such special ASSESSMENT, or ASSESSMENT for an emergency, the BOARD shall determine the amount of same required to be paid by any UNIT OWNER, which shall be in the same proportion as a UNIT OWNER'S share of the COMMON EXPENSES of the CONDOMINIUM, and shall notify the UNIT OWNERS of the amount of their ASSESSMENTS, and when and where same shall be paid.

7.02.3 The ASSOCIATION shall maintain an ASSESSMENT roll for each UNIT, designating the name and current mailing address of the UNIT OWNER, the amount of each ASSESSMENT against such UNIT OWNER, the dates and amounts in which the ASSESSMENTS come due, the amounts paid upon the account of the UNIT OWNER, and the balance due.

7.03 Depositories. The funds of the ASSOCIATION shall be deposited in such banks and depositories as may be determined and approved by appropriate resolutions of the BOARD from time to time. Funds shall be withdrawn only upon checks and demands for money signed by such officers, directors or other persons as may be designated by the BOARD.

7.04 Application of Payments and Comingling of Funds. All sums collected by the ASSOCIATION from ASSESSMENTS may be comingled in a single fund or divided into more than one fund, as determined by the BOARD.

7.05 Accounting Records and Reports. The ASSOCIATION shall maintain accounting records for the CONDOMINIUM according to generally accepted accounting principles. The records shall be open to inspection by UNIT OWNERS and INSTITUTIONAL MORTGAGEES or their authorized representatives, at reasonable times, and written summaries of the reports shall be compiled and delivered at least annually to UNIT OWNERS or their authorized representatives. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, and (b) the ASSESSMENT roll of the members referred to above. The BOARD may, and upon the vote of a majority of the members shall, conduct an audit of the accounts of the ASSOCIATION by a certified

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public accountant, and if such an audit is made, a copy of the report shall be furnished to each member, or their authorized representative, within thirty (30) days after same is completed.

7.06 Reports. Within sixty (60) days following the end of the fiscal year of the ASSOCIATION, the BOARD shall mail or furnish by personal delivery to each UNIT OWNER a complete complied and reviewed financial report of the actual receipts and expenditures for the previous twelve months. The report shall show the amounts of receipts by accounts and receipt classifications and shall show the amounts of expenses by accounts and expense classifications including, if applicable, but not limited to, the following: (i) security, (ii) professional and management fees and expenses, (iii) taxes, (iv) costs for recreational facilities, (v) expenses for refuse collection and utilities services, (vi) expenses for lawn care and maintenance, (vii) cost for building maintenance and repair, (viii) insurance costs, (ix) administrative and salary expenses, and (x) general reserves, maintenance reserves and depreciation reserves, and reserves for capital expenditures and deferred maintenance. Any INSTITUTIONAL MORTGAGEE has the right to receive such reports upon request to the ASSOCIATION.

8. PARLIAMENTARY RULES

8.01 Roberts' Rules of Order (latest edition) shall govern the conduct of the ASSOCIATION meetings when not in conflict with any DECLARATION, the ARTICLES or these BYLAWS.

9. AMENDMENTS.

Except as otherwise provided, these BYLAWS may be amended in the following manner:

9.01 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

9.02 Initiation. A resolution to amend these BYLAWS may be proposed either by any director, or by or at the direction of twenty (20%) percent or more of the members of the ASSOCIATION. No BYLAW shall be revised or amended by reference to its title or number only. Proposals to amend existing BYLAWS shall contain the full text of the BYLAWS to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of Bylaw. See Bylaw _____ for present text." Non-material errors or omissions in the BYLAW process shall not invalidate an otherwise properly promulgated amendment.

9.03 Adoption of Amendments.

9.03.1 A resolution for the adoption of the proposed amendment shall be adopted either: (a) by unanimous vote of all of the directors; or (b) by not less than a majority of the votes of the entire membership of the ASSOCIATION. Any amendment approved by the members may provide that the BOARD may not further amend, modify or repeal such amendment.

9.03.2 Notwithstanding anything contained herein to the contrary, until a majority of the BOARD is elected by UNIT OWNERS other than the DEVELOPER, these BYLAWS may be amended by majority vote of the BOARD without the vote or approval of the members of the ASSOCIATION.

9.04 No amendment shall make any changes in the qualification for membership nor in the voting rights or property rights of members without approval by all of the members and the joinder of all record owners of mortgages upon the UNITS. No amendment shall be made that is in conflict with the CONDOMINIUM ACT, the DECLARATION, or the ARTICLES. So long as the DEVELOPER owns any UNIT no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DEVELOPER, unless the DEVELOPER shall join in

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the execution of the amendment, including, but not limited to, any right of the DEVELOPER to appoint directors.

9.05 No amendment to these BYLAWS shall be made which discriminates against any UNIT OWNER(S) or INSTITUTIONAL LENDER(S), without the written approval of all of the UNIT OWNERS, and INSTITUTIONAL LENDERS so discriminated against or affected.

9.06 Execution and Recording. No modification of, or amendment to, the BYLAWS shall be valid until recorded in the public records of the county in which each CONDOMINIUM is located.

9.07 Notwithstanding anything contained herein to the contrary, any amendment to these BYLAWS made by DEVELOPER, or made by the members prior to the completion and conveyance by DEVELOPER of seventy-five (75%) of all of the UNITS which may be operated by the ASSOCIATION, must be approved by the Federal Housing Administration or by the Veterans Administration if any mortgage encumbering any UNIT is guaranteed or insured by either such agency, if such amendment materially and adversely affects the UNIT OWNERS or the general scheme of development of the CONDOMINIUM created by the DECLARATION. Such approval shall specifically not be required where the amendment is made to correct errors or omissions or is required to comply with the requirements of any INSTITUTIONAL LENDER so that such lender will make, insure or guarantee mortgage loans for the UNITS, or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to DEVELOPER or to the ASSOCIATION within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery, and such approval shall be conclusively evidenced by a certificate of DEVELOPER or the ASSOCIATION that the approval was given or deemed given.

10. RULES AND REGULATIONS. From time to time the BOARD may enact rules and regulations governing the use, maintanance and appearance of, the UNITS, and the use of the COMMON ELEMENTS and the ASSOCIATION PROPERTY, not in conflict with the CONDOMINIUM ACT, the DECLARATION, the ARTICLES or these BYLAWS. Any such rule or regulation may be enforced by the ASSOCIATION against any member of the ASSOCIATION. Any such rule or regulation may be repealed, but not modified or amended, by a vote of the members, and any such rule or regulation repealed by the members may not be re-enacted by the BOARD without the approval of a majority of the members. However, the members shall not have the right to enact any rule or regulation.

11. ARBITRATION OF DISPUTES.

11.01 The purpose of this paragraph is to establish a procedure whereby UNIT OWNERS and the ASSOCIATION may elect to have disputes resolved by binding arbitration so that any alleged violation (a "VIOLATION") of the DECLARATION, the ARTICLES, the BYLAWS, the Rules and Regulations, or the laws of Florida relating to the CONDOMINIUM, may be resolved without the necessity of lengthy and costly judicial proceedings.

11.02 Whenever the BOARD concludes that a UNIT OWNER is engaged in a VIOLATION, or whenever a UNIT OWNER concludes that another UNIT OWNER or the ASSOCIATION is engaged in a VIOLATION, then if the BOARD or UNIT OWNER desire to submit same to arbitration, the BOARD or UNIT OWNER who has concluded that there is a VIOLATION shall deliver a written notice thereof to the violating party. The notice shall detail the specifics of the alleged VIOLATION, including the name of the person engaged in the alleged VIOLATION, the date(s) on which the alleged VIOLATION occurred, the nature of the VIOLATION, the names and addresses of all persons who are believed to have knowledge of the facts surrounding the alleged VIOLATION and the relief sought, and shall state that arbitration is desired concerning the alleged VIOLATION. Delivery of such notice shall constitute an election by the person giving same to be bound by arbitration.

11.03 After delivery of the notice, the alleged violator may consent to have the matter arbitrated by delivery of written notice of such election to the PERSON giving such notice, which written notice shall specify the defense of the alleged violator and shall include the names and addresses

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of all PERSONS whom the alleged violator believes have knowledge of the facts surrounding the alleged VIOLATION. In the event that the alleged violator does not consent to have the matter arbitrated, or fails to respond subsequent to the delivery of the violation notice, the matter shall not be arbitrated but may proceed in the manner provided by law without prejudice to the right of either party.

11.04 Provided the parties have consented to submit the dispute to arbitration, the parties shall attempt to agree to an arbitrator who need not be a UNIT OWNER. In the event the parties are unable to agree to an arbitrator, then each party shall be entitled to appoint one UNIT OWNER who will act as arbitrator, and the two arbitrators so selected shall together appoint a third arbitrator, which third arbitrator need not be a UNIT OWNER. If the two arbitrators so selected cannot agree as to a third arbitrator, then either party shall have the right to terminate the arbitration without prejudice to their rights to otherwise proceed in the manner provided by law. If the parties agree, the arbitrator may be a a representative of the Division of Florida Land Sales, Condominiums and Mobile Homes, or an arbitrator employed by the Division.

11.05 Assuming the arbitrator(s) is selected, an arbitration hearing shall be held at the CONDOMINIUM no later than thirty (30) days from the delivery of the alleged violator's election to arbitrate.

11.06 At the arbitration hearing, the arbitrator(s) shall receive and hear any and all testimony and other evidence as to the alleged violation which the parties or any other interested PERSON wish to present. Technical rules of evidence shall not be applicable to and shall neither control or limit the conduct of any such hearing. Within five (5) days from the conclusion of the arbitration hearing, the arbitrator(s) shall render a written opinion and shall deliver a copy of same to the parties (and the ASSOCIATION if the ASSOCIATION is not a party). The arbitration decision shall set forth the arbitrator(s) finding of facts and its conclusion as to whether the alleged VIOLATION has occurred, and shall grant relief as is necessary and equitable under the circumstances to alleviate any VIOLATION which may be found to exist. In the event there is more than one arbitrator, the decision of a majority of the arbitrators shall control. The arbitration decision shall be binding upon the parties to the dispute and shall be conclusive as to the issues involved in any court of law. Should it be necessary to institute a suit at law to enforce the arbitration decision, the party refusing to recognize the arbitration decision shall be responsible for all court costs and reasonable attorneys' fees.

11.07 In conducting the arbitration hearing, it shall be incumbent upon the arbitrator(s) to exercise due diligence to assure all parties to the dispute the essential elements of notice, due process and the right to be heard.

11.08 Nothing herein contained shall be construed as limiting any of the remedies which the ASSOCIATION or a UNIT OWNER may have in the event that an alleged VIOLATION is not submitted to binding arbitration in accordance with the provisions hereof. The procedures set forth hereinabove for arbitration may be modified in the manner required for amending these BYLAWS, provided, however that no changes shall be permitted which shall deprive a PERSON of the essential elements of notice, due process and the right to be heard.

11.09 All notices provided hereunder shall be made by personal delivery or by certified mail, return receipt requested, to the respective parties.

12. MISCELLANEOUS.

12.01 Tenses and Genders. The use of any gender or of any tense in these BYLAWS shall refer to all genders or to all tenses, wherever the context so requires.

12.02 Partial Invalidity. Should any of the provisions hereof be void or become unenforceable at law or in equity, the remaining provisions shall, nevertheless, be and remain in full force and effect.

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12.03 Conflicts. In the event of any conflict, the CONDOMINIUM ACT, the DECLARATION, the ARTICLES, these BYLAWS and the Rules and Regulations of the ASSOCIATION shall govern, in that order of priority.

12.04 Captions. Captions are inserted herein only as a matter of convenience and for reference, and in no way are intended to or shall define, limit or describe the scope of these BYLAWS or the intent of any provisions hereof.

12.05 Waiver of Objections. The failure of the BOARD or any officers of the ASSOCIATION to comply with any terms and provisions of any DECLARATION, the ARTICLES, or these BYLAWS which relate to time limitations shall not, in and of itself, invalidate the act done or performed. Any such failure shall be waived if it is not objected to by a member of the ASSOCIATION within ten (10) days after the member is notified, or becomes aware, of the failure. Furthermore, if such failure occurs at a general or special meeting, the failure shall be waived as to all members who received notice of the meeting or appeared and failed to object to such failure at the meeting.

13. MULTIPLE CONDOMINIUMS. It is acknowledged that in accordance with the ARTICLES, the ASSOCIATION may operate more than one condominium. In that event, all of the terms of these BYLAWS shall be deemed modified to refer to the CONDOMINIUM and/or all other condominiums operated by the ASSOCIATION, and in addition the following provisions shall apply:

13.01 Matters relating to the ASSOCIATION as a whole, or which affect the rights and interest of all of the UNIT OWNERS in the condominium and all other condominiums operated by the ASSOCIATION shall be voted on by the membership at large. Any matters relating to only one or more condominium(s) which do not affect the ASSOCIATION as a whole or the rights and interests of the UNIT OWNERS in any other condominium(s) operated by the ASSOCIATION, shall be voted upon only by the members owning UNITS in the condominiums to which the matter relates, and in that event the presence in person or by proxy of persons entitled to cast the votes for twenty percent (20%) of the UNITS in such condominium(s) shall constitute a quorum. The decision as to whether a matter should be voted upon by UNIT OWNERS in less than all of the condominiums operated by the ASSOCIATION, or by the membership at large, shall be determined by the BOARD, and their determination shall, in the absence of bad faith, be presumed correct.

13.02 In the event the owners of UNITS within less than all of the condominiums are entitled to vote on any matter for which a special meeting is called, only the UNIT OWNERS within each such condominium shall be entitled to notice and to attend such meeting.

13.03 Until such time as one director is elected or appointed from each condominium, no two directors shall be elected or appointed from any one condominium, unless no person from a condominium is nominated at a meeting to elect directors or no person nominated from a condominium is able or willing to serve. For these purposes, any UNIT OWNER or any PERSON who is deemed a co-owner of a UNIT pursuant to Paragraph 3.03.2 of these BYLAWS shall be deemed "from the condominium" in which the UNIT is located.

13.04 The ASSOCIATION shall establish a separate budget for each condominium, and for the general expenses of the ASSOCIATION. Where practicable, the BOARD shall determine COMMON EXPENSE items particularly relating to each condominium, which shall only be included in the budget of such condominium. COMMON EXPENSE items relating to more than one condominium or to all condominiums, specifically including expenses relating to any ASSOCIATION PROPERTY which may be used by UNIT OWNERS in more than one condominium, shall be shared among the condominiums to which the expense items relate in the proportion that the number of UNITS in each such condominium bears to the total number of UNITS in all of the condominiums to which the expense items relate, unless the BOARD determines such allocation is unjust and inappropriate and agrees upon a different method of allocating the COMMON EXPENSE items. The method of allocating the expenses relating to one or more condominium shall be set forth upon the various budgets, and the above provisions relating to the adoption of budgets by the BOARD, the mailing of copies to the members, and the necessity of membership approval shall apply to each such budget.

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MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

The foregoing was adopted as the BYLAWS of the ASSOCIATION at the First Meeting of the BOARD on the 23rd day of May, 1988.

By: _____
SAM ROTELLA, its Director

By: _____
TERRY BICKEL, its Director

By: _____
Mary Settle, its Director

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EXHIBIT "F"
TO
DECLARATION

ESTIMATED OPERATING BUDGET FOR THE
INITIAL PHASE AND ALL PHASES

EXHIBIT "F" TO DECLARATION

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1988

	Phase 1 (8 Units)		All Phases (200 Units)	
	Monthly	Annual	Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 11.91	$ 142.96	$ 297.83	$ 3,574.00
Management Fees	48.00	576.00	1,200.00	14,400.00
Maintenance	216.67	2,600.00	5,416.67	65,000.00
Insurance	63.33	760.00	1,583.33	19,000.00
Operating Capital & Other Expenses	56.67	680.00	1,416.67	17,000.00
Reserves	197.21	2,366.52	4,930.16	59,161.92
Utilities	50.00	600.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	56.00	672.00	1,400.00	16,800.00
TOTAL	$699.79	$8,397.48	$20,494.66	$209.935.92

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SCHEDULE OF ESTIMATED RESERVES

FARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

INITIAL PHASE (8 UNITS)

A. Exterior Painting	5	$ 5,055.00	$ 1,011.00	-0-
B. Roof Repair/Replacement	25	30,731.00	1,229.26	-0-
C. Pavement Resurfacing	15	719.20	47.96	-0-
D. Pool				
Marciting	8	108.00	13.50	-0-
Pump Equipment	5	44.00	8.80	-0-
Heating Equipment	10	400.00	40.00	-0-
E. Sprinkler Pumps	5	80.00	16.00	-0-
		$ 37,137.20	$ 2,366.52	-0-

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NOTES TO ESTIMATED OPERATING BUDGET

1. This budget is for calendar year 1988. After the end of this calendar year, the budget and the assessments payable by the Unit Owners may be increased, subject to the Developer's guarantee set forth below and in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration.

2. Assessments are due and payable on the first day of each month.

3. As set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, until December 31, 1988, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever occurs first, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will not exceed the amounts set forth in the Estimated Operating Budget, subject to the terms and conditions of the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02. Also, as set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, from January 1, 1989 until December 31, 1989, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever first occurs, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will not exceed one hundred fifteen percent (115%) of the amount set forth in the Estimated Operating Budget, subject to the terms and conditions of the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02.

4. As additional phases are added to the Condominium, each item shown on the Estimated Operating Budget for the initial Phase will be increased in proportion to the increased number of Units in the Condominium. This will result in the total amount of common expenses to be collected pursuant to the budget being increased, although the actual budgeted assessment for each type of Unit will remain the same due to the increased number of Units in the Condominium.

5. The amounts shown on the Estimated Operating Budget are estimates of the expenses to be incurred by the Condominium Association. Because these expenses have been estimated prior to the construction and operation of the Condominium, it is anticipated the actual expenses as to any item, or as to the total expenses to be incurred, will be different from the amounts indicated in the budget based upon actual operation, and accordingly no representation is made as to the accuracy of the amounts shown on the Estimated Operating Budget.

6. The Estimated Operating Budget includes a management fee of $6.00 per Unit per month. This is the management fee charged by the Developer or its successor or assign for managing the Condominium. When a majority of the Directors are elected by the Unit Owners, if the Unit Owners elect to use the services of an independent management company to manage the Condominium, it is estimated that any such independent company will charge between $8.00 and $12.00 per Unit per month.

7. In accordance with the manner of sharing common expenses pursuant to Paragraph 8 of the Declaration of Condominium, each unit (also see Exhibit "C" of the Declaration) will be assessed as follows during calendar year 1988:

a. A-1 Units - $74.98 per month ($899.76 per year).

b. B-1 Units - $83.31 per month ($999.72 per year).

c. B-3 Units - $91.64 per month ($1,099.68 per year).

d. C-1 Units - $83.31 per month ($999.72 per year).

e. C-3 Units - $91.64 per month ($1,099.68 per year).

f. D-1 Units - $91.64 per month ($1,099.68 per year).

g. D-2 Units - $91.64 per month ($1,099.68 per year).

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As more particularly set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, and subject to the conditions more particularly set forth therein, the Developer may extend for one-year periods the Guaranty Period. If the Developer so elects to extend the Guaranty Period, the assessment amount for each Unit may increase, but the Developer guarantees that during any such one-year extension of the Guaranty Period, the assessment on the Unit Owners shall not increase by more than fifteen percent (15%) of the prior year's assessment without the approval of a majority of the Unit Owners other than the Developer. After termination of the Guaranty Period, the Developer shall pay assessments for the Units it owns as any other Unit Owner.

8. The fees payable to the Division are $1.00 per unit per year.

9. Excluded from the Estimated Operating Budget are expenses personal to Unit Owners which are not uniformly incurred by all Unit Owners or which are not provided for or contemplated by the Condominium documents including, but not limited to, the cost of private telephone service; maintenance of the interior of Condominium Units, which is not the obligation of the Association; maid or janitorial services privately contracted for by the Unit Owners; utility bills billed directly to each Unit Owner for utilities services to his Unit; insurance premiums other than those incurred for policies obtained by the Condominium; and similar personal expenses of the Unit Owners.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

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PARC COURT CONDO

AMENDMENTS

WILL CALL

88389649

RECORD & RETURN TO:
GOLDBERG & YOUNG, P.A.
1630 North Federal Highway
P.O. Box 22800
Fort Lauderdale, Florida 33307

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium of PARC COURT CONDOMINIUM is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

DEVELOPER hereby amends the Declaration of Condominium of PARC COURT, a Condominium, recorded in Official Records Book 15452 at Page 742 of the Public Records of Broward County, Florida as follows:

1. Paragraph 12.02 of the Declaration of Condominium is amended to read as follows:

12.02 DEVELOPER shall guaranty that ASSESSMENTS imposed on UNIT OWNERS other than DEVELOPER shall not increase over a stated dollar amount, said guaranty to be effective for a stated time (the "GUARANTY PERIOD" or "GUARANTY PERIODS") as provided for in this Paragraph 12.02 of the DECLARATION, and accordingly, DEVELOPER shall pay any amount of COMMON EXPENSES incurred during the GUARANTY PERIODS and not produced by ASSESSMENTS at the guaranteed level receivable from UNIT OWNERS other than DEVELOPER. In accordance with the provisions of Section 718.116 of the CONDOMINIUM ACT, DEVELOPER shall, during the GUARANTY PERIODS, guarantee that as each PHASE is added as a part of the CONDOMINIUM PROPERTY, the ASSESSMENTS upon each UNIT in the particular PHASE being added shall not be in excess of the guaranteed stated dollar amount of ASSESSMENT. The initial GUARANTY PERIOD shall terminate upon the earlier of (i) December 31, 1988, or (ii) the date on which the UNIT OWNERS other than DEVELOPER elect a majority of the BOARD, and the guaranteed amount for each UNIT during the initial GUARANTY PERIOD shall be the amount set forth in Paragraph 7 of the Notes to Estimated Operating Budget attached hereto as Exhibit "F." The second GUARANTY PERIOD shall commence on January 1, 1989, and shall terminate on the earlier of (i) December 31, 1989, or (ii) the date on which the UNIT OWNERS other than the DEVELOPER elect a majority of the BOARD and the guaranteed amount for each UNIT during the second GUARANTY PERIOD shall be the amount set forth in Paragraph 8 of the Notes to Estimated Operating Budget attached hereto as Exhibit "F." Accordingly, pursuant to Section 718.116 of the CONDOMINIUM ACT, DEVELOPER shall be excused during the GUARANTY PERIODS from any obligation to pay any share of the COMMON EXPENSES with respect to those UNITS owned by DEVELOPER. During the GUARANTY PERIODS, DEVELOPER shall be solely responsible for payment of COMMON EXPENSES in excess of the stated dollar amount of ASSESSMENTS collected from UNIT OWNERS. At the termination of the GUARANTY PERIODS, DEVELOPER shall contribute to the COMMON EXPENSES as to the UNITS owned by DEVELOPER in the same manner and in the same dollar amount as all other UNIT OWNERS. Notwithstanding anything to the contrary herein, any GUARANTY PERIOD shall terminate on the date on which the UNIT OWNERS other than the DEVELOPER elect a majority of the BOARD. Additionally, nothing contained herein shall prevent (or obligate) the DEVELOPER from entering into an agreement or agreements with a majority of UNIT OWNERS other than the DEVELOPER in accordance with Florida Statute §718.116(8)(a)2 for an additional GUARANTY PERIOD or GUARANTY PERIODS, and such right (but not the obligation) is specifically reserved by the DEVELOPER.

2. Paragraph 13.3 of the Declaration of Condominium is amended to read as follows:

13.3 Lien for ASSESSMENTS. The ASSOCIATION shall have a lien on each CONDOMINIUM PARCEL for all unpaid ASSESSMENTS (excluding fines and ASSESSMENTS for LIMITED COMMON EXPENSES for which the ASSOCIATION shall have no lien rights), together with interest, costs and attorneys' fees incurred by the ASSOCIATION incident to the collection of the ASSESSMENT or enforcement of the lien, and for all sums advanced and paid by the ASSOCIATION for taxes and payment on account of superior mortgages, liens or encumbrances in order to preserve and protect the ASSOCIATION's lien. The lien is effective from and after recording a Claim of Lien in the Public Records of Broward County, Florida, stating the description of the CONDOMINIUM PARCEL, the name of the record UNIT OWNER, the amount due and the due dates. The lien is in effect until all sums secured by it have been fully paid or until the lien is barred by law. The Claim of Lien shall secure all unpaid ASSESSMENTS (excluding

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45.00

fines and ASSESSMENTS for LIMITED COMMON EXPENSES for which the ASSOCIATION shall have no lien rights), interest, costs, attorneys' fees and all sums advanced and paid by the ASSOCIATION for taxes and payments on account of superior mortgages, liens or encumbrances in order to preserve and protect the ASSOCIATION's lien, which are due upon and which may accrue subsequent to the recording of the Claim of Lien and prior to entry of a final judgment of foreclosure. The Claim of Lien must be signed and acknowledged by an officer or agent of the ASSOCIATION. Upon payment in full of all sums secured by the lien, the person making the payment is entitled to a satisfaction of or release the lien.

3. Paragraph 13.6 of the Declaration of Condominium is amended to read as follows:

13.6 Liability of Mortgagee, Lien or Judicial Sale Purchaser for ASSESSMENT. When the UNIT MORTGAGEE of a first mortgage of record, or other purchaser of a UNIT obtains title to the CONDOMINIUM PARCEL by a purchase at the public sale resulting from the MORTGAGEE's foreclosure judgment in a foreclosure suit in which the ASSOCIATION has been properly named as a defendant junior lienholder, or as a result of a deed given in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the share of COMMON EXPENSES or ASSESSMENTS, or for any other monies owed to the ASSOCIATION, including but not limited to interest, late charges, fines or fees, attributable to the CONDOMINIUM PARCEL or chargeable to the former UNIT OWNER of the CONDOMINIUM PARCEL which became due prior to acquisition of title as a result of the foreclosure or deed in lieu thereof. The unpaid share of COMMON EXPENSES or ASSESSMENTS are COMMON EXPENSES collectable from all of the UNIT OWNERS, including such acquirer and his successors and assigns. The new owner, from and after the time of acquiring such title, shall be liable for payment of all future ASSESSMENTS for COMMON EXPENSES and such other expenses as may be assessed to the CONDOMINIUM PARCEL. Any person who acquires an interest in a CONDOMINIUM PARCEL, except through foreclosure of a first mortgage of record of an INSTITUTIONAL LENDER or by acceptance of a deed in lieu thereof, including without limitation persons acquiring title by sale, gift, devise, operation of law or by purchase at a judicial or tax sale, shall be liable for all unpaid ASSESSMENTS and other monies due and owing by the former UNIT OWNER to the ASSOCIATION.

4. Paragraph 20.2 of the Declaration of Condominium is amended to read as follows:

20.2 Fines. The amount of any fine shall be determined by the BOARD, and shall not exceed FIFTY DOLLARS ($50.00). Any fine shall be imposed by written notice to the UNIT OWNER or tenant, signed by an officer of the ASSOCIATION, which shall state the amount of the fine, the violation for which the fine is imposed, and shall specifically state that the UNIT OWNER or tenant has the right to contest the fine by delivering written notice to the ASSOCIATION within ten (10) days after receipt of the notice imposing the fine. If the UNIT OWNER or tenant timely and properly objects to the fine, the BOARD shall conduct a hearing within thirty (30) days after receipt of the UNIT OWNER'S or tenant's objection, and shall give the UNIT OWNER or tenant not less than ten (10) days' written notice of the hearing date. At the hearing, the BOARD shall conduct a reasonable inquiry to determine whether the alleged violation in fact occurred, and that the fine imposed is appropriate. The UNIT OWNER or tenant shall have the right to attend the hearing and to produce evidence on his behalf, and if the UNIT OWNER or tenant fails to attend then the hearing will be deemed waived and the BOARD may ratify the fine without further proceedings. At the hearing the BOARD shall ratify, reduce or eliminate the fine, and the UNIT OWNER or tenant shall be given written notice of the BOARD's decision. Any fine shall be due and payable within ten (10) days after written notice of the imposition of the fine, or if a hearing is timely requested, within ten (10) days after written notice of the BOARD'S decision at the hearing. Any fine levied against an OWNER shall be deemed an ASSESSMENT, and if not paid when due all of the provisions of this DECLARATION relating to the late payment of ASSESSMENTS shall be applicable except as otherwise provided by the CONDOMINIUM ACT (for example, the ASSOCIATION shall have no lien rights regarding non payment of fines). If any fine is levied against a tenant and is not paid within ten (10) days after same is due, the ASSOCIATION shall have the right to evict the tenant as provided in this DECLARATION.

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6. Exhibit "C" to the Declaration of Condominium is deleted in its entirety and Exhibit "C" attached hereto is substituted therefor.

6. Exhibit "F" to the Declaration of Condominium is deleted in its entirety and Exhibit "F" attached hereto is substituted therefor.

7. Except as the Declaration of Condominium is expressly or impliedly amended as provided herein, all terms of the Declaration of Condominium shall remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, the DEVELOPER has caused this First Amendment to the Declaration of Condominium of PARC COURT, A CONDOMINIUM, to be executed this 25th day of August, 1988.

Signed, sealed and delivered in the presense of:

Debra Kaye

Barbara Jean Bracciano

PARC COURT DEVELOPMENT, LTD., a Florida limited partnership

By: _____
SAM ROTELLA, Authorized Signatory

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25th day of August, 1988, by SAM ROTELLA of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the limited partnership.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires: Oct. 21, 1990 (Notary Seal)
Bonded thru Coastal Underwriters

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the ASSOCIATION hereby agrees to this First Amendment to the Declaration of Condominium and does by these presence accept all of the benefits and duties, responsibilities, obligations and burdens imposed upon it by the provisions of this First Amendment to the Declaration of Condominium.

IN WITNESS WHEREOF, the ASSOCIATION has caused this First Amendment to the Declaration of Condominium of PARC COURT, A CONDOMINIUM, to be executed this 25th day of August, 1988.

Signed, sealed and delivered in the presense of:

Debra Kaye

Barbara Jean Bracciano

PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit

By: _____
SAM ROTELLA, _____ President

Attest: _____
MARY SETTLE, Secretary

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STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22 day of September, 1988, by SAM ROTELLA and MARY SETTLE, the President and Secretary, respectively, of PARC COURT CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires:

October 21, 1990
Bonded thru Coastal Underwriters

(Notary Seal)

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THIS INSTRUMENT PREPARED BY:

DANA C. FERRELL
GOLDBERG & YOUNG, P.A.
1630 North Federal Highway
Fort Lauderdale, Florida 33307

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CONSENT OF MORTGAGEE

WHEREAS, CITICORP REAL ESTATE, INC., a Delaware corporation (the "Mortgagee"), as a principal and as agent for the other lender, is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by GULFSTREAM HOUSING, a Delaware ~~Corp.~~ corporation, as successor by merger to GULFSTREAM HOMES OF SOUTH FLORIDA, INC., a Florida corporation (the "Mortgagor"), to CITICORP REAL ESTATE, INC., a Delaware corporation, as a principal and as agent for the other lender, described as:

> Real Estate Mortgage and Security Agreement dated as of January 24, 1986, and recorded January 27, 1986, in Official Records Book 13137, at Page 344, and Mortgage Spreading Agreement dated April 28, 1986, and recorded June 19, 1986, in Official Records Book 13490, at Page 627, all of the Public Records of Broward County, Florida (collectively the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent and join in the First Amendment to the Declaration of Condominium of Parc Court, a Condominium, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided, however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 26th day of September, 1988.

WITNESSES:

Phyllis Addison

CITICORP REAL ESTATE, INC.
a Delaware corporation, as a principal and as agent for the other lender

By: Nancy L. Harter
NANCY L. HARTER, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 26th day of September, 1988, ~~1990~~, by NANCY L. HARTER, Vice President of CITICORP REAL ESTATE, INC., a Delaware corporation, on behalf of the corporation ~~and as~~ agent for the other lender.

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Mar. 8, 1991
Bonded thru Maynard Bonding Agency

Alicia Flores
NOTARY PUBLIC

DCF P14C-3:mb/082588.2

OFFICIAL NOTARY PUBLIC STATE OF FLORIDA

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF UNITS IN PHASE 19 ONLY

(THIS IS THE FIRST PHASE OF THE CONDOMINIUM)

UNIT	RELATIVE VALUE
19D-1L (D-1 UNIT)	11
19C-1L (C-1 UNIT)	10
19B-1R (B-1 UNIT)	10
19D-1R (D-1 UNIT)	11
19D-2L (D-2 UNIT)	11
19C-2L (C-3 UNIT)	11
19B-2R (B-3 UNIT)	11
19A-2R (A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 84 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK15817PG 292

P14C 1-37

EXHIBIT "F"
TO
DECLARATION

ESTIMATED OPERATING BUDGET FOR THE
INITIAL PHASE AND ALL PHASES

BK15817PG 293

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1988

	Phase 1 (8 Units)		All Phases (200 Units)	
	Monthly	Annual	Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 11.91	$ 142.96	$ 297.83	$ 3,574.00
Management Fees	48.00	576.00	1,200.00	14,400.00
Maintenance	216.67	2,600.00	5,416.67	65,000.00
Insurance	63.33	760.00	1,583.33	19,000.00
Operating Capital & Other Expenses	56.67	680.00	1,416.67	17,000.00
Reserves	197.21	2,366.52	4,930.16	59,161.92
Utilities	50.00	600.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	56.00	672.00	1,400.00	16,800.00
TOTAL	$699.79	$8,397.48	$20,494.66	$209.935.92

EK15817PG 294

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

INITIAL PHASE (8 UNITS)

A. Exterior Painting	5	$ 5,055.00	$ 1,011.00	-0-
B. Roof Repair/Replacement	25	30,731.00	1,229.26	-0-
C. Pavement Resurfacing	15	719.20	47.96	-0-
D. Pool				
Marciting	8	108.00	13.50	-0-
Pump Equipment	5	44.00	8.80	-0-
Heating Equipment	10	400.00	40.00	-0-
E. Sprinkler Pumps	5	80.00	16.00	-0-
		$ 37,137.20	$ 2,366.52	-0-

BK15817PG 295

NOTES TO ESTIMATED OPERATING BUDGET

1. This budget is for calendar year 1988. After the end of this calendar year, the budget and the assessments payable by the Unit Owners may be increased, as set forth in Paragraph 8 hereinbelow in accordance with the Developer's guarantee set forth below and in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration.

2. Assessments are due and payable on the first day of each month.

3. As set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, until December 31, 1988, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever occurs first, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will not exceed the amounts set forth in Paragraph 7 of these Notes To Estimated Operating Budget in accordance with the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02. Also, as set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, from January 1, 1989 until December 31, 1989, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever first occurs, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will be the amounts set forth in Paragraph 8 of these Notes To Estimated Operating Budget in accordance with the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02.

4. As additional phases are added to the Condominium, each item shown on the Estimated Operating Budget for the initial Phase will be increased in proportion to the increased number of Units in the Condominium. This will result in the total amount of common expenses to be collected pursuant to the budget being increased, although the actual budgeted assessment for each type of Unit will remain the same due to the increased number of Units in the Condominium.

5. The amounts shown on the Estimated Operating Budget are estimates of the expenses to be incurred by the Condominium Association. Because these expenses have been estimated prior to the construction and operation of the Condominium, it is anticipated the actual expenses as to any item, or as to the total expenses to be incurred, will be different from the amounts indicated in the budget based upon actual operation, and accordingly no representation is made as to the accuracy of the amounts shown on the Estimated Operating Budget.

6. The Estimated Operating Budget includes a management fee of $6.00 per Unit per month. This is the management fee charged by the Developer or its successor or assign for managing the Condominium. When a majority of the Directors are elected by the Unit Owners, if the Unit Owners elect to use the services of an independent management company to manage the Condominium, it is estimated that any such independent company will charge between $8.00 and $12.00 per Unit per month.

7. In accordance with the manner of sharing common expenses pursuant to Paragraph 8 of the Declaration of Condominium, each unit (also see Exhibit "C" of the Declaration) will be assessed as follows during calendar year 1988:

a. A-1 Units - $74.98 per month ($899.76 per year).

b. B-1 Units - $83.31 per month ($999.72 per year).

c. B-3 Units - $91.64 per month ($1,099.68 per year).

d. C-1 Units - $83.31 per month ($999.72 per year).

e. C-3 Units - $91.64 per month ($1,099.68 per year).

f. D-1 Units - $91.64 per month ($1,099.68 per year).

g. D-2 Units - $91.64 per month ($1,099.68 per year).

BK1581PG 296

8. In accordance with the manner of sharing common expenses pursuant to Paragraph 8 of the Declaration of Condominium, each unit (also see Exhibit "C") of the Declaration will be assessed as follows during calendar year 1989:

a. A-1 Units - $86.22 per month ($1,034.64 per year).

b. B-1 Units - $95.80 per month ($1,149.60 per year).

c. B-3 Units - $105.38 per month ($1,264.56 per year).

d. C-1 Units - $95.80 per month ($1,149.60 per year).

e. C-3 Units - $105.38 per month ($1,264.56 per year).

f. D-1 Units - $105.38 per month ($1,264.56 per year).

g. D-2 Units - $105.38 per month ($1,264.56 per year).

9. The fees payable to the Division are $1.00 per unit per year.

10. Excluded from the Estimated Operating Budget are expenses personal to Unit Owners which are not uniformly incurred by all Unit Owners or which are not provided for or contemplated by the Condominium documents including, but not limited to, the cost of private telephone service; maintenance of the interior of Condominium Units, which is not the obligation of the Association; maid or janitorial services privately contracted for by the Unit Owners; utility bills billed directly to each Unit Owner for utilities services to his Unit; insurance premiums other than those incurred for policies obtained by the Condominium; and similar personal expenses of the Unit Owners.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

9K15817PG 297

DCF-P14C 3:mb.4

RECORD & RETURN TO:
GOLDBERG & YOUNG, P.A.
1000 North Federal Highway
P.O. Box 22990
Fort Lauderdale, Florida 33307
WILL CALL
DF/h 86-717

88389650

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
PARC COURT, A CONDOMINIUM, ADDING PHASE 20

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

PREAMBLE:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium (the "DECLARATION"), recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida. In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

SEP 27 2 33 PM '88

The following phase(s) has previously been added to the CONDOMINIUM pursuant to an Amendment to the Declaration, which Amendment for the respective phase is recorded in the Official Records Book and Page of the Public Records of Dade County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
NONE		

DEVELOPER now desires to amend the DECLARATION to add Phase 20 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 20, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 20. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic

OR15817PG 298

53.00 ✱ 700

description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 20, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 16 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is deleted in its entirety and Exhibit "F" attached hereto is substituted therefore.

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 23rd day of September, 1988.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
SAM ROTELLA, its AUTHORIZED SIGNATOR

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of September, 1988, by SAM ROTELLA, AUTHORIZED SIGNATOR of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 30,1989
BONDED THRU GENERAL INS. UND.

My commission expires:

THIS INSTRUMENT PREPARED BY:

Dana C. Ferrell, Esq.
Goldberg & Young, P.A.
1630 North Federal Highway
Fort Lauderdale, Florida 33305

DCF-P14C 2:pc/092288.6

BK15817PG 299

CONSENT OF MORTGAGEE

WHEREAS, CITICORP REAL ESTATE, INC., a Delaware corporation (the "Mortgagee"), as a principal and as agent for the other lender, is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by GULFSTREAM HOUSING, a Delaware Corp. corporation, as successor by merger to GULFSTREAM HOMES OF SOUTH FLORIDA, INC., a Florida corporation (the "Mortgagor"), to CITICORP REAL ESTATE, INC., a Delaware corporation, as a principal and as agent for the other lender, described as:

> Real Estate Mortgage and Security Agreement dated as of January 24, 1986, and recorded January 27, 1986, in Official Records Book 13137, at Page 344, and Mortgage Spreading Agreement dated April 28, 1986, and recorded June 19, 1986, in Official Records Book 13490, at Page 627, all of the Public Records of Broward County, Florida (collectively the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent and join in the Second Amendment to the Declaration of Condominium of Parc Court, a Condominium, Adding Phase 20, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided, however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 26th day of September, 1988.

WITNESSES:

CITICORP REAL ESTATE, INC.,
a Delaware corporation, as a
principal and as agent for the
other lender

By: _____
NANCY L. HARTER, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 26th day of September, 1988, ~~1988~~, by NANCY L. HARTER, Vice President of CITICORP REAL ESTATE, INC., a Delaware corporation, on behalf of the corporation and as agent for the other lender.

My Commission Expires:

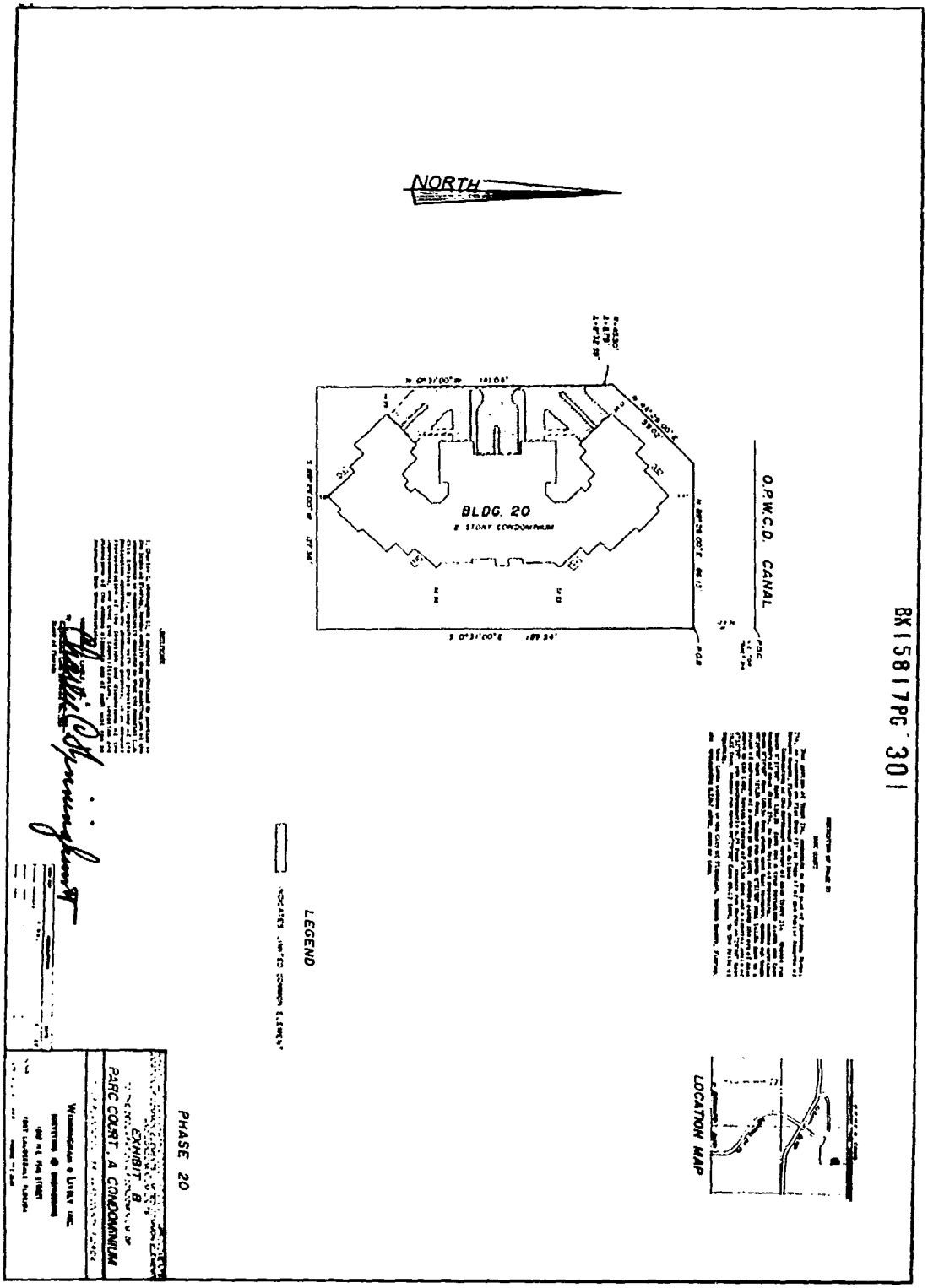
_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA

DCF P14C-3:pc/092288.3

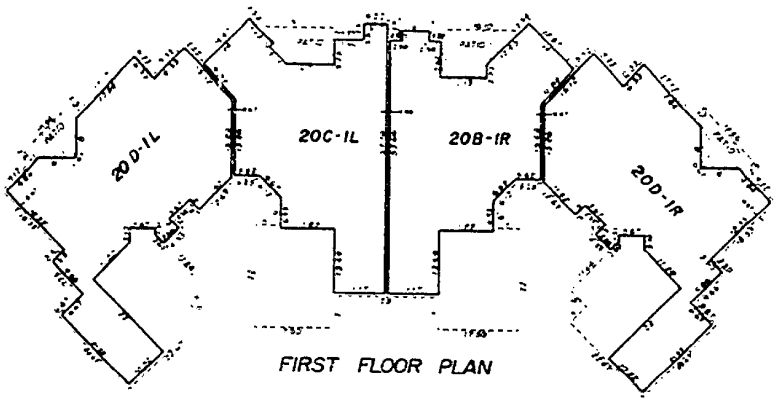
BK15817PG300

EXHIBIT "B"

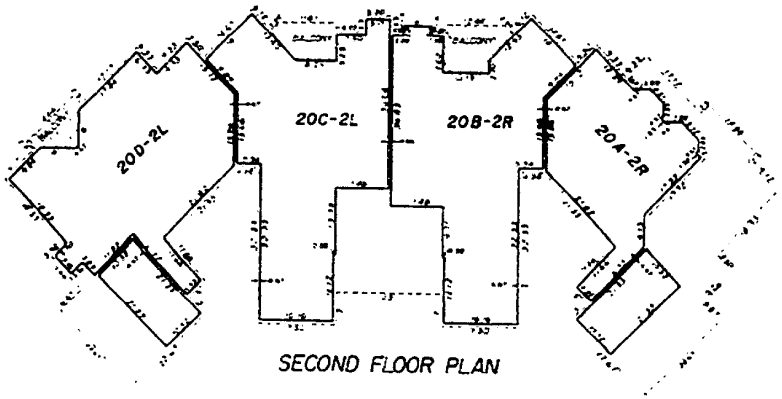


BK15817PG 301

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when received.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 20

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

BROWARD COUNTY, FLORIDA

WINNINGHAM & LOVELY, INC.
SURVEYING ENGINEERING
1000 N.E. 10th STREET
FORT LAUDERDALE, FLORIDA

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded on Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0° 31' 00" East 126.36 feet (on a true meridian) along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0° 31' 00" East 189.54 feet along said East boundary; thence run South 89° 29' 00" West 127.36 feet; thence run North 0° 31' 00" West 141.04 feet to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 8° 32' 59", run Northwesterly 6.79 feet; thence run North 44° 29' 00" East 59.02 feet; thence run North 89° 29' 00" East 86.13 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.5347 acres, more or less.

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF UNITS IN PHASES 19 AND 20 ONLY

UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 166 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

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EXHIBIT "F"
TO
DECLARATION

ESTIMATED OPERATING BUDGET FOR
PHASES 19 AND 20 AND ALL PHASES

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1988

	Phase 19/20 (16Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 23.82	$ 285.84	$ 297.83	$ 3,573.96
Management Fees	96.00	1,152.00	1,200.00	14,400.00
Maintenance	433.34	5,200.08	5,416.67	65,000.04
Insurance	126.66	1,519.92	1,583.33	18,999.96
Operating Capital & Other Expenses	113.34	1,360.08	1,416.67	17,000.04
Reserves	394.42	4,733.04	4,930.16	59,161.92
Utilities	100.00	1,200.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	112.00	1,344.00	1,400.00	16,800.00
TOTAL:	$1,399.58	$16,794.96	$17,494.66	$209,935.92

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SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375.00	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275.00	30,731.00	-0-
C. Pavement Resurfacing	15	17,980.00	1,197.92	-0-
D. Pool				
Marciting	8	2,700.00	338.00	-0-
Pump Equipment	5	1,100.00	220.00	-0-
Heating Equipment	10	10,000.00	1,000.00	-0-
E. Sprinkler Pumps	5	2,000.00	400.00	-0-
		$928,430.00	$59,161.92	-0-

PHASES 19 AND 20(16 UNITS)

A. Exterior Painting	5	$ 10,110.00	$ 2,022.00	-0-
B. Roof Repair/Replacement	25	61,462.00	2,458.52	-0-
C. Pavement Resurfacing	15	1,438.40	95.92	-0-
D. Pool				
Marciting	8	216.00	27.00	-0-
Pump Equipment	5	88.00	17.60	-0-
Heating Equipment	10	800.00	80.00	-0-
E. Sprinkler Pumps	5	160.00	32.00	-0-
		$ 74,274.40	$ 4,733.04	-0-

BK15817PG 307

NOTES TO ESTIMATED OPERATING BUDGET

1. This budget is for calendar year 1988. After the end of this calendar year, the budget and the assessments payable by the Unit Owners may be increased, as set forth in Paragraph 8 hereinbelow in accordance with the Developer's guarantee set forth below and in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration.

2. Assessments are due and payable on the first day of each month.

3. As set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, until December 31, 1988, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever occurs first, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will not exceed the amounts set forth in Paragraph 7 of these Notes To Estimated Operating Budget in accordance with the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02. Also, as set forth in Paragraph 11 of the Prospectus and Paragraph 12.02 of the Declaration, from January 1, 1989 until December 31, 1989, or the date on which the Unit Owners other than the Developer elect a majority of the Board of Directors of the Association, whichever first occurs, the Developer has guaranteed to each Unit Owner that assessments for common expenses of the Condominium imposed upon the Unit Owners will not exceed the amounts set forth in Paragraph 8 of these Notes To Estimated Operating Budget in accordance with the Developer's guaranty contained in said Paragraph 11 and Paragraph 12.02.

4. As additional phases are added to the Condominium, each item shown on the Estimated Operating Budget for the Phases 19 and 20 will be increased in proportion to the increased number of Units in the Condominium. This will result in the total amount of common expenses to be collected pursuant to the budget being increased, although the actual budgeted assessment for each type of Unit will remain the same due to the increased number of Units in the Condominium.

5. The amounts shown on the Estimated Operating Budget are estimates of the expenses to be incurred by the Condominium Association. Because these expenses have been estimated prior to the construction and operation of the Condominium, it is anticipated the actual expenses as to any item, or as to the total expenses to be incurred, will be different from the amounts indicated in the budget based upon actual operation, and accordingly no representation is made as to the accuracy of the amounts shown on the Estimated Operating Budget.

6. The Estimated Operating Budget includes a management fee of $6.00 per Unit per month. This is the management fee charged by the Developer or its successor or assign for managing the Condominium. When a majority of the Directors are elected by the Unit Owners, if the Unit Owners elect to use the services of an independent management company to manage the Condominium, it is estimated that any such independent company will charge between $8.00 and $12.00 per Unit per month.

7. In accordance with the manner of sharing common expenses pursuant to Paragraph 8 of the Declaration of Condominium, each unit in Phase 19 and Phase 20 will be assessed as follows during calendar year 1988:

a. A-1 Units - $74.98 per month ($899.76 per year).

b. B-1 Units - $83.31 per month ($999.72 per year).

c. B-2 Units - $83.31 per month ($999.72 per year).

d. B-3 Units - $91.64 per month ($1,099.68 per year).

e. C-1 Units - $83.31 per month ($999.72 per year).

f. C-2 Units - $83.31 per month ($999.72 per year).

BK15817PG 308

g. C-3 Units - $91.64 per month ($1,099.68 per year).

h. D-1 Units - $91.64 per month ($1,099.68 per year).

i. D-2 Units - $91.64 per month ($1,099.68 per year).

8. In accordance with the manner of sharing common expenses pursuant to Paragraph 8 of the Declaration of Condominium, each unit in Phase 19 and Phase 20 of the Declaration will be assessed as follows during calendar year 1989:

a. A-1 Units - $86.22 per month ($1,034.64 per year).

b. B-1 Units - $95.80 per month ($1,149.60 per year).

c. B-2 Units - $95.80 per month ($1,149.60 per year).

d. B-3 Units - $105.38 per month ($1,264.56 per year).

e. C-1 Units - $95.80 per month ($1,149.60 per year).

f. C-2 Units - $95.80 per month ($1,149.60 per year).

g. C-3 Units - $105.38 per month ($1,264.56 per year).

h. D-1 Units - $105.38 per month ($1,264.56 per year).

i. D-2 Units - $105.38 per month ($1,264.56 per year).

9. The fees payable to the Division are $1.00 per unit per year.

10. Excluded from the Estimated Operating Budget are expenses personal to Unit Owners which are not uniformly incurred by all Unit Owners or which are not provided for or contemplated by the Condominium documents including, but not limited to, the cost of private telephone service; maintenance of the interior of Condominium Units, which is not the obligation of the Association; maid or janitorial services privately contracted for by the Unit Owners; utility bills billed directly to each Unit Owner for utilities services to his Unit; insurance premiums other than those incurred for policies obtained by the Condominium; and similar personal expenses of the Unit Owners.

11. The undivided share of common elements of units in Phases 19 and 20 is as follows:

UNIT	RELATIVE VALUE
19D-1L (D-1 UNIT)	11
19C-1L (C-1 UNIT)	10
19B-1R (B-1 UNIT)	10
19D-1R (D-1 UNIT)	11
19D-2L (D-2 UNIT)	11
19C-2L (C-3 UNIT)	11
19B-2R (B-3 UNIT)	11
19A-2R (A-1 UNIT)	9
20D-1L (D-1 UNIT)	11
20C-1L (C-1 UNIT)	10
20D-1R (D-1 UNIT)	11
20D-2L (D-2 UNIT)	11
20B-1R (B-1 UNIT)	10

BK15817PG 309

20C-2L (C-2 UNIT)	10
20B-2R (B-2 UNIT)	10
20A-2R (A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 166 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK15817PG 310

DCF-P14C 3:ss.5

88441730

W:11 Call:
ASSOCIATED TITLE INSURANCE CO.
1290 N. University Drive
Plantation, FL 33322

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM, ADDING PHASE 21

NOV 1 2 36 PM '88

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

PREAMBLE:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phase(s) has previously been added to the CONDOMINIUM pursuant to an Amendment to the Declaration, which Amendment for the respective phase is recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
20	15817	298

DEVELOPER now desires to amend the DECLARATION to add Phase 21 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 21, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 21. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is

OR 15919 PG 0557

15-33-48

88-5547

hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 21, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 24 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes To Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 20 day of October, 1988.

WITNESSES:

PARC COURT DEVELOPMENT, LTD., a Florida limited partnership

By: _____, its

OR 5919 PG 0558

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20 day of October, 1988, by Sam Potalla of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires:

(Notary Seal)

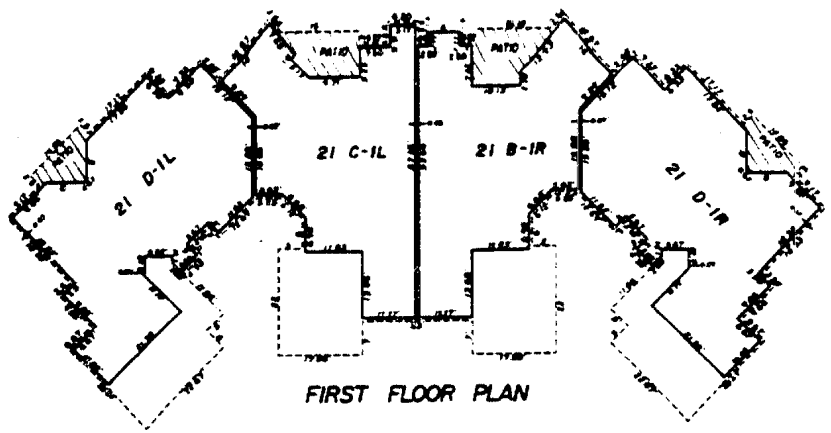
"OFFICIAL NOTARY SEAL"
ALAN ARCHAMBAULT
MY COMM. EXP. 3/2/92

MI 5919 PG 0559

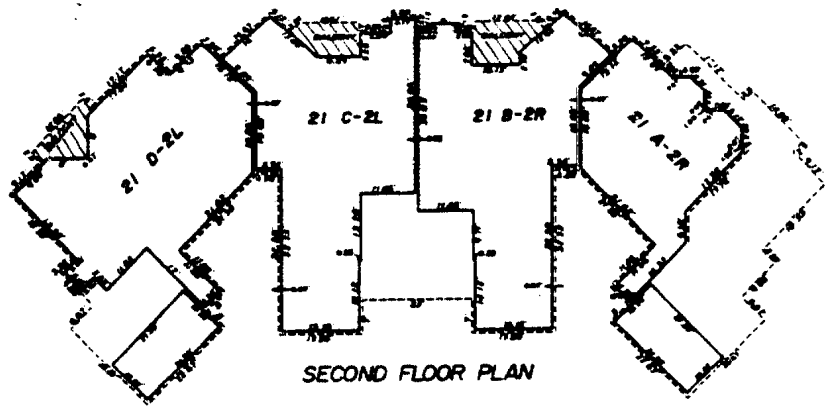
THIS INSTRUMENT PREPARED BY:

Dana C. Ferrell, Esq.
Goldberg & Young, P.A.
1630 North Federal Highway
Fort Lauderdale, Florida 33305

DCF-P14C 4:mb/102088.1



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

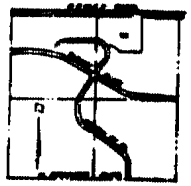
PHASE 21

PARC COURT, A CONDOMINIUM

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when received.

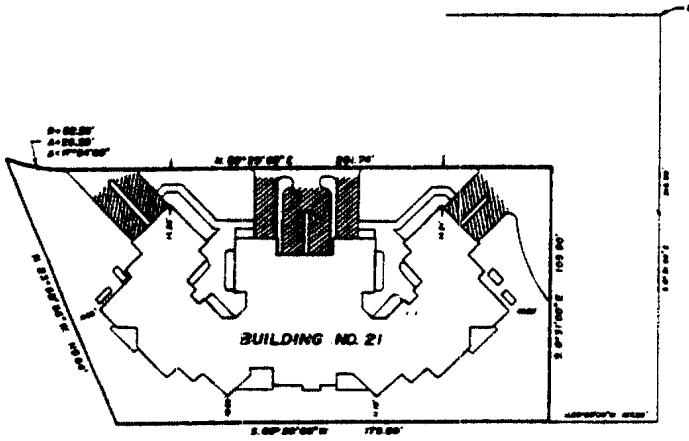
EXHIBIT "B"

OR 15919 PG 0561



LOCATION MAP

O.P.W.C.D CANAL



NORTH

LEGEND

PHASE 21

EXHIBIT B

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

NOTICE: Legibility of writings, typing or printing unsatisfactory in this document when received.

DESCRIPTION OF PHASE 21
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214 as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0° 31' 00" East (on a true meridian) 315.90 feet along the East boundary of said Tract 214; thence run South 89° 29' 00" West 127.36 feet to the Point of Beginning; thence continue South 89° 29' 00" West 179 feet; thence run North 23° 58' 55" West 119.64 feet to a point of intersection with the arc of a curve running Easterly to the left, a radial at said point bearing North 17° 03' 00" East, thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 17° 34' run Easterly 25.29 feet, to a point of tangency; thence run North 89° 29' 00" East 201.74 feet along the tangent extended; thence run South 0° 31' 00" East 105.90 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4917 acres more or less.

BK15919PG0562

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIED SHARE OF COMMON ELEMENTS OF UNITS IN PHASES 19, 20 AND 21 ONLY

UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 250 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK15919PG0563

CONSENT TO MORTGAGEE

WHEREAS, OHIO SAVINGS BANK, an Ohio corporation (the "Mortgagee"), is the owner and holder of the following:

1. Mortgage And Security Agreement dated October 13, 1988 and recorded October 17, 1988 at Clerk's file no. 88-419642 of the Public Records of Broward County, Florida; and

2. Assignment Of Rents And Leases recorded October 17, 1988 at Clerk's file no. 88-419643 of the Public Records of Broward County, Florida; and

3. UCC-1 Financing Statement recorded October 17, 1988 at Clerk's file no. 88-419644 of the Public Records of Broward County, Florida, such UCC-1 Financing Statement also being filed with the Florida Secretary of State (hereinafter items 1, 2 and 3 above shall collectively be referred to as the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to and join in the Third Amendment to the Declaration of Condominium of Parc Court, a Condominium, Adding Phase 21, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided, however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 21st day of October, 1988.

WITNESSES:

OHIO SAVINGS BANK,
an Ohio corporation

By: _____
Frank J. Bologna, its Senior Vice President

(CORPORATE SEAL)

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

STATE OF Ohio)
)SS
COUNTY OF Cuyahoga)

The foregoing instrument was acknowledged before me this 21st day of October, 1988, by Frank J. Bologna, Senior Vice President of OHIO SAVINGS BANK, an Ohio corporation, on behalf of the corporation.

My Commission Expires:
JUDITH M. PASKERT
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires July 15, 1991

NOTARY PUBLIC

DCF P14C-4:pc/102088.2

15919PG0564

WILL CALL -
ASSOCIATED TITLE INSURANCE CO.
1390 N. University Drive
Plantation, FL 33322

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 22

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phase have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
20	15817	298
21	15919	0557

BK:16056PG:024

DEVELOPER now desires to amend the DECLARATION to add Phase 22 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 22, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 22. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 22, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 32 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are

BK 6056 PG 025

hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 22nd day of December, 1988.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22nd day of December, 1988, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

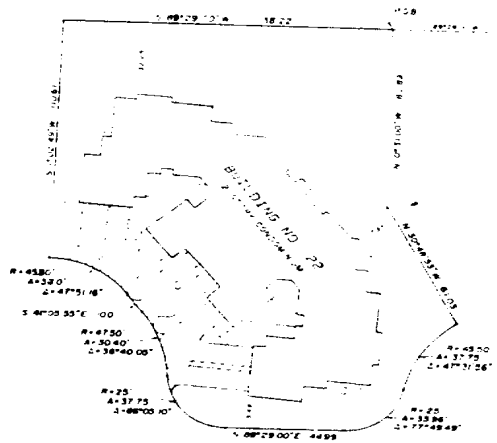
STATE OF FLORIDA
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 31, 1992

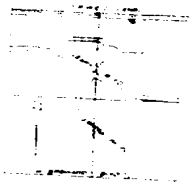
NOTARY PUBLIC

BK 6056 PG 026

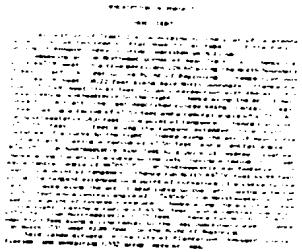
BK16056PG 027

O.P.W.C.D. CANAL



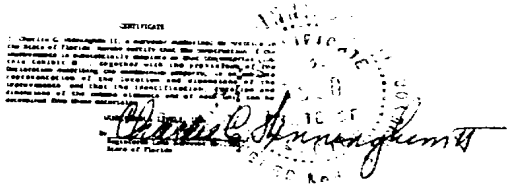


LOCATION MAP



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND



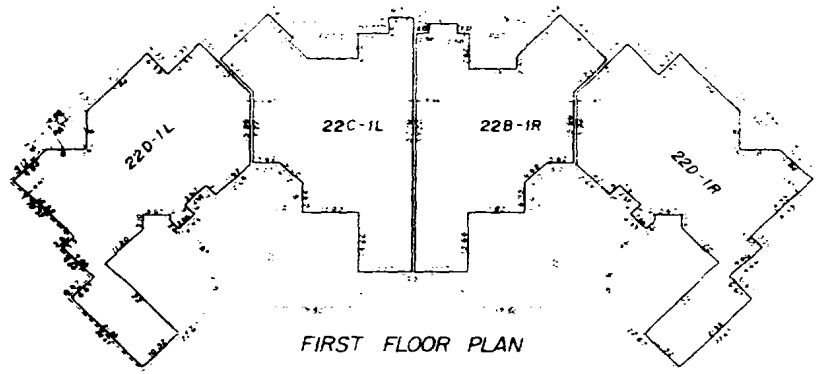
PHASE 2B

EXHIBIT "B"

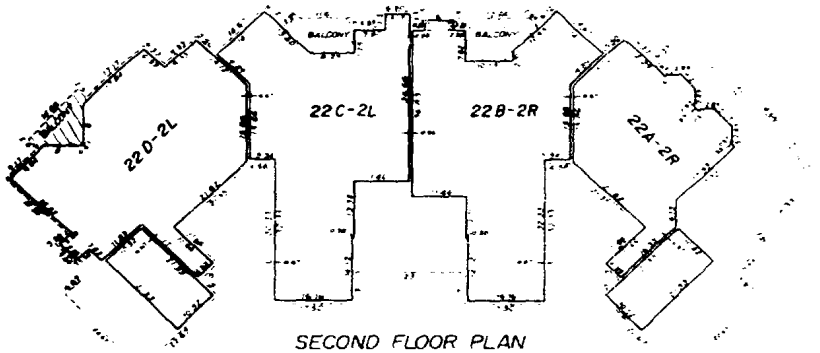
PARC COURT, A CONDOMINIUM

WINKENBACH & LEEF INC.
SURVEYING & ENGINEERING
FORT LAUDERDALE, FLORIDA

EXHIBIT "A"



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

PHASE 22

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

PHASE 22
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89°54'55" West (on an assumed bearing) 226.60 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89°54'55" West 138.22 feet along said North boundary; thence run South 1°28'44" West 110.61 feet to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southwesterly projection of the last described course being radial to said curve) having a radius of 45.50 feet and a central angle of 47°51'16" run Southeasterly 38 feet, to a point of tangency; thence run South 40°40' East 10 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 36°40'05", run Southeasterly 30.40 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 86°05'10" run Southeasterly 37.56 feet, to a point of tangency; thence run North 89°54'55" East 49.99 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 25 feet and a central angle of 77°49'49" run Northeasterly 33.96 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45.50 feet and a central angle of 47°31'56", run Northeasterly 37.75 feet; thence run North 30°22'58" West 61.03 feet along a line radial to the last described curve; thence run North 0°05'05" West 82.89 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5524 acres, more or less.

EXHIBIT "B"

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 19, 20, 21 AND 22 ONLY

UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(D-1 UNIT)	11
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 333 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK16056PG 030

EXHIBIT "F"
TO
DECLARATION

ESTIMATED OPERATING BUDGET FOR
PHASES 19, 20, 21 AND 22 AND ALL PHASES

	32 UNITS MONTHLY	32 UNITS ANNUAL	ALL PHASES MONTHLY	(200 UNITS) ANNUAL
ADMINISTRATION OF THE ASSOCIATION & FEES PAYABLE TO THE DIVISION	$ 47.64	$ 571.68	$ 297.83	$ 3,573.96
MANAGEMENT FEES	192.00	2,304.00	1,200.00	14,400.00
MAINTENANCE	866.68	10,400.16	5,416.67	65,000.04
INSURANCE	253.32	3,039.84	1,583.33	18,999.96
OPERATING CAPITAL & OTHER EXPENSES	226.68	2,720.16	1,416.67	17,000.04
RESERVES	788.84	9,466.08	4,930.16	59,161.92
UTILITIES	200.00	2,400.00	1,250.00	15,000.00
RENT FOR RECREATIONAL & OTHER COMMONLY USED FACILITIES	N/A	N/A	N/A	N/A
TAXES UPON ASSOCIATION PROPERTY	N/A	N/A	N/A	N/A
TAXES UPON LEASE AREAS	N/A	N/A	N/A	N/A
SECURITY PROVISIONS	N/A	N/A	N/A	N/A
ASSESSMENT TO CENTRAL PARK NORTH @ JACARANDA ASSOCIATION	224.00	2,688.00	1,400.00	16,800.00
TOTAL:	$2,799.16	$33,589.92	$17,494.66	$209,935.92

BK16056PG 031

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by GULFSTREAM HOUSING CORP., a Delaware corporation, as successor by merger to GULFSTREAM HOMES OF SOUTH FLORIDA, INC., a Florida corporation (the "Mortgagor"), to OHIO SAVINGS BANK, described as:

Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent and join in theFourth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 22, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 22 day of December, 1988.

WITNESSES:

OHIO SAVINGS BANK

By: _____
Frank J. Bolognia, Senior Vice President
(CORPORATE SEAL)

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 22 day of _____, 1988, by _____, _____ of OHIO SAVINGS BANK, on behalf of the corporation and as agent for the other lender.

My commission expires:

_____
NOTARY PUBLIC

L. A. HESTER

BK16056PG0032

WILL CALL -
ASSOCIATED TITLE INSURANCE CO.
1330 N. University Drive
Plantation FL 33322

89090252

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 23

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phase have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
20	15817	298
21	15919	0557
22	16056	0024

DEVELOPER now desires to amend the DECLARATION to add Phase 23 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

89 MAY 9 AM 11 26

BK16243PG0932

37-

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 23, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 23. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 23, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 40 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are

BK#6243PG0933

hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 24th day of February, 1989.

WITNESSES:

Eileen Arant

Geraldine Thaler

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: S. Rotella
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 24th day of February, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

Eileen Arant
NOTARY PUBLIC

My commission expires:

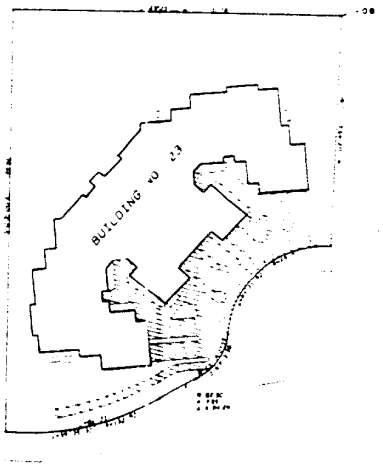
STATE OF FLORIDA
EILEEN GRANT
NOTARY PUBLIC
MY COMMISSION EXP. MAY 26,1989

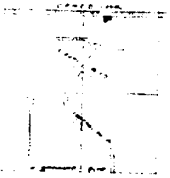
BK6243PG0934

BK#6243PG0935

EXHIBIT "A"

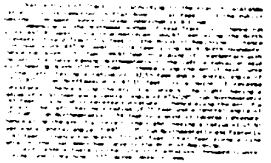
O P W C.D CANAL





LOCATION MAP

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



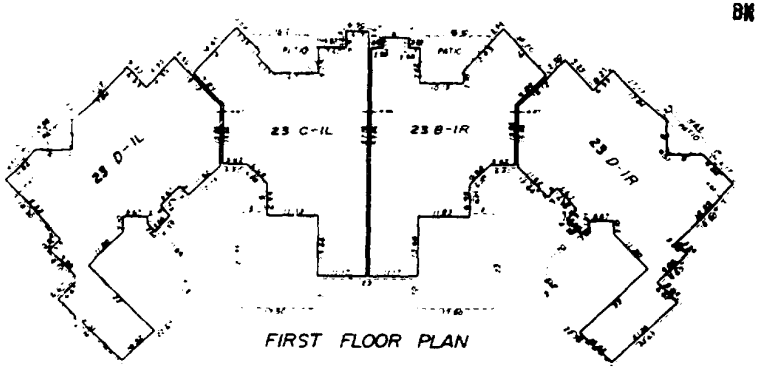
LEGEND

PHASE 23

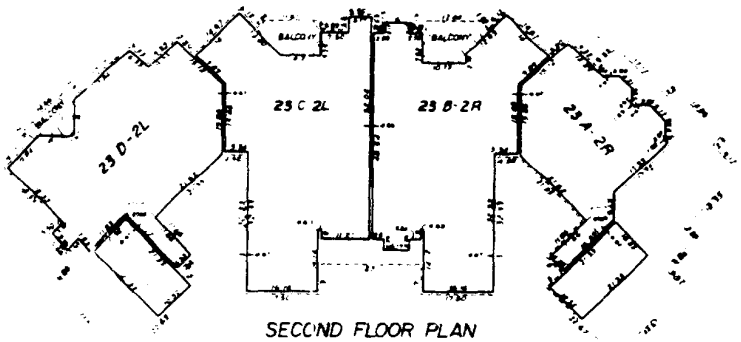
EXHIBIT "B"

PARC COURT, A CONDOMINIUM

BK16243PG0936



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 23

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WHEELBRAKE & LOVELY, INC.

SURVEYING ◆ ENGINEERING

SCALE: 1"=10'

DATE: OCT '81

EXHIBIT "B"

PHASE 23

PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded on Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 89 degrees 29" West (on a true meridian) 364.82 feet along the North boundary of said Tract 214 feet to the Point of Beginning; thence continue South 89 degrees 29" West 151.78 feet along said North boundary; thence run South 0 degrees 31' East 199.92 feet to a point of intersection with the arc of a curve running Northeasterly to the left (a radial at said point bearing North 3 degrees 35'35" East); thence along the arc of said curve to the left, having a radius of 132.50 feet and a central angle of 35 degrees 35'30", run Northeasterly 82.31 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 82.50 feet and a central angle of 6 degrees 54'29", run Northeasterly 9.95 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radiusof 25 feet and a central angle of 63 degrees 13'38", run Northeasterly 27.59 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45.50 feet and a central angle of 89 degrees 21' 52", run Northeasterly and Easterly 70.97 feet; thence run NOrth 1 degree 02'49" East 110.61 feet along a line radial to the last described curve to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.5770 acres, more or less.

BM 82437P60937

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 19, 20, 21, 22 , and 23 ONLY

UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(D-1 UNIT)	11
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(D-1 UNIT)	11
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-3L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 418 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK6243PG0938

EXHIBIT "F"
TO
DECLARATION

ESTIMATED OPERATING BUDGET FOR
PHASES 19, 20, 21, 22, AND 23 AND ALL PHASES

	5 Phases (40 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$59.57	$ 714.80	$ 297.83	$ 3,574.00
Management Fees	240.00	2,880.00	1,200.00	14,400.00
Maintenance	1,083.33	13,000.00	5,416.67	65,000.00
Insurance	316.67	3,800.00	1,583.33	19,000.00
Operating Capital & Other Expenses	283.33	3,400.00	1,416.67	17,000.00
Reserves	986.04	11,832.43	4,930.16	59,161.92
Utilities	250.00	3,000.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North at Jacaranda Association	280.00	3,360.00	1,400.00	16,800.00
TOTAL	$3,498.94	$41,987.23	$17,494.66	$209,935.92

OR 6243 PG 0939

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation Ltd., a Florida limited partnership (together the "Mortgagor"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 filed on October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815 (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Fifth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 23, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided, however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 24th day of February, 1989.

WITNESSES:

OHIO SAVINGS BANK

By: _____
Frank J. Bolognia, Senior Vice President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 24th day of February, 1989, by Frank J. Bolognia, Senior Vice President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

(SEAL)

Notary Public

My commission expires 6-13-1993

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK#6243PG0940

WILL CALL -
ASSOCIATED TITLE INSURANCE CO.
1390 N. University Drive
Plantation, FL 3332

89105135

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 25

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

MAR 15 2 05 PM '89

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
20	15817	298
21	15919	0557
22	16056	0024
23	Clerk's File No. 89-090252	

BK16270PG0714

DEVELOPER now desires to amend the DECLARATION to add Phase 25 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment,

33
+4.50

if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 25, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 25. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 25, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 48 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

EK16270PG0715

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 10th day of March, 1989.

WITNESSES:

Linda M. Mitchell

Debra Kaye

PARC COURT DEVELOPMENT, LTD., a Florida limited partnership

By: S. Rotella

Sam Rotella, its authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of March, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

Stephen A. Salter
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
BONDED THRU

BK16270PG0716

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 19, 20, 21, 22, 23 AND 25 ONLY

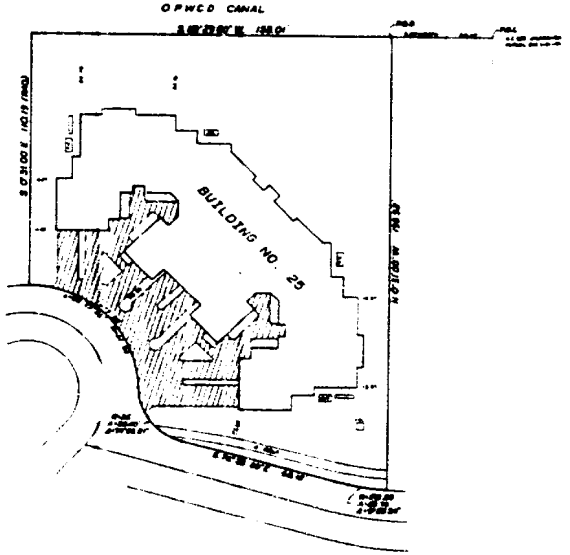
UNIT		RELATIVE VALUE
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-3L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-3L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 500 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

THE DESIGNATION FOR UNITS 22B-1R AND 23B-1R HAVE BEEN CHANGED TO CORRECT A SCRIVENER'S ERROR. BOTH UNITS ARE DESIGNATED B-1 UNITS WITH A RELATIVE VALUE OF 10.

BK16270PG3717

BK16270PG0718



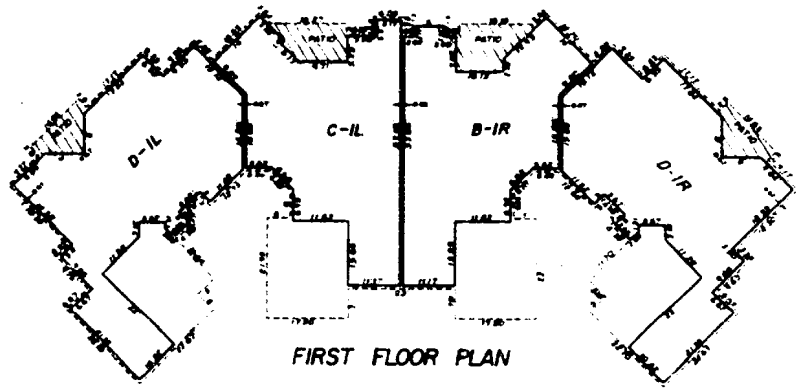
MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

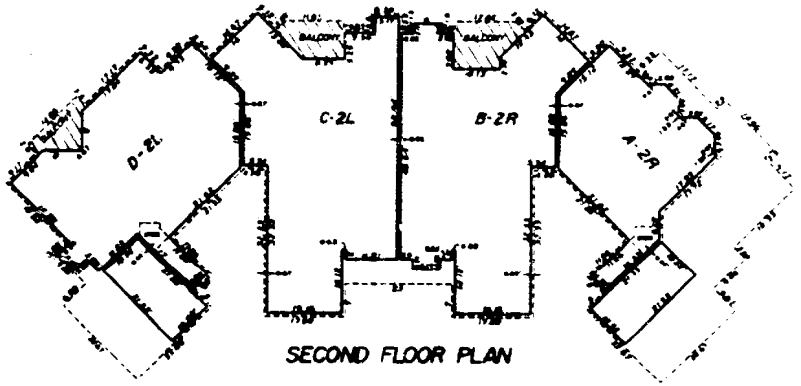
LEGEND

PHASE 25

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

EXHIBIT "A"





MEMO: Legibility of written typing or printing unsatisfactory in this document when microfilmed

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 25

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

NO.	REVISION	DATE
1	FINAL	1-11-88

EXHIBIT "B"

PHASE 25

PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 89 degrees 54'55" West (on an assumed bearing) 516.60 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89 degrees 54'55" West 155.01 feet along said North boundary; thence run South 0 degrees 05'05" East 110.19 feet, to an intersection with the arc of a curve running Southeasterly to the right; thence along the arc of said curve to the right (the Southeasterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 88 degrees 23'31" run Southeasterly 73.28 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 74 degrees 26'21" run Southeasterly 32.48 feet, to a point of tangency; thence run South 76 degrees 07'55" East 68.12 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 132.50 feet and a central angle of 9 degrees 50'34" run Southeasterly 22.76 feet; thence run North 0 degrees 05'05" West 199.92 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5946 acres, more or less.

BK16270PG0720

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation, Ltd., a Florida limited partnership (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Sixth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 25, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 9th day of March, 1989.

WITNESSES:

Susan A. Delgann

OHIO SAVINGS BANK

By: Frank J. Bolognia
Frank J. Bolognia,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 9th day of March, 1989, by Frank J. Bolognia, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

My commission expires:
6-13-1993

Susan A. Delgann
NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK16270PG0721

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 18

89235474

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

89 12 12 22 PM '89

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
20	15817	298
21	15919	0557, as modified under Clerk's File No. 89-105134
22	16056	0024
23	16243	932
25	Clerk's File No. 89-105135	

BK16011PG0849

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when received.

DEVELOPER now desires to amend the DECLARATION to add Phase 18 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by

Requested Title 4:00 5:30

this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 18, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 18. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 18, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 56 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

OR 6811 PG 0850

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 28th day of Feb, 1989.

WITNESSES:

Debra Kaye

PARC COURT DEVELOPMENT, LTD., a Florida limited partnership

By: _____
Sam Rotella, its authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of Feb, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

Susan Kennedy
NOTARY PUBLIC

STATE OF FLORIDA NOTARY PUBLIC GRAVIT BY COMMISSION EXP. AUG 20,1988

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
SUSAN KENNEDY

My commission expires:

BK16611PG0881

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security Agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, CCD Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation, Ltd., a Florida limited partnership (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Seventh Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 18, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 6th day of June, 1989.

WITNESSES:

OHIO SAVINGS BANK

By: _____
Frank J. Bolognia,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 6th day of June, 1989, by Frank J. Bolognia, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

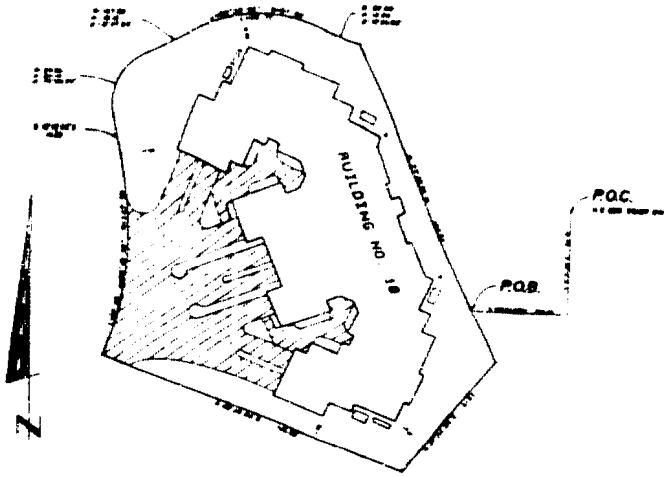
My commission expires:
6-13-1993

_____
NOTARY PUBLIC

BK15881PG0852

1989-06-01 13:23 ASSOCIATED TITLE 764 0555 012 P02

OR 6511 PG 0858



LEGEND

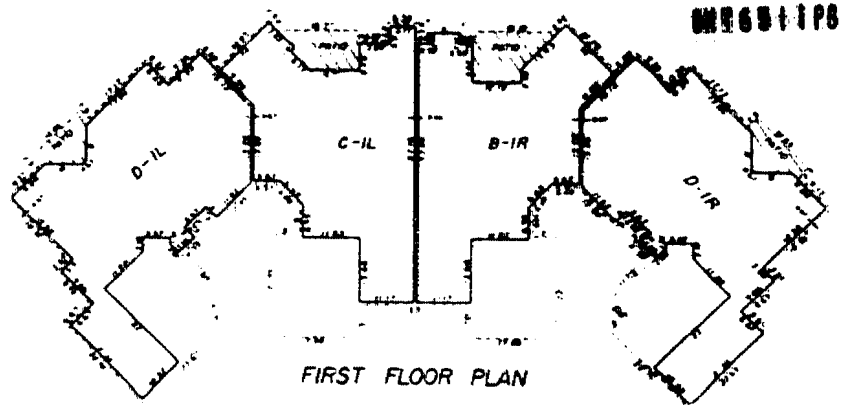
PHASE 18

EXHIBIT B

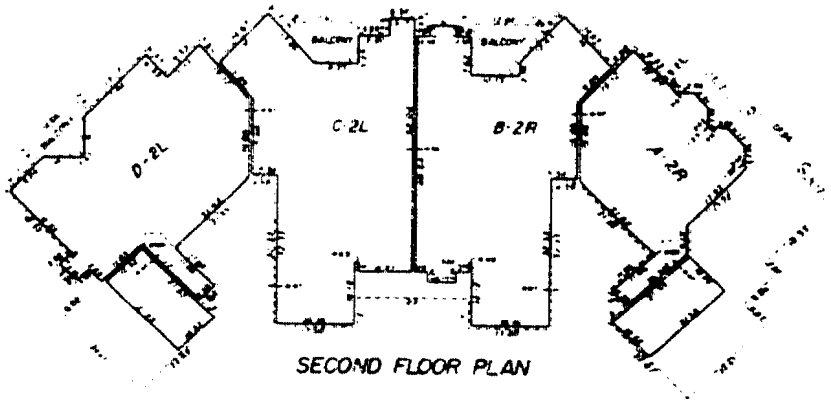
PARC COURT, A CONDOMINIUM

EXHIBIT "B"

MR6811P0854



FIRST FLOOR PLAN



SECOND FLOOR PLAN

memo: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed

LEGEND

PHASE III

PARC COURT, A CONDOMINIUM

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	7 Phases (56 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 83.40	$ 1000.74	$ 297.83	$ 3,574.00
Management Fees	336.00	4032.00	1,200.00	14,400.00
Maintenance	1416.67	18,200.00	5,416.67	65,000.00
Insurance	443.33	5,320.00	1,583.33	19,000.00
Operating Capital & Other Expenses	396.67	4,760.00	1,416.67	17,000.00
Reserves	1380.45	16,565.41	4,930.16	59,161.92
Utilities	350.00	4,200.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	392.00	4,704.00	1,400.00	16,800.00
TOTAL	$4898.52	$58,782.15	$17,494.66	$209,935.92

MB6811P0085

Bldg. 18
Exhibit F

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

7 PHASES (56 UNITS)

A. Exterior Painting	5	$ 35,385.00	$ 7,077.00	-0-
B. Roof Repair/Replacement	25	215,117.00	8,604.68	-0-
C. Pavement Resurfacing	15	5,034.40	335.63	-0-
D. Pool				
Marciting	8	756.00	94.50	-0-
Pump Equipment	5	308.00	61.60	-0-
Heating Equipment	10	2,800.00	280.00	-0-
E. Sprinkler Pumps	5	560.00	112.00	-0-
		$259,960.40	$16,585.41	-0-

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

BK16511PG0856

Bldg. 18
Exhibit F

EXHIBIT "B"

PHASE 18

PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0 degrees 31'00" East (on a true meridian) 315.90 feet along the East boundary of said Tract 214; thence run South 89 degrees 29'00" West 306.36 feet, to the Point of Beginning; thence run North 23 degrees 58'55" West 119.64 feet, to an intersection with the arc of a curve running Northwesterly to the right, a radial at said bearing North 17 degrees 03'00" West; thence along the arc of said curve to the right having a radius of 82.50 feet and a central angle of 10 degrees 26'05" run Northwesterly 15.03 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 57.5 feet and a central angle of 59 degrees 29' run Northwesterly and Southwesterly 59.70 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 157.50 feet and a central angle of 6 degrees 57'33" run Southwesterly 19.13 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 78 degrees 08'33" run Southwesterly 34.10 feet to a point of tangency; thence run South 13 degrees 10'55" East 14.00 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 147.50 feet and a central angle of 33 degrees 49'33" run Southwesterly 87.08 feet; thence run South 68 degrees 58'55" East 133.92 feet; thence run North 37 degrees 34'05" East 61.83 feet; thence run North 23 degrees 58'55" West 25.19 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4903 acres, more or less.

OR 15511 PG 0857

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 18, 19, 20, 21, 22, 23 AND 25 ONLY

UNIT		RELATIVE VALUE
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-3L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-3L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 584 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

MI68-1F0888

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

89237393

PARC COURT, A CONDOMINIUM, ADDING PHASE 27

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

PREAMBLE:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
18	N/A	N/A
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
25	16270	714

DEVELOPER now desires to amend the DECLARATION to add Phase 27 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

BK16519PG1857

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 27, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 27. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 27, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 64 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

BK16818PG0158

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 6th day of June, 1989.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6th day of June, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

OR 16159 0159

EXHIBIT "B"

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

PHASE 27
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 89°29'00" West (on a true meridian) 856.62 feet along the North boundary of said Tract 214; thence run South 0°31'00" East 335.27 feet along a line also forming the East line of Tract D-1A, as shown on said plat; thence run North 89°29'00" East 144.80 feet; thence run North 72°04'05' East 54.29, feet to the Point of Beginning; thence run North 12°26'48" West 98.41 feet, to an intersection with the arc of a curve running Northeasterly to the left; thence along the arc of said curve to the left (the Northwesterly projection of the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 33°04'12", run Northeasterly 27.42, feet to a point of tangency; thence run North 44°29'00" East 5.06 feet along the tangent extended, to a point of curvature of a curve to the right, thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 58°57'10", run Easterly 25.72 feet, to a point of tangency; thence run South 76°33'50" East 86.78 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 157.50 feet and a central angle of 14°45'37" run Southeasterly 40.58 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Southeasterly 34.10 feet, to a point of tangency; thence run South 13°10'55" East 14 feet along the tangent extended, to a point of curvature of a curve to the right, thence along the arc of said curve to the right, having a radius of 122.50 feet and a central angle of 38°54'59" run Southwesterly 83.20 feet; thence run North 28°50'55" West 146.81 feet; thence run South 72°04'05" West 30.93 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4795 acres, more or less.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

BK16815PG0160

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 18, 19, 20, 21, 22, 23, 25 and 27 ONLY

UNIT		RELATIVE VALUE
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11

BK 6518PG0161

27D-2L	(D-2 UNIT)	
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	11
		9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 668 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK16518PG0162

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	8 Phases Monthly	(64 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 95.30	$ 1143.68	$ 297.83	$ 3,574.00
Management Fees	384.00	4608.00	1,200.00	14,400.00
Maintenance	1733.33	20,800.00	5,416.67	65,000.00
Insurance	506.67	6,080.00	1,583.33	19,000.00
Operating Capital & Other Expenses	453.33	5,440.00	1,416.67	17,000.00
Reserves	1577.66	18,931.89	4,930.16	59,161.92
Utilities	400.00	4,800.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	448.00	5,376.00	1,400.00	16,800.00
TOTAL	$5596.29	$67,179.57	$17,494.66	$209,935.92

BK16818PG0168

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

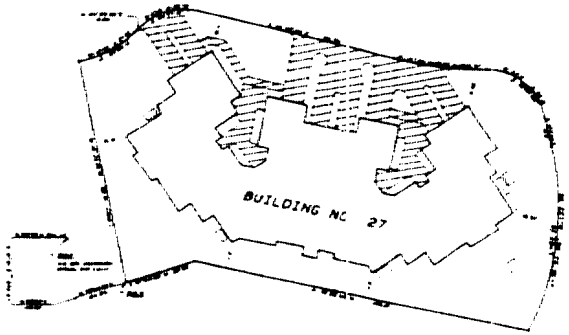
	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

8 PHASES (64 UNITS)

A. Exterior Painting	5	$ 40,440.00	$ 8,088.00	-0-
B. Roof Repair/Replacement	25	245,848.00	9,833.92	-0-
C. Pavement Resurfacing	15	5,753.60	383.57	-0-
D. Pool				
Marciting	8	864.00	108.00	-0-
Pump Equipment	5	352.00	70.40	-0-
Heating Equipment	10	3,200.00	320.00	-0-
E. Sprinkler Pumps	5	640.00	128.00	-0-
		$297,097.60	$18,931.89	-0-

OR 6618 PG 0164

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when received.



PHASE 27
PLAT MAP

That portion of Tract 114, according to the Plat of Pompano Farms Inc. as recorded in Plat Book 2 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southwest corner of said Tract 114; thence North 89°56'00" East along the South line of said Tract 114, a distance of 1320.42 feet; thence North 00°04'00" West, a distance of 1320.00 feet to the Point of Beginning; thence North 89°56'00" East, a distance of 1320.42 feet to the East line of said Tract 114; thence North 00°04'00" West along said East line, a distance of 1320.00 feet to the Northeast corner of said Tract 114; thence South 89°56'00" West along the North line of said Tract 114, a distance of 1320.42 feet to the Northwest corner of said Tract 114; thence South 00°04'00" East along the West line of said Tract 114, a distance of 1320.00 feet to the Point of Beginning.

Said Lands situate in the City of Plantation, Broward County, Florida and containing 2.4235 acres, more or less.

LEGEND

INDICATES LIMITED COMMON ELEMENT

CERTIFICATE

I, Charlie C. Wrenngham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. this Exhibit B), together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

WRENNINGHAM & LIVELY, INC.

By Charlie C Wrenngham II
Registered Land Surveyor No. 1580
State of Florida

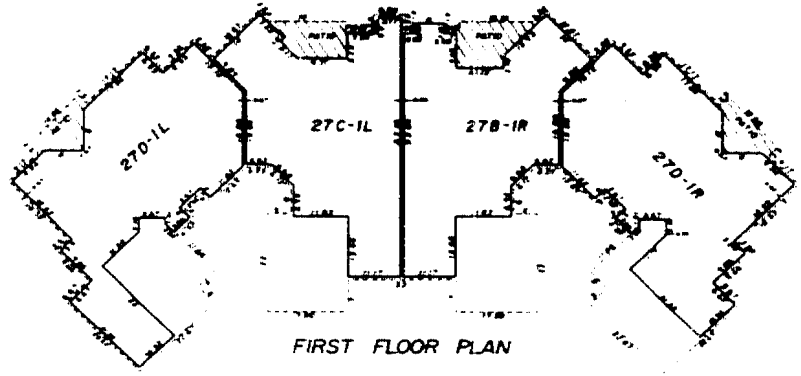
PHASE 27

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

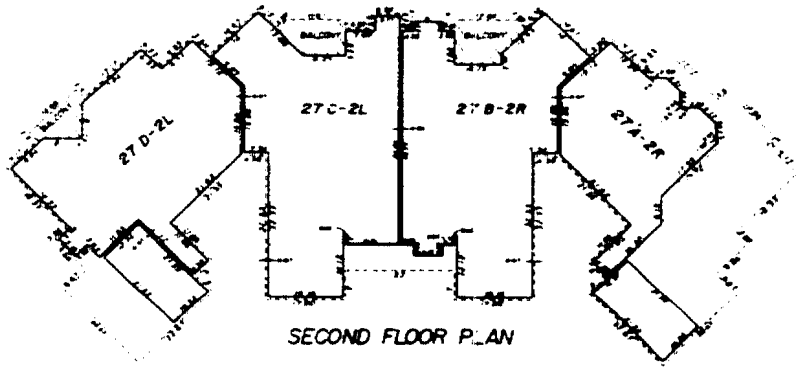
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WRENNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1000 N.E. 16th STREET
FORT LAUDERDALE, FLORIDA
PHONE 772-2220

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

PHASE 27

EXHIBIT B

PARC COURT, A CONDOMINIUM

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation, Ltd., a Florida limited partnership (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Eighth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 27, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 4th day of June, 1989.

WITNESSES:

OHIO SAVINGS BANK

By: _____
Frank J. Bolognia,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 4th day of June, 1989, by Frank J. Bolognia, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

My commission expires:
6-13-1993

_____
NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK16518PG0167

89279764

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASES 16 and 24

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
18	N/A	N/A
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
25	16270	714
27	16515	157

DEVELOPER now desires to amend the DECLARATION to add Phase 16 and 24 to the CONDOMINIUM.

89 SEP 12 AM 11:17

BK16593PG0423

Will Call:
ASSOCIATED TRANSTITLE
8211 W. Broward Blvd.
Penthouse Suite 4
Plantation, FL 33324

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 16, and a survey and a graphic description of where the improvements are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS the relative locations of the phase improvements and approximate dimensions, in Phase 16. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements and the plot plan thereof, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 16, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. Attached hereto as Exhibit "C" is the legal description of the land which constitutes Phase 24, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 24. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "C" of this Amendment,

BK1659PG1121

and the fee simple title to the property described in Exhibit "C" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 24, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "C" of this Amendment.

4. With this Amendment, there are a total of 72 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

BK16593PG0425

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 10th day of July, 1989.

WITNESSES:

Cindy Rousseau

Alice M. Samuel

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10th day of July, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

BK16593PG:426

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 18, 19, 20, 21, 22, 23, 24, 25 and 27 ONLY

UNIT		RELATIVE VALUE
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9

BK 1593 PG 1427

27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

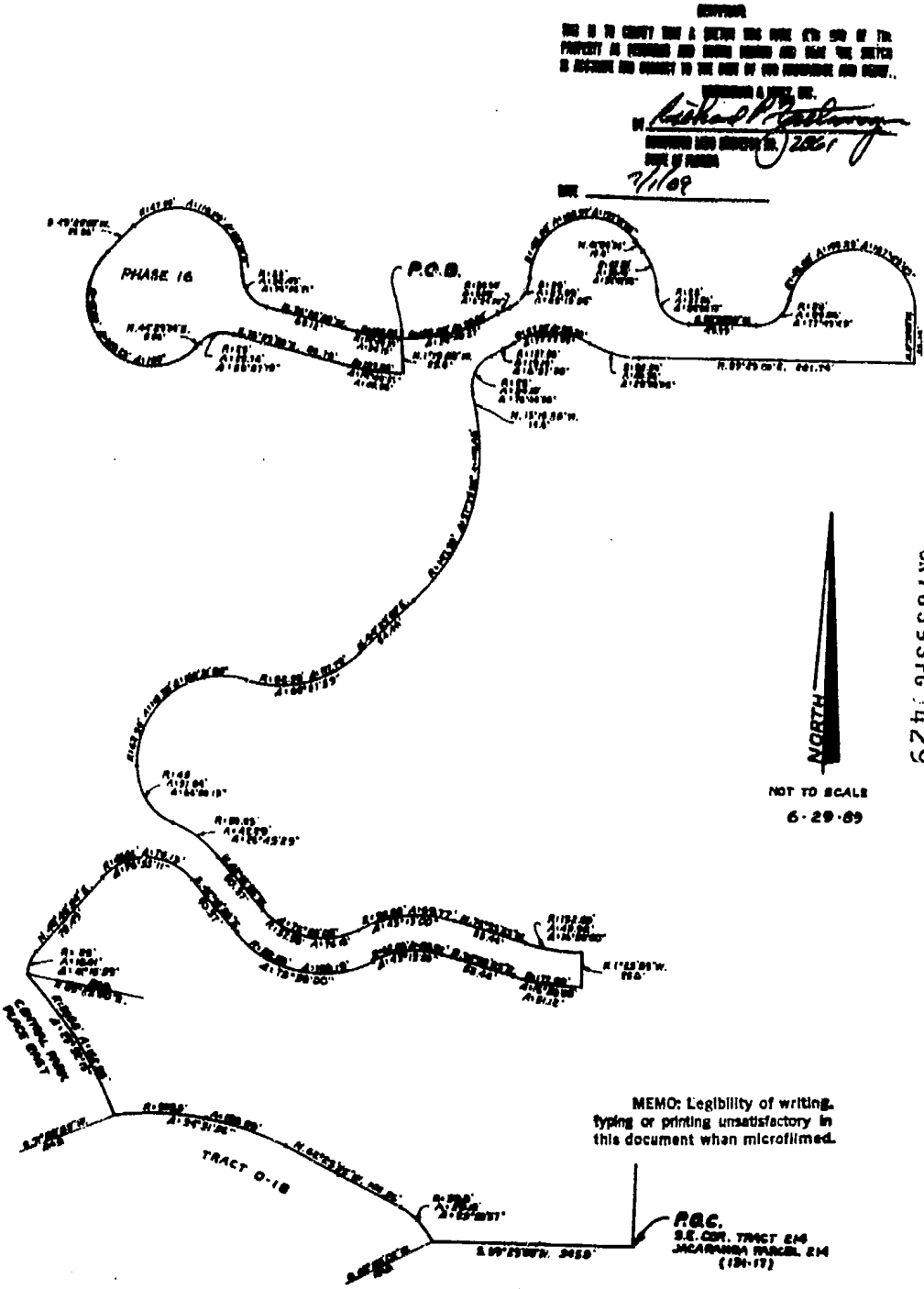
THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 752 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

SKETCH OF EXTENSION OF ACCESS ROADWAY
PHASE 16
PARC COURT

FOR

HOMES OF SOUTH FLORIDA, INC.

BY: C.C. WINNINGHAM CORPORATION
1040 N.E. 45 STREET
FT. LAUDERDALE, FLORIDA 33334



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

Exhibit "B" to
SHEET 1 OF 3 Ninth Amendment

37705

BK16593PG1429

DESCRIPTION OF EXTENSION OF ACCESS ROADWAY
PHASE 16
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00" West (on a true bearing) 345 feet along the South boundary, of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 60°55'02" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B, as shown on said plat, having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62°25'55" West 144.56 feet along said Northerly boundary, being the tangent extended to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 34°31'56", run Northwesterly 198.89 feet, to the most Westerly corner of said Tract D-1B, being a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 71°50'53" West; thence along the arc of said curve to the left, also forming the Northerly right of way line of Central Park Place East, having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°25'00" East; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet, to a point of tangency; thence run North 40°45'54" East 70.49 along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11", run Northeasterly and Southeasterly 76.13 feet, to a point of tangency; thence run South 42°18'55" East 50.37 feet along the tangent extended, to a point of curvature of curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 75°50', run Southeasterly and Northeasterly 109.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 67.50 feet and a central angle of 43°13 run Easterly 50.91 feet, to a point tangency; thence run South 74°55'55" East 55.44 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet, and a central angle of 16°30' run Easterly 51.12 feet; thence run North 1°25'55" West 25 feet along a line radial to the last described curve, to an intersection with the arc of a curve running Westerly to the right; thence along the arc of said curve to the right (the Northwesterly projection of the last described course, being radial to said curve), having a radius of 152.50 feet, and a central angle of 16°30' run Westerly 43.92 feet, to a point of tangency; thence run North 74°55'55" West 55.44 feet, along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 92.50 feet, and a central angle of 43°13' run Westerly 69.77 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet, and a central angle of 75°50' run Southwesterly and Northwesterly 76.10 feet, to a point of tangency; thence run North 42°18'55" West 50.37 feet, along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 90.53 feet, and a central angle of 26°45'39" run Northwesterly 42.29 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet and a central angle of 66°00'13" run Northwesterly 51.84 feet, to a point of compound curvature; thence along the arc of a curve to the right having a radius of 62.50 feet and a central angle of 108°31'20" run Northeasterly 118.38 feet, to a point of

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BK16593PG0430

DESCRIPTION OF EXTENSION OF ACCESS ROADWAY
PHASE 16
PARC COURT

reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 60°57'59", run Northeasterly 87.79 feet, to a point of tangency; thence run North 44°29'00 East 54.46 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 147.50 feet and a central angle of 57°39'55" run Northeasterly and Northerly 148.45 feet, to a point of tangency; thence run North 13°10'55"West 14 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 78°08'33", run Northwesterly and Northeasterly 34.10 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 157.50 feet and a central angle of 6°57'33", run Northeasterly 19.13 feet to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 57.50 feet and a central angle of 59°29' run Northeasterly and Southeasterly 59.70 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 28°00'05", run Southeasterly 40.32 feet, to a point of tangency; thence run North 89°29'00" East 201.74 feet, along the tangent extended; thence run North 0°31'00" West 35.14 feet; to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and central angle of 167°49'49" run Northwesterly, Westerly and Southwesterly 133.28 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 77°49'49" run Southwesterly 33.96 feet, to a point of tangency; thence run South 89°29'00" West 49.99 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet, and a central angle of 86°05'10" run Northwesterly 37.56 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a central angle of 36°40'05" run Northwesterly 30.40 feet, to a point of tangency; thence run North 41°05°55" West 10 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of of 137°13'08" run Northwesterly and Southwesterly 108.97 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 63°13'38", run Southwesterly 27.59 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 82.50 feet and a central angle of 6°54'29", run Southwesterly 9.95 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 132.50 feet and a central angle of 30°40'27" run Southwesterly 70.94 feet to the Point of Beginning; thence continue Westerly 34.13 feet along the arc of said curve to the right, having a radius 132.50 feet and a central angle of 14°45'37", to a point of tangency; thence run North 76°33'50 West 68.12 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 74°26'21", run Northwesterly 32.48 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 47.50 feet and a central angle of 133°23'31", run Northwesterly and Southwesterly 110.59 feet, to a point of tangency; thence run South 44°29'00" West 26.26 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 180°, run Southeasterly and Northeasterly 149.23 feet, to a point of tangency; thence run North 44°29'00" East 5.06 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 58°57'10" run Easterly 25.72 feet, to a point of tangency; thence run South 76°33'50" East 86.78 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 157.50 feet and a central angle of 14°45'37", run Southeasterly 40.58 feet; thence run North 1°19'28" West 25 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

EXHIBIT "C" TO
NINTH AMENDMENT

PHASE 24

PARC COURT

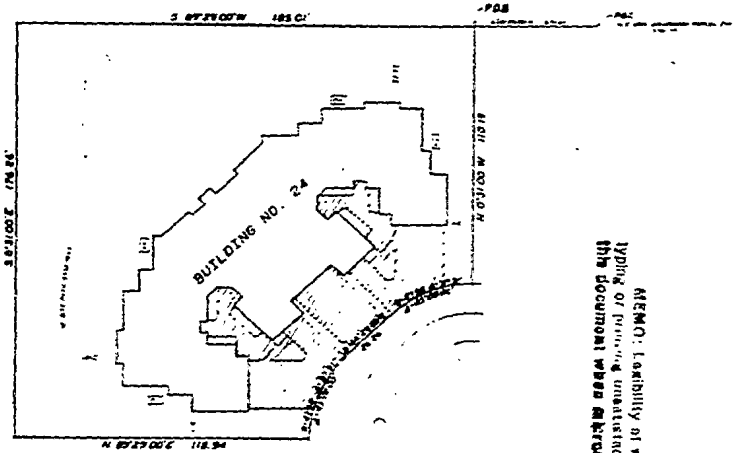
That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 89°29'00" West (on a true bearing) 671.61 feet along the North boundary of said Tract 214, to the Point of Beginning; thence continue South 89°29'00" West 185.01 feet along said North Boundary; thence run South 0°31'00" East 176.26 feet along a line also forming the Easterly line of Tract D-1A as shown said plat; thence run North 89°29'00" East 118.94 feet, to an intersection with the arc of a curve running Northeasterly to the right; thence along the arc of said curve to the right (the Northeasterly projection of the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 45°, run Northeasterly 37.31 feet, to a point of tangency; thence run North 44°29'00" East 26.26 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 45°, run Northeasterly 37.31 feet; thence run North 0°31'00" West 110.19 feet along a line radial to the last describe curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6753 acres, more or less.

BK16593PG 432

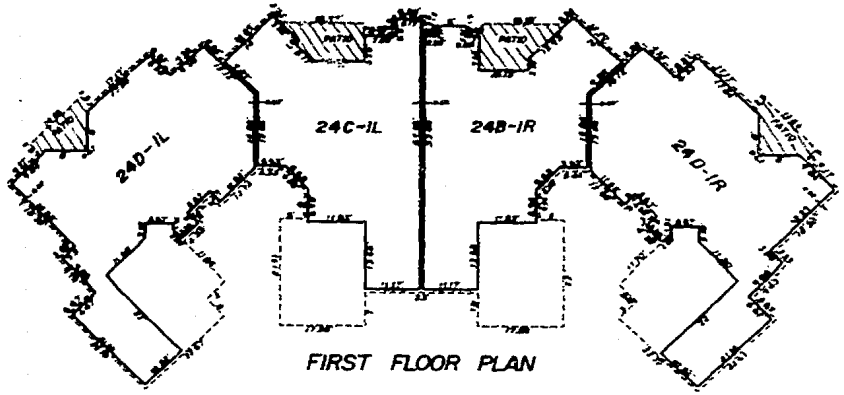
Exhibit "C" to
Ninth Amendment



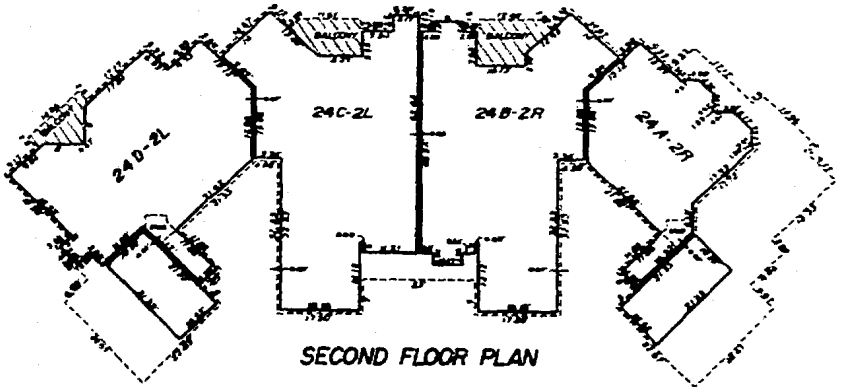
PHASE 24
PARC COURT

[illegible] of Tract 24, according to the Plat of [illegible] as recorded in Plat Book 53 at Page 31 of the Public Records of Broward County, Florida, described as follows:

[illegible] of said Tract 24; thence [illegible] Point of Beginning; thence [illegible] Tract 24; thence [illegible] Point; thence [illegible] Point; thence [illegible] Point



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 2C

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WARREMAN & LIVELY, INC.

SCALE 1"=10' FORT LAUDERDALE, FLORIDA

DATE JUNE 1980

SHEET 1 OF 4

BK16593PG 434

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	9 Phases Monthly	(72 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 107.22	$ 1286.64	$ 297.83	$ 3,574.00
Management Fees	432.00	5184.00	1,200.00	14,400.00
Maintenance	1950.00	23,400.00	5,416.67	65,000.00
Insurance	570.00	6,840.00	1,583.33	19,000.00
Operating Capital & Other Expenses	510.00	6,120.00	1,416.67	17,000.00
Reserves	1774.87	21,298.38	4,930.16	59,161.92
Utilities	450.00	5,400.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	504.00	6,048.00	1,400.00	16,800.00
TOTAL	$6298.09	$75,577.02	$17,494.66	$209,935.92

BK7659PG 435

Exhibit "F"

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

9 PHASES (72 UNITS)

A. Exterior Painting	5	$ 45,495.00	$ 9,099.00	-0-
B. Roof Repair/Replacement	25	276,579.00	11,063.16	-0-
C. Pavement Resurfacing	15	6,472.80	431.52	-0-
D. Pool				
Marciting	8	972.00	121.50	-0-
Pump Equipment	5	396.00	79.20	-0-
Heating Equipment	10	3,600.00	360.00	-0-
E. Sprinkler Pumps	5	720.00	144.00	-0-
		$334,234.80	$21,298.38	-0-

BK16593PG1436

Bldg. 24

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation, Ltd., a Florida limited partnership (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Ninth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phases 16 and 24, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 10th day of July, 1989.

WITNESSES:

Susan T. DeLuzio

OHIO SAVINGS BANK

By: Frank J. Bologna
Frank J. Bologna,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 10th day of July, 1989, by Frank J. Bologna, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

My commission expires:

Susan T. DeLuzio
NOTARY PUBLIC

SUSAN J. DELUZIO, Notary Public
State of Ohio, Cuyahoga County
My commission expires June 13, 1993

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK 16593 PG 437

89331561

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 26

89 AUG 17 PM 1 26

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
16	16593	423
18	N/A	N/A
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
27	16515	157

WILL CALL RECORDER'S OFFICE

BK16688PG 564

41-52

DEVELOPER now desires to amend the DECLARATION to add Phase 26 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 26, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 26. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 26, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 80 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C"

BK4658PG 565

attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 16 day of August, 1989.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of August, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

1993

BK16688PG 566

EXHIBIT "B" TO
TENTH AMENDMENT

MEMO: Legibility of writing/typing or printing unsatisfactory in this document when received.

PHASE 26
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

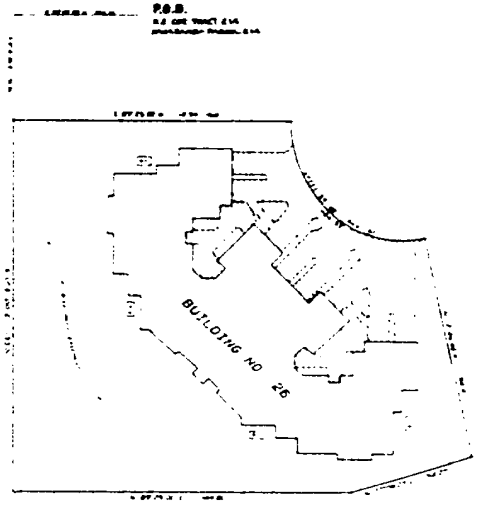
Commencing at the Northeast corner of said Tract 214; thence run South 89°29'00" West (on a true meridian) 856.62 feet along the North boundary of said Tract 214; thence run South 0°31'00" East 176.26 feet along a line also forming the East line of Tract D-1A, as shown on said plat, to the Point of Beginning; thence continue South 0°31'00" East 159.81 feet along said East line; thence run North 89°29'00" East 144.80 feet; thence run North 72°04'05" East 54.29 feet; thence run North 12°26'48" West 98.41 feet, to an intersection with the arc of a curve running Northwesterly to the right; thence along the arc of said curve to the right (the Northwesterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 101°55'48" run Northwesterly 84.50 feet; thence run South 89°29'00" West 118.94 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6125 acres, more or less.

RECORDED IN OFFICIAL RECORDS BOOK 16688 PG 567

BK 16688 PG 568

LOCATION MAP



DESCRIPTION

MEMO: The quality of writing, consistency of typing or printing on this document when microfilmed.

LEGEND

CERTIFICATION

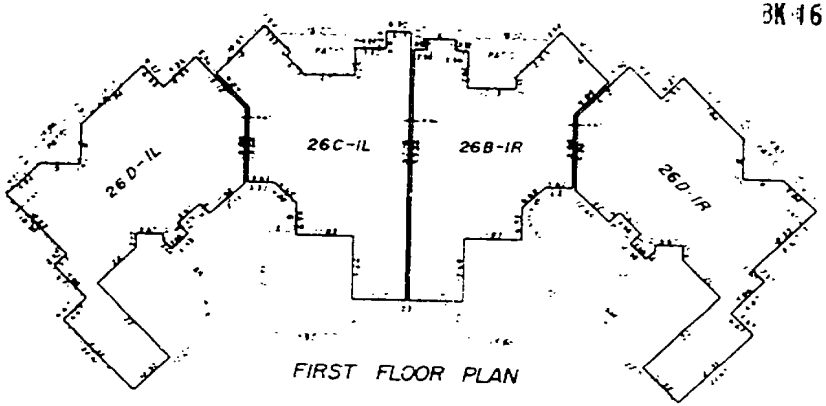
Charles C. Cunningham II

PHASE 26

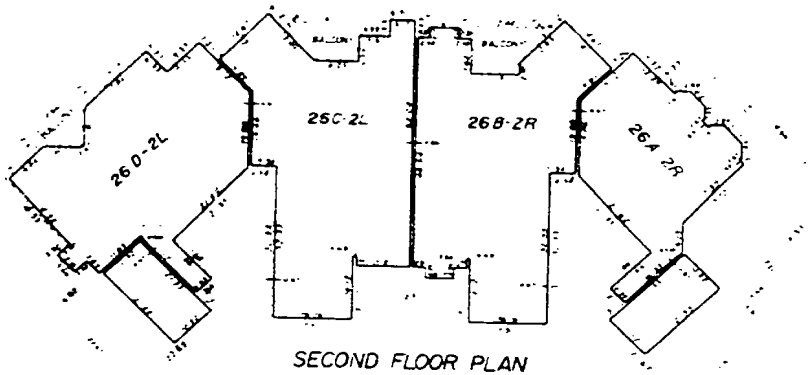
EXHIBIT "B"

PARC COURT, A CONDOMINIUM

WOODBURN & LOVELL, INC.
SURVEYING & ENGINEERING
1000 N.E. 16th STREET
FORT LAUDERDALE, FLORIDA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 26

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 ONLY

UNIT		RELATIVE VALUE
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9

BK16688PG 570

25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 836 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

EXHIBIT "F"

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	10 Phases Monthly	(80 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 119.13	$ 1429.60	$ 297.83	$ 3,574.00
Management Fees	480.00	5760.00	1,200.00	14,400.00
Maintenance	2166.67	26,000.00	5,416.67	65,000.00
Insurance	633.33	7,600.00	1,583.33	19,000.00
Operating Capital & Other Expenses	566.67	6,800.00	1,416.67	17,000.00
Reserves	1972.07	23,664.87	4,930.16	59,161.92
Utilities	500.00	6,000.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	560.00	6,720.00	1,400.00	16,800.00
TOTAL	$6997.87	$83,974.47	$17,494.66	$209,935.92

OR 1668 PG 572

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

9 PHASES (72 UNITS)

A. Exterior Painting	5	$ 50,550.00	$10,110.00	-0-
B. Roof Repair/Replacement	25	307,310.00	12,292.40	-0-
C. Pavement Resurfacing	15	7,192.00	479.47	-0-
D. Pool				
Marciting	8	1080.00	135.00	-0-
Pump Equipment	5	440.00	88.00	-0-
Heating Equipment	10	4,000.00	400.00	-0-
E. Sprinkler Pumps	5	800.00	160.00	-0-
		$371,372.00	$23,664.87	-0-

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

OR 16688 PG 573

AR

89345425

89331561

Re-recording for the purpose of recording Consent of Mortgagee which was inadvertently omitted from the original recording in O.R. Book 16422, Page 564 of the Public Records of Broward County, Florida.

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 26

89 AUG 17 PM 1:26

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
16	16593	423
18	N/A	N/A
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
27	16515	157

BK16711PG900

BK16422PG564

WILL ONLY RECORD 1 PAGE OFF

DEVELOPER now desires to amend the DECLARATION to add Phase 26 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 26, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 26. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 26, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 80 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C"

BK# 6714 PG 901
BK# 6688 PG 565

attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 16 day of August, 1989.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of August, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

STATE OF FLORIDA, ... 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS

BK1 6714 PG 902

BK 16688 PG 566

EXHIBIT "B" TO
TENTH AMENDMENT

MEMO: Legibility of writing/typing or printing unsatisfactory in this document when microfilmed.

PHASE 26
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 89°29'00" West (on a true meridian) 856.62 feet along the North boundary of said Tract 214; thence run South 0°31'00" East 176.26 feet along a line also forming the East line of Tract D-14, as shown on said plat, to the Point of Beginning; thence continue South 0°31'00" East 199.01 feet along said East line; thence run North 89°29'00" East 144.80 feet; thence run North 72°04'05" East 54.29 feet; thence run North 12°26'48" West 98.41 feet, to an intersection with the arc of a curve running Northeasterly to the right; thence along the arc of said curve to the right (the Northwesterly projection to the last described course being radial to said curve) having a radius of 47.50 feet and a central angle of 101°59'48" run Northwesterly 84.50 feet; thence run South 89°29'08" West 118.94 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6125 acres, more or less.

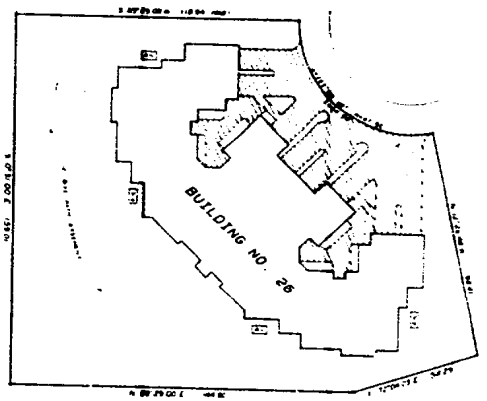
MEMO: Legibility of writing/typing or printing unsatisfactory in this document when microfilmed.

BK16714PG 903

BK16888PG 567

BK#6714PG0904

BK#6688PG 568



DESCRIPTION

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

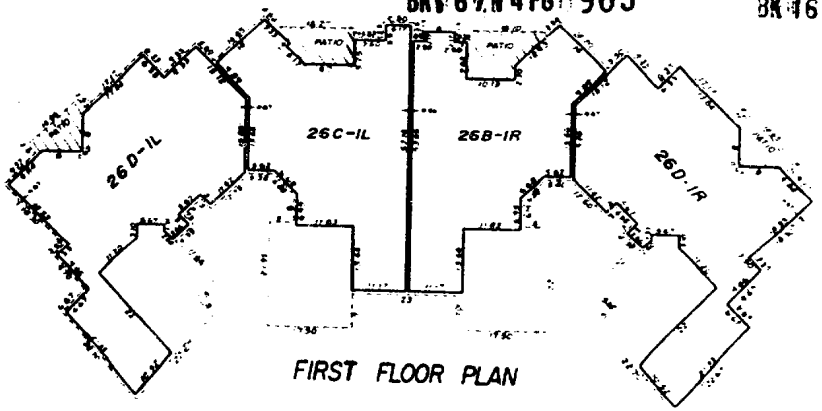
LEGEND

CERTIFICATE

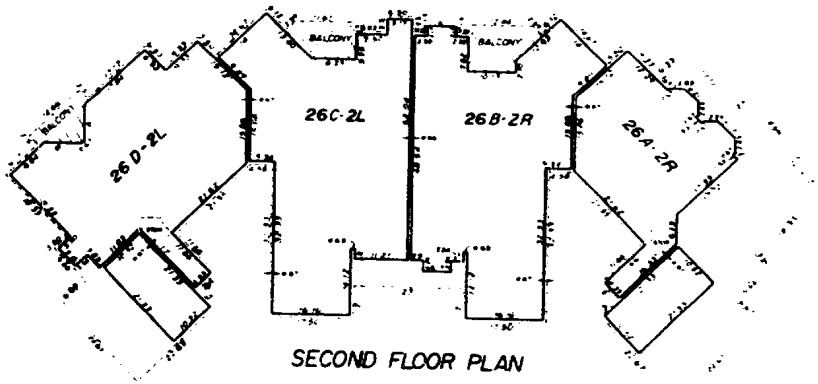
PHASE

EXHIBIT "B"

PARC COURT, A CONDO



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 26

SHEET 6

PARC COURT A CONDO

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 ONLY

UNIT		RELATIVE VALUE
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9

BK 6714 PG 906

BK 16688 PG 570

25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 836 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK07114PG0907

BK4668PG 571

EXHIBIT "F"

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	10 Phases (80 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 119.13	$ 1429.60	$ 297.83	$ 3,574.00
Management Fees	480.00	5760.00	1,200.00	14,400.00
Maintenance	2166.67	26,000.00	5,416.67	65,000.00
Insurance	633.33	7,600.00	1,583.33	19,000.00
Operating Capital & Other Expenses	566.67	6,800.00	1,416.67	17,000.00
Reserves	1972.07	23,664.87	4,930.16	59,161.92
Utilities	500.00	6,000.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	560.00	6,720.00	1,400.00	16,800.00
TOTAL	$6997.87	$83,974.47	$17,494.66	$209,935.92

OR BK 6714 PG 1908

BK 6688 PG 572

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

9 PHASES (72 UNITS)

A. Exterior Painting	5	$ 50,550.00	$10,110.00	-0-
B. Roof Repair/Replacement	25	307,310.00	12,292.40	-0-
C. Pavement Resurfacing	15	7,192.00	479.47	-0-
D. Pool				
Marciting	8	1080.00	135.00	-0-
Pump Equipment	5	440.00	88.00	-0-
Heating Equipment	10	4,000.00	400.00	-0-
E. Sprinkler Pumps	5	800.00	160.00	-0-
		$371,372.00	$23,664.87	-0-

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK6274PG 909
BK6688PG 573

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development of Plantation, Ltd., a Florida limited partnership, and CCD II Development of Plantation, Ltd., a Florida limited partnership (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Tenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 26, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 22nd day of August, 1989.

WITNESSES:

Susan F. Delgani

OHIO SAVINGS BANK

By: _____
Frank J. Bologna,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 22nd day of August, 1989, by Frank J. Bologna, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

My commission expires:
6-13-1993

Susan F. Delgani
NOTARY PUBLIC

BK-6714PG-910

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 11

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT, LTD., a Florida limited partnership ("DEVELOPER").

PREAMBLE:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
16	16593	423
18	N/A	N/A
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	504, as rerecorded in
	16714	900

PREPARED BY AND RETURN TO:
[illegible]
Post Office Box 9057
Ft. Lauderdale, FL 33310-9057
Phone: 527-7220 Miami: 944-0002

DEVELOPER now desires to amend the DECLARATION to add Phase 11 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 11, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 11. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 11, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 88 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended

pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the [illegible] is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 12th day of September, 1989.

WITNESSES:

PARC COURT DEVELOPMENT, LTD.,
a Florida limited partnership

By: _____
Sam Rotella, its
authorized signature

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of September, 1989, by SAM ROTELLA, authorized signature of PARC COURT DEVELOPMENT, LTD., a Florida limited partnership, on behalf of the partnership.

NOTARY PUBLIC

My commission expires:

[illegible]

3

[illegible]

EXHIBIT "D" TO
ELEVENTH AMENDMENT

PHASE 11

PARC COURT

That portion of Tract 214 according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 89°29'00" West (on a true meridian) 856.62 feet along the North boundary of said Tract 214; thence run South 0°31'00" East 335.27 feet; thence run North 89°29'00" East 98.95 feet to the Point of Beginning; thence continue North 89°29'00" East 45.86 feet; thence run North 72°04'05" East 85.22 feet; thence run South 78°50'55" East 146.81 feet, to an intersection with the arc of a curve running Southwesterly to the right, a radial at said point bearing North 64°15'56" West; thence along the arc of said curve to the right having, a radius of 122.50 feet and a central angle of 18°44'56" run Southwesterly 40.09 to a point of tangency; thence run South 44°29'00" West 54.46 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 60°57'59" run Southwesterly and Northwesterly 61.18 feet to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 87.50 feet and a central angle of 52°27'40" run Northwesterly and Southwesterly 80.12 feet; thence run North 37°00'41" West 128.79 feet, along a line radial to the last described curve to the Point of Beginning.

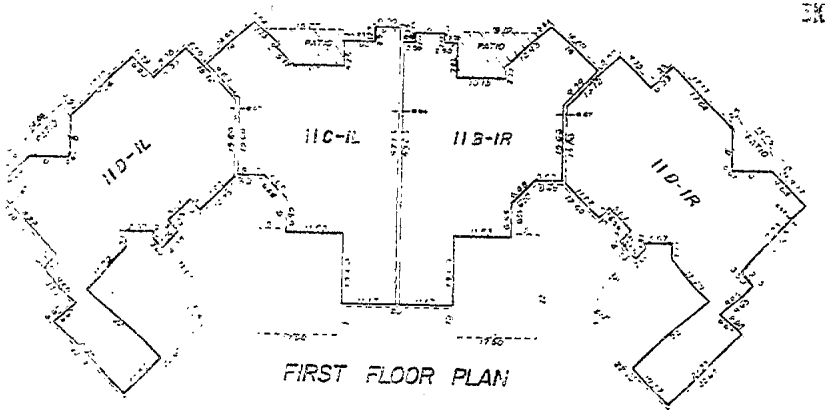
Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.4835 acres, more or less.

RM 19757 P.345

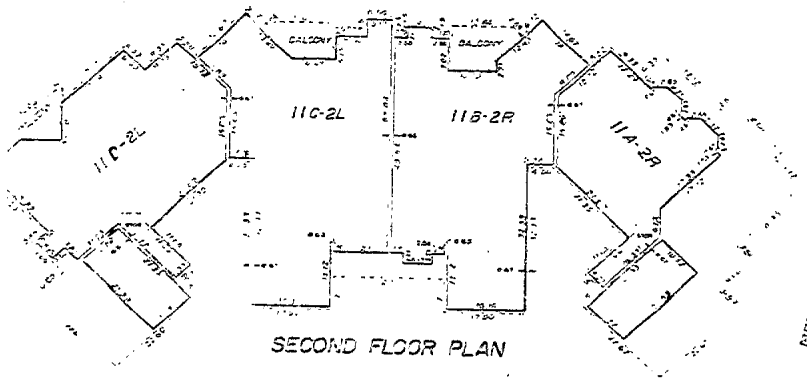
Exhibit "B" (c)
Declaration of Condominium

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed

BK7675 723 847



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTICE: Legibility of writings, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE I

PARC COURT, A CONDOMINIUM

SHEET

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

[illegible] OF [illegible] AND
UNITS IN IMAGES 11, 18, 19, 20, 21, 22, 23, 24,
25, 26, and 27 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9

EXHIBIT C

23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 920 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

AM167575 Bk5

Exhibit "F" to
Declaration of Condominium

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1980

	11 Phases Monthly	(88 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 131.05	$ 1572.56	$ 297.83	$ 3,574.00
Management Fees	528.00	6336.00	1,200.00	14,400.00
Maintenance	2383.33	28,600.00	5,416.67	65,000.00
Insurance	696.67	8,360.00	1,583.33	19,000.00
Operating Capital & Other Expenses	623.33	7,480.00	1,416.67	17,000.00
Reserves	2169.28	26,031.35	4,930.16	59,161.92
Utilities	550.00	6,600.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	616.00	7,392.00	1,400.00	16,800.00
TOTAL	$7697.66	$92,371.91	$17,494.66	$209,935.92

3K167575 PG 050

Bldg. 11

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (88 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275	-0-
B. Roof Repair/Replacement	25	768,275	30,731	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338	-0-
Pump Equipment	5	1,100	220	-0-
Heating Equipment	10	10,000	1,000	-0-
E. Sprinkler Pumps	5	2,000	400	-0-
		$928,430	$59,161.92	-0-

11 PHASES (88 UNITS)

A. Exterior Painting	5	$ 55,605.00	$11,121.00	-0-
B. Roof Repair/Replacement	25	338,041.00	13,521.64	-0-
C. Pavement Resurfacing	15	7,911.20	527.41	-0-
D. Pool				
Marciting	8	1188.00	148.50	-0-
Pump Equipment	5	484.00	96.80	-0-
Heating Equipment	10	4,400.00	440.00	-0-
E. Sprinkler Pumps	5	880.00	176.00	-0-
		$408,509.20	$26,031.35	-0-

RECORDED IN OFFICIAL RECORDS
BOOK 6157 PAGE 251

CONSENT OF MORTGAGEE

WHEREAS, OHIO SAVINGS BANK (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development, Ltd., a Florida limited partnership, SR Development Corporation, and SR Development Corporation, Ltd., a Florida limited partnership, (together the "Mortgagors"), to OHIO SAVINGS BANK, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 19875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Eleventh Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 11, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 12th day of September, 1989.

WITNESSES:

Susan F. Bolgoni

OHIO SAVINGS BANK

By: _____
Frank J. Bolognia,
Senior Vice-President

(CORPORATE SEAL)

STATE OF OHIO)
) SS
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 12th day of September, 1989, by Frank J. Bolognia, Senior Vice-President of Ohio Savings Bank, on behalf of Ohio Savings Bank.

My commission expires:
6-14-1993

Susan F. Bolgoni
NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
I. A. HESTER
COUNTY ADMINISTRATOR

88163733 25 00

TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

89475906 PARC COURT, A CONDOMINIUM, ADDING PHASE 17

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
16	16593	423
18	16511	849
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714

89 NOV 29 PM 12:52

BK16596PG0857

WILL CALL

BECKER, POLIAKOFF & STREITFELD, P.A.
3111 Stirling Road
Post Office Box 9057
Ft. Lauderdale, FL 33310 - 9057
Phone: 987 - 7550 Miami 944 - 2926

26	16688	564, as rerecorded in
	16714	900
27	16515	157

DEVELOPER now desires to amend the DECLARATION to add Phase 17 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 17, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 17. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 17, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 96 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth

OR 16956 PG 858

each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 29th day of November, 1989.

WITNESSES:

PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership

By: PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner

By: _____
Sam Rotella,
Executive Vice-President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 29th day of November, 1989, by SAM ROTELLA, Executive Vice-President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES

BK4869PG1859

EXHIBIT "B" TO
TWELFTH AMENDMENT

PHASE 17

PARC COURT

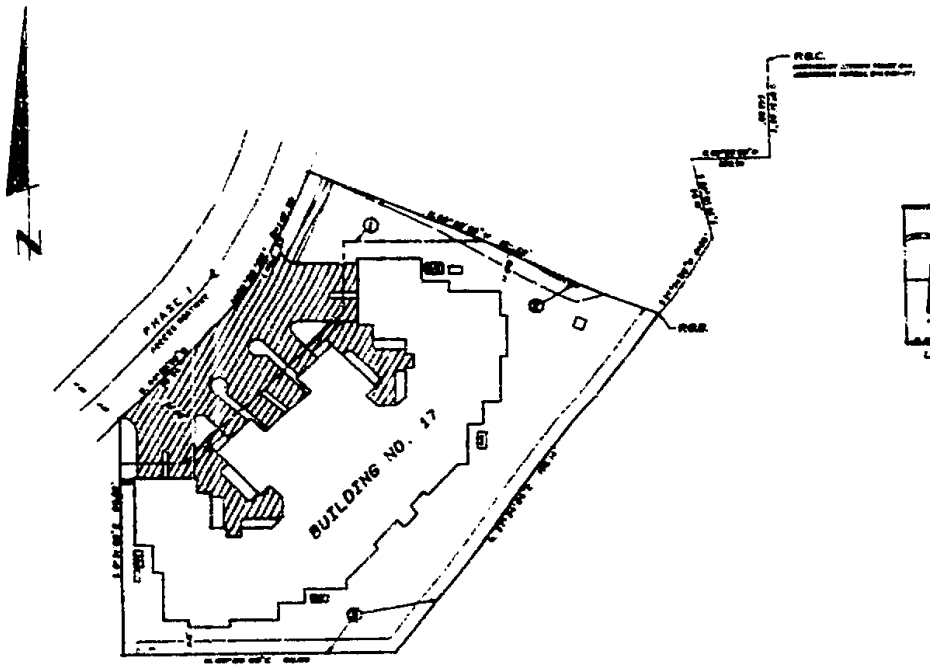
That portion of Tract 214 according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°31'00" East (on a true meridian) 315.90 feet along the East boundary of said Tract 214; thence run South 89°29'00" West 306.36 feet; thence South 23°58'55" East 25.19 feet; thence run South 37°34'05" West 61.83 feet to the Point of Beginning; thence run North 68°58'55" West 133.92 feet, to a point of intersection with the arc of a curve running Southwesterly to the right, a radial at said point bearing North 69°21'22" West; thence along the arc of said curve to the right, having a radius of 147.50 feet and a central angle of 23°50'22", run Southwesterly 61.37 feet, to a point of tangency, thence run South 44°29'00" West 50.04 feet along the tangent extended; thence run South 0°31'00" East 85.62 feet; thence run North 89°29'00" East 96.90 feet; thence run North 37°34'05" East 156.14 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4787 acres, more or less.

BK16959PG0860

Exhibit "B" to
Declaration of Condominium



DESCRIPTION

That portion of Tract 31A, according to the Plat of [illegible] as recorded in Plat Book 132 at Page 19 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 31A; thence run South 0°31'49" East, for a true point of beginning; thence continue South 0°31'49" East along the East boundary of said Tract 31A, a distance of 139.36 feet; thence South 27°56'57" West 15.19 feet; thence run South 37°56'57" West 63.61 feet to the Point of Beginning; thence run North 60°58'59" West 133.61 feet, to a point of intersection with the arc of a curve concave Southeasterly to the right, a radial to said point bearing South 60°31'49" East; thence along the arc of said curve to the right, having a radius of 215.00 feet and a central angle of 37°58'10", run Southwesterly 142.47 feet; thence run South 0°33'39" East 50.00 feet; thence run South 37°58'58" West 58.10 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4747 acres, more or less.

LEGEND

[illegible]	[illegible]
R.B.C.	[illegible]
R.B.S.	[illegible]
C.L.	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

PHASE 17

[illegible]

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

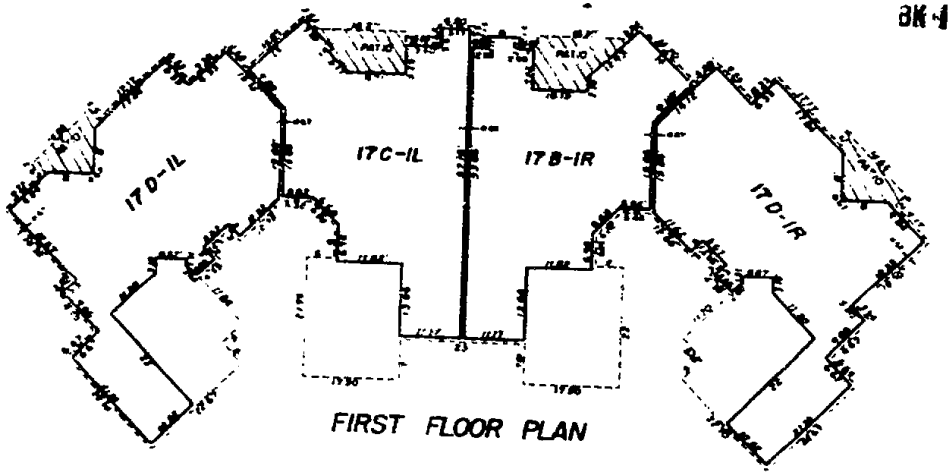
[illegible]

CERTIFICATE

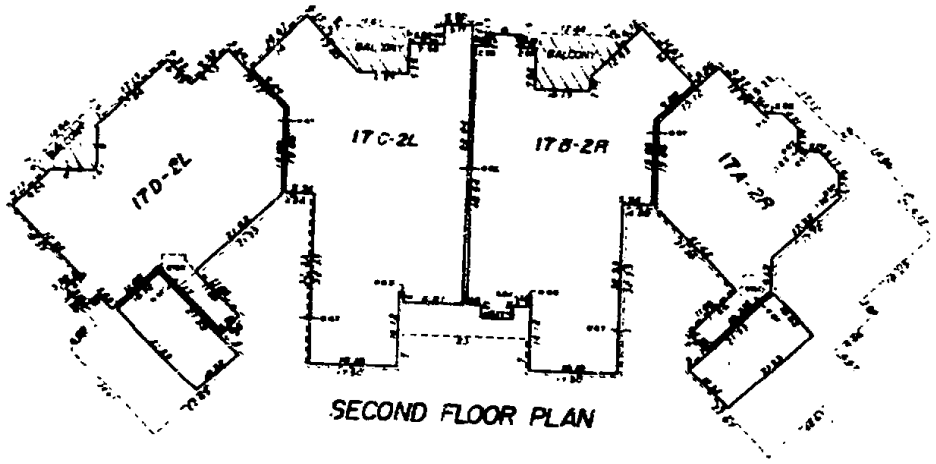
I, Charlie C. Cunningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (the said EXHIBIT "B"), together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Charlie C. Cunningham II
STATE OF FLORIDA

FINAL



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MICRO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 17

EXHIBIT 3

TO THE DECLARATION OF CONDOMINIUM OF

FAIRC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 17, 18, 19, 20, 21, 22, 23, 24,
25, 26, and 27 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11

BK1859PG0863

22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1,004 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK10859PG0864

Exhibit "F" to
Declaration of Condominium

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1989

	12 Phases (96 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 142.96	$ 1,715.52	$ 297.83	$ 3,574.00
Management Fees	576.00	6,912.00	1,200.00	14,400.00
Maintenance	2,600.00	31,200.00	5,416.67	65,000.00
Insurance	760.00	9,120.00	1,583.33	19,000.00
Operating Capital & Other Expenses	680.00	8,160.00	1,416.67	17,000.00
Reserves	2,366.48	28,397.76	4,930.16	59,161.92
Utilities	600.00	7,200.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	672.00	8,064.00	1,400.00	16,800.00
TOTAL	$8,397.44	$100,769.28	$17,494.66	$209,935.92

OR 6659 PG 865

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275	30,731.00	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338.00	-0-
Pump Equipment	5	1,100	220.00	-0-
Heating Equipment	10	10,000	1,000.00	-0-
E. Sprinkler Pumps	5	2,000	400.00	-0-
		$928,430	$59,161.92	-0-

12 PHASES (96 UNITS)

A. Exterior Painting	5	$ 60,660.00	$12,132.00	-0-
B. Roof Repair/Replacement	25	368,772.00	14,750.80	-0-
C. Pavement Resurfacing	15	8,630.40	575.36	-0-
D. Pool				
Marciting	8	1,296.00	162.00	-0-
Pump Equipment	5	528.00	105.60	-0-
Heating Equipment	10	4,800.00	480.00	-0-
E. Sprinkler Pumps	5	960.00	192.00	-0-
		$445,646.40	$28,397.76	-0-

OR 16959 PG 866

Bldg. 17

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Twelfth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 17, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 29th day of November, 1989.

BK15959PG0867

WITNESSES:

Betty Logan

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice-President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of November, 1989, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

Betty Logan
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: NOV. 4, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

BETTY LOGAN NOTARY PUBLIC STATE OF FLORIDA

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

90083581

THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 15

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
16	16593	423
18	16511	849
17	16959	857
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423

90 FEB 28 P4:09

BK16202PG0849

RETURN TO:

BECKER, POLIAKOFF & STREITFELD, P.A.
P.O. BOX 9057
3111 STIRLING ROAD
FT. LAUDERDALE, FL 33310 - 9057

25	16270	714
26	16688	564, as rerecorded in
	16714	900
27	16515	157

DEVELOPER now desires to amend the DECLARATION to add Phase 15 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 15, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 15. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 15, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

BK17202PG0850

3. With this Amendment, there are a total of 104 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 12th day of February, 1990.

WITNESSES:

PARC COURT DEVELOPMENT ASSOCIATES,
a Florida general partnership

By: PARC COURT DEVELOPMENT CORP.,
a Florida corporation,
general partner

By: _____
Sam Rotella,
Executive Vice-President

BK#7202PG0851

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of February, 1990, by SAM ROTELLA, Executive Vice-President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

_____
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 27 1991
BONDED THRU GENERAL INS. UND.

EXHIBIT "B" TO

THIRTEENTH AMENDMENT

PHASE 15

PARC COURT

DESCRIPTION

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 315.90 feet along the East line of said Tract 214; thence run South 89°29'00" West 306.36 feet; thence run South 23°58'55" East 25.19 feet; thence run South 37°34'05" West 167.53 feet, to the Point of Beginning; thence continue South 37°34'05" West 50.44 feet; thence run South 0°31'00" East 115.70 feet; thence run South 74°55'55" East 27.48 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 152.50 feet and a central angle of 16°30' run Southeasterly 43.92 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 42.50 feet and a central angle of 68°47'48" run Northeasterly 51.03 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 122.50 feet and a central angle of 24°42'43", run Northeasterly 52.84 feet to a point of tangency; thence run North 44°29'00" East 41.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 57.50 feet and a central angle of 58°23'22" run Northerly 58.60 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 16°14'17" run Northerly 13.46 feet; thence run South 89°2900" West 149.42 feet to the Point of Beginning.

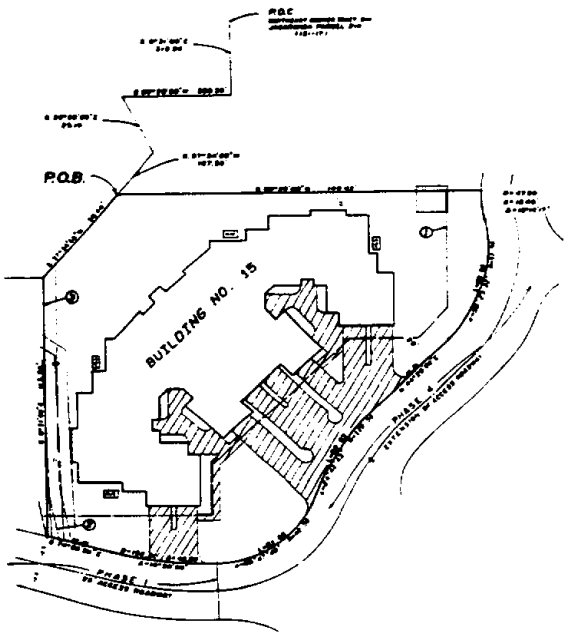
Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5428 acres, more or less.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

EXHIBIT "B" TO

DECLARATION OF CONDOMINIUM

BK#7202PG0853



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

DESCRIPTION

That portion of Tract 21A, according to the Plat of Commercial Acres, as recorded in Plat Book 131 at page 13 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 21A; thence run South 87°39'00" West for a Point of Beginning, 330.00 feet along the North line of said Tract 21A; thence run South 01°39'00" East 196.94 feet; thence run South 71°54'55" East 29.19 feet; thence run South 77°34'05" West 167.53 feet, to the Point of Beginning; thence continue South 77°34'05" West 96.63 feet; thence run South 87°21'00" East 119.70 feet; thence run South 74°05'55" West 27.48 feet, to a point of curvature on a curve to the Left; thence run Southwesterly along the arc of said curve to the Left, having a radius of 52.50 feet and a central angle of 49°17'00" for an arc distance of 45.15 feet, to a point of reverse curvature; thence along the arc of a curve to the Right, having a radius of 100.00 feet and a central angle of 24°48'55", for an arc distance of 43.31 feet, to a point of tangency; thence run Southwesterly 58.50 feet, to a point of curvature of a curve to the Left; thence along the arc of said curve to the Left, having a radius of 52.50 feet and a central angle of 50°37'27" for an arc distance of 46.39 feet, to a point of reverse curvature; thence along the arc of a curve to the Right, having a radius of 47.50 feet and a central angle of 10°11'27" for an arc distance of 8.44 feet; thence run North 89°39'00" West 13.46 feet; thence run South 89°39'00" West 109.42 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.1630 acres, more or less.

LEGEND

//////	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
Ⓟ	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14449-0971 AND O.R. 14580-0973
Ⓕ	INDICATES CENTER LINE OF 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14580-548
Ⓢ	INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

CERTIFICATE

I, Charlie C. Cunningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of improvements is substantially complete so that the material, block, Exhibit "B", together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

C.C. Cunningham Corporation

Charlie C. Cunningham II

Registered Land Surveyor No. 3798

State of Florida

PHASE 15

EXHIBIT "B"

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

Wedgewood & Lyons, Inc.

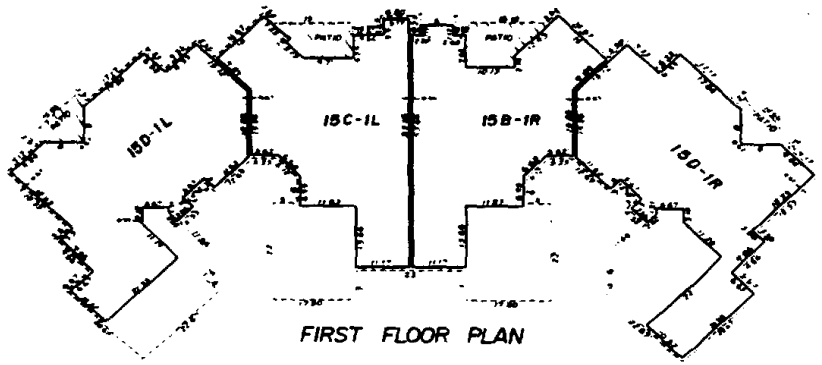
SURVEYING & ENGINEERING

1000 N.E. 40th STREET

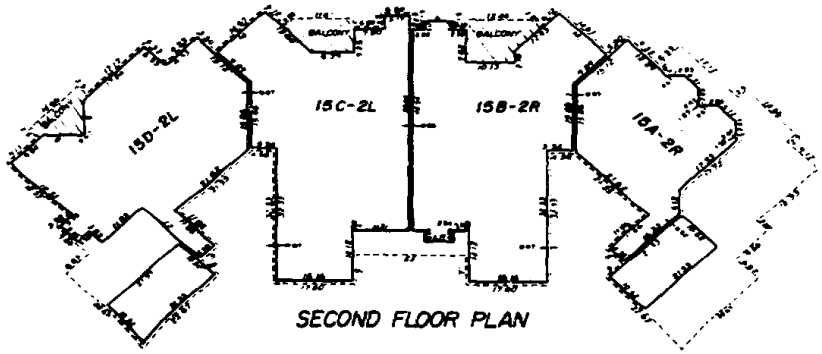
SCALE 1"= 50' FORT LAUDERDALE, FLORIDA

DATE AUGUST 1980

NO.	DESCRIPTION	DATE
1	FINAL	8-26-80



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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LEGEND

- INDICATES LIMITED COMMON ELEMENTS
- CONDOMINIUM UNIT BOUNDARY LINE
- STRUCTURE BOUNDARY

PHASE 15

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WEINBERGER & LOVELY, INC.

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 15, 17, 18, 19, 20, 21, 22, 23, 24,
25, 26, and 27 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
15D-1L	(D-1 UNIT)	11
15C-1L	(C-1 UNIT)	10
15B-1R	(B-1 UNIT)	10
15D-1R	(D-2 UNIT)	11
15D-2L	(D-2 UNIT)	11
15C-2L	(C-3 UNIT)	11
15B-2R	(B-3 UNIT)	11
15A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11

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22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1,088 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK#7202PG0856

EXHIBIT "F" TO

DECLARATION OF CONDOMINIUM

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1990

	13 Phases Monthly	(104 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 154.83	$ 1,857.96	$ 297.83	$ 3,574.00
Management Fees	624.00	7,488.00	1,200.00	14,400.00
Maintenance	2,816.71	33,800.52	5,416.67	65,000.00
Insurance	823.29	9,879.48	1,583.33	19,000.00
Operating Capital & Other Expenses	736.71	8,840.52	1,416.67	17,000.00
Reserves	2,563.73	30,764.76	4,930.16	59,161.92
Utilities	650.00	7,800.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	728.00	8,736.00	1,400.00	16,800.00
TOTAL	$9,097.27	$109,167.24	$17,494.66	$209,935.92

BK#7202PG0857

BLDG. 15

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275	30,731.00	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338.00	-0-
Pump Equipment	5	1,100	220.00	-0-
Heating Equipment	10	10,000	1,000.00	-0-
E. Sprinkler Pumps	5	2,000	400.00	-0-
		$928,430	$59,161.92	-0-

13 PHASES (104 UNITS)

A. Exterior Painting	5	$ 65,715.00	$13,143.00	-0-
B. Roof Repair/Replacement	25	399,503.00	15,980.12	-0-
C. Pavement Resurfacing	15	9,349.60	623.31	-0-
D. Pool				
Marciting	8	1,404.00	175.50	-0-
Pump Equipment	5	572.00	114.40	-0-
Heating Equipment	10	5,200.00	520.00	-0-
E. Sprinkler Pumps	5	1,040.00	208.00	-0-
		$482,783.60	$30,764.33	-0-

BK17202PG0858

Bldg. 15

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Thirteenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 15, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 21st day of February, 1990.

WITNESSES:

Rose Ann Banks

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice-President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21st day of February, 1990, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

Rose Ann Banks
NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Dec. 14, 1992
Bonded Thru Troy Fain - Insurance Inc.

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK17202PG0859

90122434

FOURTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 29

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

90 MAR 26 P 3:07

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
15	17202	849
16	16593	423
18	16511	849
17	16959	857
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932

BK17276PG0111

RETURN TO:

BECKER, POLIAKOFF & STREITFELD, P.A.
P.O. BOX 9057
3111 STIRLING ROAD
FT. LAUDERDALE, FL 33310 - 9057

HJ 10.00

24	16593	423
25	16270	714
26	16688	564, as rerecorded in
	16714	900
27	16515	157

DEVELOPER now desires to amend the DECLARATION to add Phase 29 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 29, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 29. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 29, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

BK17276PG0112

3. With this Amendment, there are a total of 112 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 22nd day of March, 1990.

WITNESSES:

PARC COURT DEVELOPMENT ASSOCIATES,
a Florida general partnership

By: PARC COURT DEVELOPMENT CORP.,
a Florida corporation,
general partner

By: _____
Sam Rotella,
Executive Vice-President

BK17276PG0113

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22nd day of March, 1990, by SAM ROTELLA, Executive Vice-President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB
BONDED THRU GENERAL INS. UND.

EXHIBIT "B" TO
FOURTEENTH AMENDMENT
PHASE 29
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214, thence run South 0°31'00" East (on an a grid bearing) 925.96 feet, to the Southeast corner of said Tract 214; thence run South 89°29'00" West 345 feet along the Southerly boundary, of said Tract 214, to a point of intersection, with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 60°55'02" West; thence along said Southerly boundary, on the arc of said curve to the left, having a radius of 50 feet and a central angle of 33°20'57" run Northwesterly 29.10 feet, to a point of tangency; thence run North 62°25'55" West 144.56 feet, along said Southerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Southerly boundary, on the arc of said curve to the left, having a radius of 330 feet, and a central angle of 34°31'56", run Westerly 198.89 feet to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 71°50'53" West; thence along the arc of said curve to the left, also forming the Easterly right of way line of Central Park Place East, as shown on said plat, having a radius of 360 feet and a central angle of 35°26'09" run Northwesterly 222.65 feet, to the Point of Beginning; thence continue Northwesterly 66.03 feet along said Easterly right of way line, on the arc of said curve to the left, having a radius of 360 feet and a central angle of 10°30'30", to a point of intersection with the arc of a curve running Northerly to the left, a radial at said point bearing North 75°17'01" West; thence along the arc of said curve to the left, having a radius of 330 feet and a central angle of 15°13'59" run Northerly 87.74 feet, to a point of tangency; thence run North 0°31'00" West 165.63 feet, along the tangent extended; thence run North 89°29'00" East 98.95 feet; thence run South 37°00'41" East 128.79 feet, to an intersection with the arc of a curve running Southerly to the left; thence along the arc of said curve to the left, (the Southeasterly projection of the last described course, being radial to said curve) having a radius of 87.50 feet and a central angle of 57°01'20" run Southerly 87.08 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 45 feet, and a central angle of 64°44'59" run Southerly 50.85 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 90.53 feet, and a central angle of 19°57'04" run Southwesterly 31.52 feet, to a point of tangency; thence run South 40°45'54" West 50.11 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 39°54'23" run Southwesterly 17.41 feet, to the Point of beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

BK17276PG0114

EXHIBIT "B" TO

DECLARATION OF CONDOMINIUM

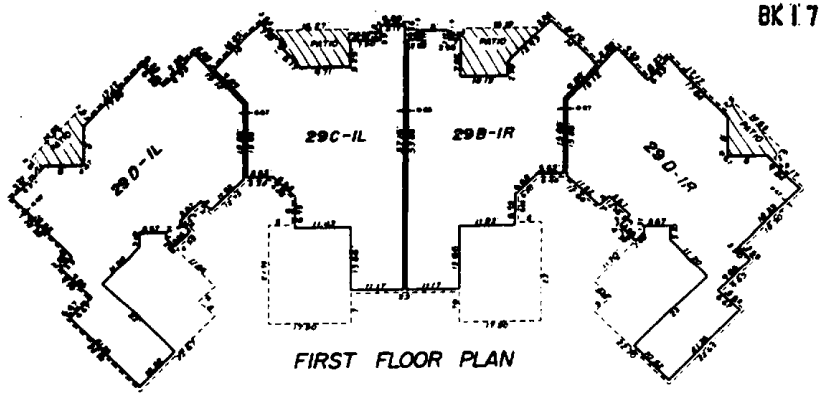
BK17276PG0115

PHASE 29

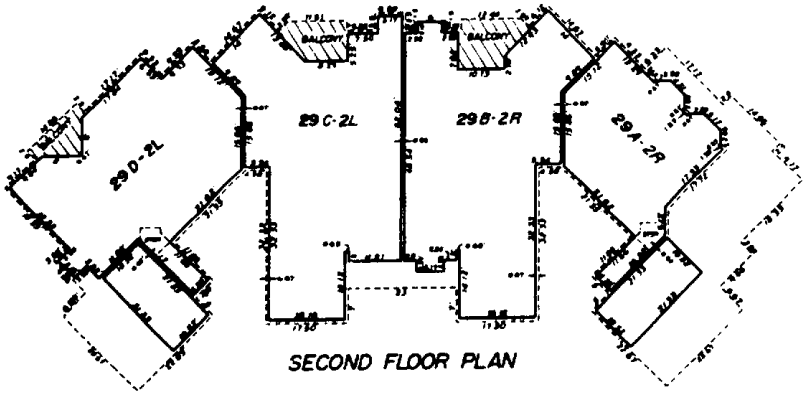
EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES TO THE DESCRIPTION OF CONDOMINIUM
OF THE PARC COURT, A CONDOMINIUM

1. The condominium property includes 4 condominium units. All units in the building are given identifying numbers as shown and all buildings are given identifying numbers as shown on the attached plan.

2. Each unit shall include that certain part of the building containing the unit as hereinafter defined which lies within the boundaries within the unit, which boundaries are as follows:

Upper and Lower Boundaries

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersection with the perimetrical boundaries:

Upper Boundary

The horizontal plane of the unfinished finished ceiling. In a unit containing a room in which the ceiling is raised above the level of the floor in the rest of the unit the floor shall include the horizontal or diagonal surfaces connecting the raised floor with the floor of the remaining portion of the unit and the lower boundary shall include the plane of the unfinished finished horizontal or diagonal surfaces that join the planes of the unfinished finished horizontal portions of the floor. Perimetrical boundaries: The perimetrical boundaries of the unit shall be the vertical planes of the unfinished finished interior surfaces of the walls bounding the unit, as extended to intersections with each other and with the upper and lower boundaries as above. The vertical planes of unfinished interior surfaces of screening or enclosure walls bounding any lanai and balcony (without regard to where the lower boundaries of the unit where there is no wall) extended to their planar intersections with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but limited to windows, doors, and lights and conversation pits such boundary shall be extended to all such places of light, subject to the limitations of such apertures as that the perimetrical boundary of such places shall be coincidental with the unfinished finished interior surfaces of such apertures including all frame metal trimmed. Interior surfaces made of glass or screening or other transparent material and all frames containing glass or screening or other transparent material and all frames containing thereof shall be included in the boundaries of the unit and shall not be deemed a common element.

4. Unit dimensions are overseas to the unfinished walls in the vertical plane of the perimetrical boundary as above, to the unfinished ceiling and to horizontal plane parallel 1 foot below the first floor finished slab.

5. All bearing walls and the first floor slab located within a condominium unit constitute parts of the common elements to the unfinished surfaces of said walls and floor slab. Floors between the first floor and the second floor within a two story unit are part of the common elements to the unfinished surface of said floors.

6. All conduits and wires and all other common utility lines in certain regardless of location constitute parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The assigned parking spaces as shown are limited common elements. Terraces, porches, patios and balconies exclusively serving a unit or units are limited common elements.

9. All lands are all portions of the plot plan not within a condominium unit or units and not shown as a limited common element are parts of the common elements.

10. Each condominium unit shall have as an appurtenance thereto an undivided interest in the common elements and the limited common elements and the common expenses and profit in the declaration of the condominium and that may hereafter be created under a declaration thereof as provided by Chapter 711, Florida Statutes and Condominium Act.

11. Condominium property boundary lines are as delineated on this plat plan.

12. First Floor Interior Units [illegible] have the following elevations:

Upper Elevation: +.000
Lower Elevation: +7.500

Second Floor Interior Units [illegible] have the following elevations:

[illegible]
Lower Lower Elevation: +8.25 TO +8.66
Second Upper Elevation: +8.66
CEILING ELEVATION: +17.50

Drainage for Second Floor located at First Floor and has the following elevations:

Floor elevation: +8.66
Ceiling elevation: +16.66

LEGEND

- INDICATES LIMITED COMMON ELEMENTS
- CONDOMINIUM UNIT BOUNDARY LINE
- STRUCTURE BOUNDARY

PHASE 29

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WHITTENBERG & LOVELY, INC.
SURVEYING & ENGINEERING
1000 N.E. 6th STREET
FORT LAUDERDALE, FLORIDA

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 15, 17, 18, 19, 20, 21, 22, 23, 24,
25, 26, 27, and 29 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
15D-1L	(D-1 UNIT)	11
15C-1L	(C-1 UNIT)	10
15B-1R	(B-1 UNIT)	10
15D-1R	(D-2 UNIT)	11
15D-2L	(D-2 UNIT)	11
15C-2L	(C-3 UNIT)	11
15B-2R	(B-3 UNIT)	11
15A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11

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22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9
29D-1L	(D-1 UNIT)	11
29C-1L	(C-1 UNIT)	10
29B-1R	(B-1 UNIT)	10
29D-1R	(D-2 UNIT)	11
29D-2L	(D-2 UNIT)	11
29C-2L	(C-3 UNIT)	11
29B-2R	(B-3 UNIT)	11
29A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1,172 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK17276PG0118

EXHIBIT "F" TO

DECLARATION OF CONDOMINIUM

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1990

	14 Phases Monthly	(112 Units) Annual	All Phases Monthly	(200 Units) Annual
Administration of the Association & Fees Payable to the Division	$ 166.74	$ 2,001.44	$ 297.83	$ 3,574.00
Management Fees	672.00	8,064.00	1,200.00	14,400.00
Maintenance	3,033.38	36,400.00	5,416.67	65,000.00
Insurance	886.62	10,640.00	1,583.33	19,000.00
Operating Capital & Other Expenses	793.38	9,520.00	1,416.67	17,000.00
Reserves	2,760.94	33,130.72	4,930.16	59,161.92
Utilities	700.00	8,400.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	784.00	9,408.00	1,400.00	16,800.00
TOTAL	$9,797.06	$117,564.16	$17,494.66	$209,935.92

BK17276PG0119

Bldg. 29

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275	30,731.00	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338.00	-0-
Pump Equipment	5	1,100	220.00	-0-
Heating Equipment	10	10,000	1,000.00	-0-
E. Sprinkler Pumps	5	2,000	400.00	-0-
		$928,430	$59,161.92	-0-

14 PHASES (112 UNITS)

A. Exterior Painting	5	$ 70,770.00	$14,154.00	-0-
B. Roof Repair/Replacement	25	430,241.00	17,209.36	-0-
C. Pavement Resurfacing	15	10,071.60	670.88	-0-
D. Pool				
Marciting	8	1,512.00	189.28	-0-
Pump Equipment	5	616.00	123.20	-0-
Heating Equipment	10	5,600.00	560.00	-0-
E. Sprinkler Pumps	5	1,120.00	224.00	-0-
		$519,930.60	$33,130.72	-0-

BK7276PG0120

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Fourteenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 29, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 22nd day of March, 1990.

WITNESSES:

Camille Sharpe

Rose Ann Banks

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22nd day of March, 1990, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

Notary Public, State of Florida
My Commission Expires Dec. 14, 1992
Bonded Thru Troy Fain Insurance Inc.

Rose Ann Banks
NOTARY PUBLIC

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK17276PG0121

FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

90347298 **PARC COURT, A CONDOMINIUM, ADDING PHASE 14**

'90 AUG 28 AM 11:50

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

BK17709PG0803

Phase	O.R.B.	Page
11	16757	842
15	17202	849
16	16593	423
18	16511	849
17	16959	857
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024
23	16243	932

WILL CALL

BECKER, POLIAKOFF & STREITFELD, P.A.
3111 Stirling Road
Post Office Box 9057
Ft. Lauderdale, FL 33310-9057

24	16593	423
25	16270	714
26	16688	564, as rerecorded in
	16714	900
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 14 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 14, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 14. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 14, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been

BK17709PG0804

previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 120 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 27th day of AUGUST, 1990.

WITNESSES:

Stephanie A Walls

Renae Abramson

PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership

By: PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner

By: _____
Sam Rotella,
Executive Vice-President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27th day of AUGUST, 1990, by SAM ROTELLA, Executive Vice-President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

Stephanie A Walls
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB 12,
BONDED THRU GENERAL INS. UND.

BK17096P0805

EXHIBIT "B" TO
FIFTEENTH AMENDMENT
PHASE 14
PARC COURT

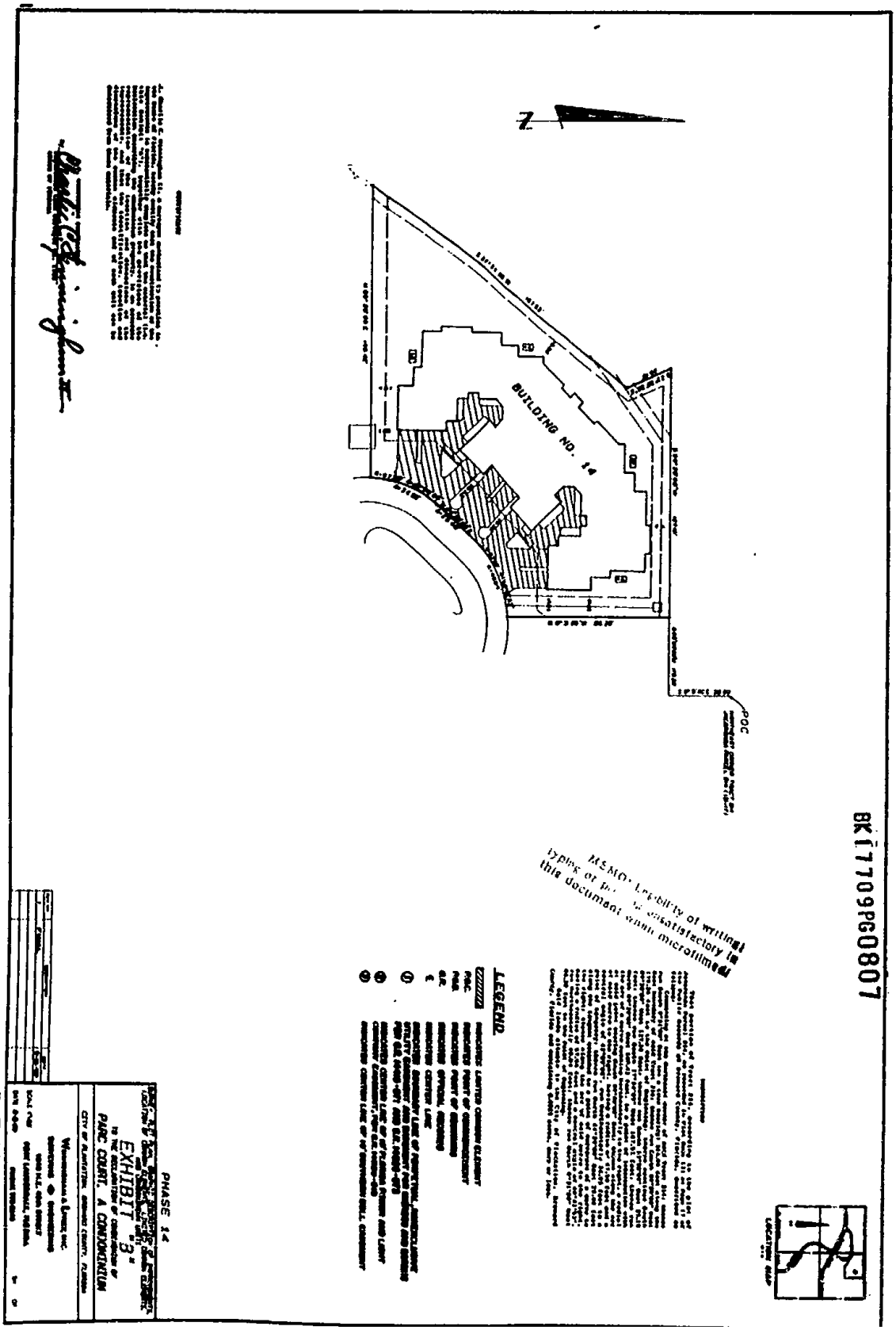
That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0 Degrees 31'00" East (on a true bearing) 315.90 feet along the East boundary of said Tract 214; thence run South 89 Degrees 29'00" West 179.26 feet to the Point of Beginning; thence continue South 89 Degrees 29' 00" West 217.10 feet; thence run South 23 Degrees 58'55" East 25.19 feet; thence run South 37 Degrees 34' 05" West 167.53 feet; thence run North 89 Degrees 29' 00" East 149.42 feet, to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing South 89 Degrees 40' 06" East; thence along the arc of said curve to the right, having a radius of 47.50 feet and a central angle of 42 Degrees 09"06", run Northeasterly 34.95 feet to a point of tangency; thence run North 44 Degrees 29'00" East 29.40 feet along the tangent extended to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 57.50 feet and a central angle of 40 Degrees 41'53", run Northeasterly 40.84 feet; thence run North 0 Degrees 31'00" West 86.28 feet to the Point of Beginning.

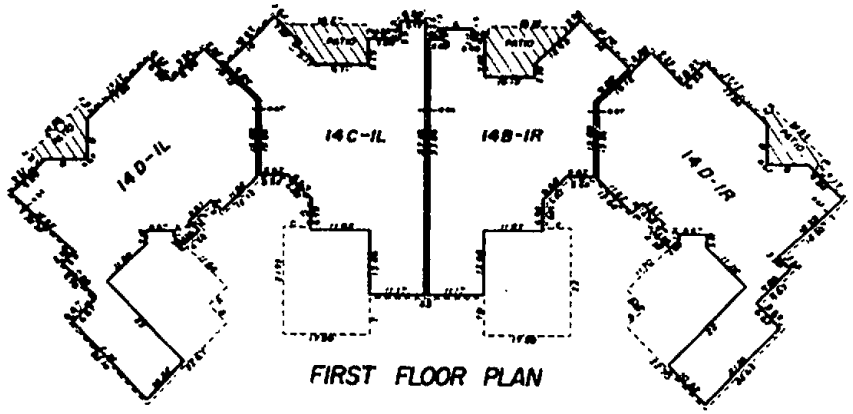
Said lands situate in the City of Plantation, Broward County, Florida and containing .04965 acres, more or less.

BK17709PG0806

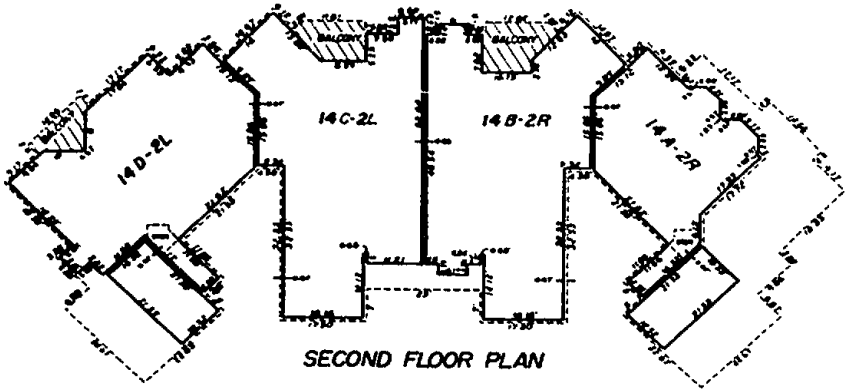
EXHIBIT "B"
TO DECLARATION OF CONDOMINIUM



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 14

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 29 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
14D-1L	(D-1 UNIT)	11
14C-1L	(C-1 UNIT)	10
14B-1R	(B-1 UNIT)	10
14D-1R	(D-2 UNIT)	11
14D-2L	(D-2 UNIT)	11
14C-2L	(C-3 UNIT)	11
14B-2R	(B-3 UNIT)	11
14A-2R	(A-1 UNIT)	9
15D-1L	(D-1 UNIT)	11
15C-1L	(C-1 UNIT)	10
15B-1R	(B-1 UNIT)	10
15D-1R	(D-2 UNIT)	11
15D-2L	(D-2 UNIT)	11
15C-2L	(C-3 UNIT)	11
15B-2R	(B-3 UNIT)	11
15A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9

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21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9
29D-1L	(D-1 UNIT)	11
29C-1L	(C-1 UNIT)	10
29B-1R	(B-1 UNIT)	10
29D-1R	(D-2 UNIT)	11
29D-2L	(D-2 UNIT)	11
29C-2L	(C-3 UNIT)	11
29B-2R	(B-3 UNIT)	11
29A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1,256 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK17709PG0810

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1990

	15 Phases (120 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 178.70	$ 2,144.40	$ 297.83	$ 3,574.00
Management Fees	720.00	8,640.00	1,200.00	14,400.00
Maintenance	3,250.00	39,000.00	5,416.67	65,000.00
Insurance	950.00	11,400.00	1,583.33	19,000.00
Operating Capital & Other Expenses	850.00	10,200.00	1,416.67	17,000.00
Reserves	2,958.10	35,497.20	4,930.16	59,161.92
Utilities	750.00	9,000.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	840.00	10,080.00	1,400.00	16,800.00
TOTAL	$10,496.80	$125,961.60	$17,494.66	$209,935.92

BK7709PG0811

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275	30,731.00	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338.00	-0-
Pump Equipment	5	1,100	220.00	-0-
Heating Equipment	10	10,000	1,000.00	-0-
E. Sprinkler Pumps	5	2,000	400.00	-0-
		$928,430	$59,161.92	-0-

15 PHASES (120 UNITS)

A. Exterior Painting	5	$ 75,825.00	$15,165.00	-0-
B. Roof Repair/Replacement	25	460,965.00	18,438.60	-0-
C. Pavement Resurfacing	15	10,782.00	718.80	-0-
D. Pool				
Marciting	8	1,622.40	202.80	-0-
Pump Equipment	5	660.00	132.00	-0-
Heating Equipment	10	6,000.00	600.00	-0-
E. Sprinkler Pumps	5	1,200.00	240.00	-0-
		$557,054.40	$35,497.20	-0-

BK17709PG0812

Bldg. 14

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Fifteenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 14, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 6th day of August, 1990.

WITNESSES:

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice-President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of August, 1990, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires Dec. 14, 1992
Bonded Thru Fain - Insurance Inc.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK17709PG0813

SIXTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

90402763 PARC COURT, A CONDOMINIUM, ADDING PHASE 13

OCT 5 12 19 PM '90

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

PREAMBLE:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
14	17709	803
15	17202	849
16	16593	423
18	16511	849
17	16959	857
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711
22	16056	0024

BK 17817PG0274

WILL CALL

LAW OFFICES
BECKER, POLIAKOFF & STREITFELD, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (305) 987-7550

49.00
+6.50

23	16243	932
24	16593	423
25	16270	714
26	16688	564, as rerecorded in
	16714	900
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 13 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 13, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 13. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 13, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been

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previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 128 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 12 day of October, 1990.

WITNESSES:

PARC COURT DEVELOPMENT ASSOCIATES,
a Florida general partnership

By: PARC COURT DEVELOPMENT CORP.,
a Florida corporation,
general partner

By: _____
Sam Rotella,
Executive Vice-President

BK7817PG0276

LAW OFFICES
BECKER, POLIAKOFF & STREITFELD, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (305) 987-7550

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of October, 1990, by SAM ROTELLA, Executive Vice-President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUL 24,1992
BONDED THRU NOTARY PUBLIC UND.

BK17817PG0277

EXHIBIT "B" TO
SIXTEENTH AMENDMENT
PHASE 13
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

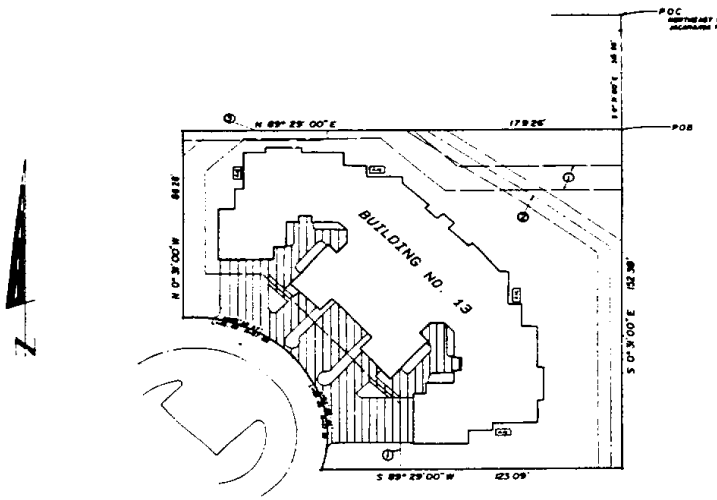
Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 315.90 feet along the East boundary said Tract 214, to the Point of Beginning; thence continue South 0°31'00" East 152.38 feet along said East boundary; thence run South 89°29'00" West 123.09 feet, to a point of intersection with the arc of a curve running Northerly to the left, a radial at said point bearing North 71°02'18" West; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 64°28'42", run Northerly 53.45 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 57.50 feet and a central angle of 49°18'07", run Northwesterly 49.48 feet; thence run North 0°31'00" West 86.28 feet; thence run North 89°29'00" East 179.26 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5514 acres, more or less.

BK17817PG0278

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM

BK07817PG0279



PHASE 13
PARC COURT

That portion of Tract 314, according to the Plat of Jacaranda Parcel 314, as recorded in 44 Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 314; thence run South 0°31'00" East (an assumed bearing) 313.66 feet along the East boundary said Tract 314 to the Point of Beginning; thence continue South 0°31'00" East 152.38 feet along said East boundary; thence run South 89°29'00" West 123.09 feet to a point of intersection with the arc of a curve, passing Northwesterly to the left, a radial at said point bearing North 71°02'10" West; thence along the arc of said curve to the left, having a radius of 41.18 feet and a central angle of 64°38'43", run Northeasterly 52.45 feet, to a point of compound curvature; thence along the arc of a curve to the left, having a radius of 57.50 feet and a central angle of 49°12'03", run Northeasterly 49.48 feet; thence run North 0°31'00" West 86.28 feet; thence run North 89°29'00" East 179.26 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5314 acres, more or less.

MEMO: Legibility of writing typing or printing unsatisfactory in this document when microfilmed.

LEGEND

//////	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
①	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14419-971 AND O.R. 14629-973
②	INDICATES CENTER LINE OF 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14650-518
③	INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

CERTIFICATE

I, Charlie C. Winningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. this Exhibit "B"), together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Charlie C. Winningham II
Registered Land Surveyor No. 1787
State of Florida

PHASE 13

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

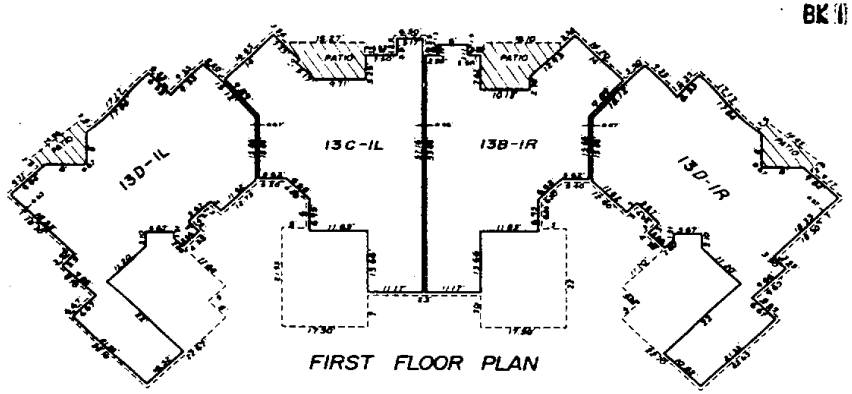
EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

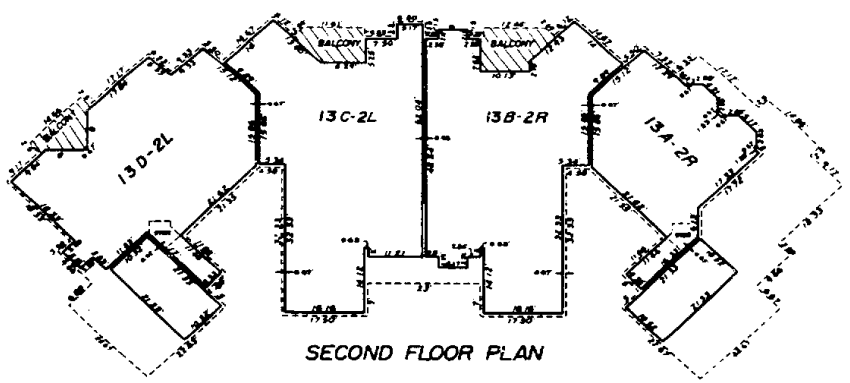
WINNINGHAM & LIVELY, INC.
SURVEYING & ENGINEERING
1010 N.E. 45th STREET
FORT LAUDERDALE, FLORIDA

NO.	REVISION	DATE
1	FINAL	9-26-88

SCALE 1"=30'
DATE 3-22-88
SHEET OF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES TO THE DECLARATION OF CONDOMINIUM
OF PARC COURT, A CONDOMINIUM

1. The condominium presently includes 4 condominium units. All units in the building are given identifying numbers as shown and all buildings are given identifying numbers as shown on the attached plan.

2. Each unit shall include that certain part of the building contained in the unit which is situated within the boundaries within the unit, which boundaries are as follows:

Upper and Lower Boundaries.

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersection with the perimetrical boundaries.

Upper boundary:

The horizontal plane of the unfinished finished ceiling. In a unit containing a room in which the ceiling is raised above the level of the ceiling in the rest of the unit, the ceiling shall include the vertical or diagonal surfaces connecting the raised ceiling with the ceiling of the remainder of the unit and the upper boundary shall be the plane of the unfinished finished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portions of the ceiling.

Lower boundary:

The horizontal plane of the unfinished finished floor in a unit containing a room in which the floor is raised above the level of the floor in the rest of the unit the floor shall include the vertical or diagonal surfaces connecting the raised floor with the floor of the remaining portion of the unit and the lower boundary shall include the plane of the unfinished finished vertical or diagonal surfaces that join the planes of the unfinished finished horizontal portions of the floor. Perimetrical boundaries: The perimetrical boundaries of the unit shall be the vertical planes of the unfinished finished interior surfaces of the walls bounding the unit contained on an intersection with the aforesaid of the upper and lower boundaries as noted. The vertical planes of finished interior surfaces of screened or glassed walls bounding the unit and temporary vertical planes along the lower boundaries of the unit where there is no wall contained to their planes intersection with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but not limited to windows, doors, bay windows and skylights the boundary shall be contained on all such planes of right which is the boundaries of such apertures so that the perimetrical boundary of such planes shall be coincidental with the unfinished finished interior surfaces of such apertures including all frames thereof. Exterior portions made of glass or screening or other transparent, material and all framing enclosing thereof shall be included in the boundaries of the unit and shall not be deemed a common element.

4. Unit dimensions are overhangs on the unfinished walls at the vertical plane of the above exterior boundary as shown, on the unfinished ceiling and to horizontal plane number 1 face below the first floor finished slab.

5. All bearing walls and the first floor slab located within a condominium unit constitute parts of the common elements up to the unfinished surfaces of said walls and floor slab. Floors between the first floor and the second floor within a two story unit are part of the common elements to the unfinished surfaces of said floors.

6. All conduits and wires and all other common utility lines or service facilities of location constitute parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The assigned parking spaces as shown are limited common elements. Terraces, balconies and roofs are limited common elements and storage areas are Limited Common Elements.

9. All lands and all portions of this plan not within a condominium unit or shall not shown as a limited common elements are parts of the common elements.

10. Each condominium unit shall have an appurtenant thereto an undivided interest in the common elements and the limited common elements as the same are identified and set forth in the declaration of this condominium; and this condominium is created under Florida Statutes thereof as pursuant to Chapter 718, Florida Statutes as the Condominium Act.

11. Condominium property boundary lines are as delineated on this plat plan.

12. First Floor Units Units 100-1L,13C-1L,100-1R & 100-1D having the following elevations.

Lower Elevation : 9.00
Upper Elevation : 17.00

Second Floor Units Units 100-2L,13C-2L,100-2R &13A-2R having the following elevations:

Floor Elevation : 17.00
Upper Lower Elevation +8.00 TO +8.66
Average Lower Elevation: +8.33
CEILING ELEVATION : +8.00

Average for Second Floor consist of Floor Floor and has the following elevations:

Floor elevation: +8.00;
Ceiling elevation: +17.00

MEMO: Legibility of writing or printing unsatisfactory in this document when microfilmed.

LEGEND

INDICATES LIMITED COMMON ELEMENTS
CONDOMINIUM UNIT BOUNDARY LINE
STRUCTURE BOUNDARY

PHASE 13

SURVEY PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODWARD & LUVELY, INC.
SURVEYING & ENGINEERING
1000 N.E. 4TH STREET
FORT LAUDERDALE, FLORIDA

SCALE 1"= 40'
DATE 2-20-80

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 29 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
13D-1L	(D-1 UNIT)	11
13C-1L	(C-1 UNIT)	10
13B-1R	(B-1 UNIT)	10
13D-1R	(D-2 UNIT)	11
13D-2L	(D-2 UNIT)	11
13C-2L	(C-3 UNIT)	11
13B-2R	(B-3 UNIT)	11
13A-2R	(A-1 UNIT)	9
14D-1L	(D-1 UNIT)	11
14C-1L	(C-1 UNIT)	10
14B-1R	(B-1 UNIT)	10
14D-1R	(D-2 UNIT)	11
14D-2L	(D-2 UNIT)	11
14C-2L	(C-3 UNIT)	11
14B-2R	(B-3 UNIT)	11
14A-2R	(A-1 UNIT)	9
15D-1L	(D-1 UNIT)	11
15C-1L	(C-1 UNIT)	10
15B-1R	(B-1 UNIT)	10
15D-1R	(D-2 UNIT)	11
15D-2L	(D-2 UNIT)	11
15C-2L	(C-3 UNIT)	11
15B-2R	(B-3 UNIT)	11
15A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9
19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9

BK 17817PG0281

20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9
29D-1L	(D-1 UNIT)	11
29C-1L	(C-1 UNIT)	10
29B-1R	(B-1 UNIT)	10
29D-1R	(D-2 UNIT)	11
29D-2L	(D-2 UNIT)	11
29C-2L	(C-3 UNIT)	11
29B-2R	(B-3 UNIT)	11
29A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1,340 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK 1781 PG 0282

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

PARC COURT CONDOMINIUM

ESTIMATED OPERATING BUDGET FOR 1990

	16 Phases (128 Units) Monthly	Annual	All Phases (200 Units) Monthly	Annual
Administration of the Association & Fees Payable to the Division	$ 190.62	$ 2,287.44	$ 297.83	$ 3,574.00
Management Fees	768.00	9,216.00	1,200.00	14,400.00
Maintenance	3,466.67	41,600.04	5,416.67	65,000.00
Insurance	1,013.34	12,160.08	1,583.33	19,000.00
Operating Capital & Other Expenses	906.67	10,880.04	1,416.67	17,000.00
Reserves	3,155.31	37,863.72	4,930.16	59,161.92
Utilities	800.00	9,600.00	1,250.00	15,000.00
Rent for Recreational & Other Commonly Used Facilities	N/A	N/A	N/A	N/A
Taxes Upon Association Property	N/A	N/A	N/A	N/A
Taxes Upon Lease Areas	N/A	N/A	N/A	N/A
Security Provisions	N/A	N/A	N/A	N/A
Assessment to Central Park North @ Jacaranda Association	896.00	10,752.00	1,400.00	16,800.00
TOTAL	$11,196.61	$134,359.32	$17,494.66	$209,935.92

BK0178 PG0283

Bldg. 13

SCHEDULE OF ESTIMATED RESERVES

PARC COURT AT JACARANDA CONDOMINIUM ASSOCIATION

ALL PHASES (200 UNITS)

	Estimated Life (In Years)	Replacement Cost	Per Annum Reserve	Current Balance In Reserve Acct.
A. Exterior Painting	5	$126,375	$25,275.00	-0-
B. Roof Repair/Replacement	25	768,275	30,731.00	-0-
C. Pavement Resurfacing	15	17,980	1,197.92	-0-
D. Pool				
Marciting	8	2,700	338.00	-0-
Pump Equipment	5	1,100	220.00	-0-
Heating Equipment	10	10,000	1,000.00	-0-
E. Sprinkler Pumps	5	2,000	400.00	-0-
		$928,430	$59,161.92	-0-

16 PHASES (128 UNITS)

A. Exterior Painting	5	$ 80,880.64	$16,176.00	-0-
B. Roof Repair/Replacement	25	491,696.64	19,667.84	-0-
C. Pavement Resurfacing	15	11,507.20	766.72	-0-
D. Pool				
Marciting	8	1,728.00	216.32	-0-
Pump Equipment	5	704.00	140.80	-0-
Heating Equipment	10	6,400.00	640.00	-0-
E. Sprinkler Pumps	5	1,280.00	256.00	-0-
		$594,196.48	$37,863.68	-0-

BK7817PG0284

Bldg. 13

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Sixteenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 13, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 3rd day of October, 1990.

WITNESSES:

Fran Saavedra

Tracy Lombardo

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice-President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3 day of October, 1990, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

Fran Saavedra
NOTARY PUBLIC
Notary Public, State of Florida
My Commission Expires Aug. 14, 1994
Bonded Thru Troy Fain - Insurance Inc.

BK17817PG0285

LAW OFFICES
BECKER, POLIAKOFF & STREITFELD, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (305) 987-7550

91164107

SEVENTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 12

THIS AMENDMENT to Declaration of Condominium, is made by PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership (formerly known as PARC COURT DEVELOPMENT, LTD., a Florida limited partnership) ("DEVELOPER").

P R E A M B L E :

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287 of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration, which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919	0557, as modified in
	16270	711

BK18341PG0813

WILL CALL

RETURN TO:

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TELEPHONE (305) 987-7550

LSW

53.00
1.00

22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	564, as rerecorded in
	16714	900
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 12 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference. Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 12, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 12. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 12, now consists of Exhibit "A" and

BK18341PG0814

Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 136 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER's undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the Declaration.

4. Exhibit "F" to the DECLARATION is amended by adding the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F."

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of DEVELOPER as provided in Paragraphs 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 19th day of April, 1991.

WITNESSES:

PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership

By: PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner

By: _____
Stuart Reich,
President

BK18341PG0815

LAW OFFICES
BECKER & POLIAKOFF, P.A. • 3111 STIRLING ROAD • POST OFFICE BOX 9057 • FORT LAUDERDALE, FL 33310-9057
TELEPHONE (305) 987-7550

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th day of April, 1991, by Stuart Reich, President of PARC COURT DEVELOPMENT CORP., a Florida corporation, general partner of PARC COURT DEVELOPMENT ASSOCIATES, a Florida general partnership, on behalf of the partnership.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB.10,1995
BONDED THRU GENERAL INS. UND.

BK18341PG0816

EXHIBIT "B" TO
SEVENTH AMENDMENT
PHASE 12
PARC COURT

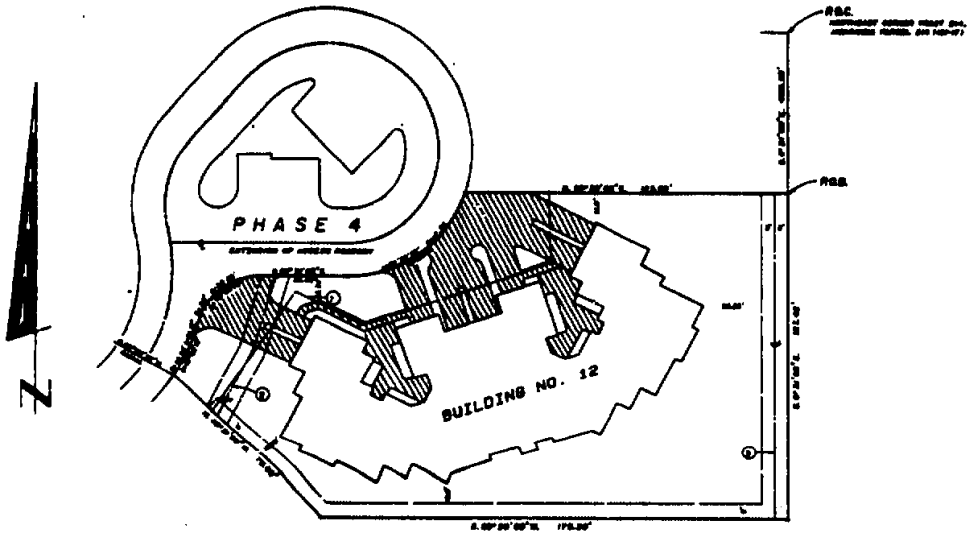
That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 468.28 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°31'00" East 127.42 feet along said East boundary; thence run South 89°29'00" West 178.26 feet; thence run North 45°31'00" West 79 feet, to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing North 60°06'23" West; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 16°06'10", run Northeasterly 23.19 feet, to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 25 feet and a central angle of 75°20'44", run Northeasterly 32.88 feet, to a point of tangency; thence run North 89°34'05" West 33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 47.50 feet and a central angle of 70°36'23", run Northeasterly 58.54 feet; thence run North 89°29'00" East 123.09 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5682 acres, more or less.

BK18341PG0817

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM



LOCATION MAP

LEGEND

- HATCHED LIMITED COMMON ELEMENT
- POC — INDICATES POINT OF COMMENCEMENT
- POB — INDICATES POINT OF BEGINNING
- O.R. — INDICATES OFFICIAL RECORDS
- ℄ — INDICATES CENTER LINE
- INDICATES BOUNDARY LINE OF PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14440-971 AND O.R. 14656-378
- INDICATES CENTER LINE OF 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14656-382
- INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

I, Charles C. Stenningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. Exhibit "B") together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Charles C. Stenningham II
STATE OF FLORIDA

NOTICE: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

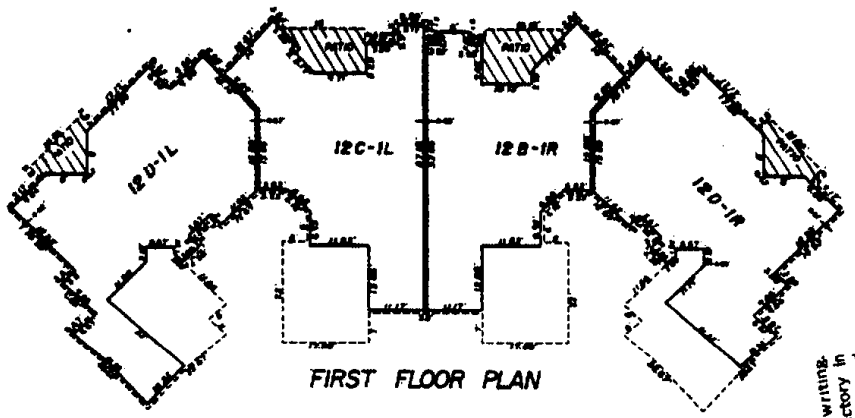
PHASE 12

EXHIBIT 1
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

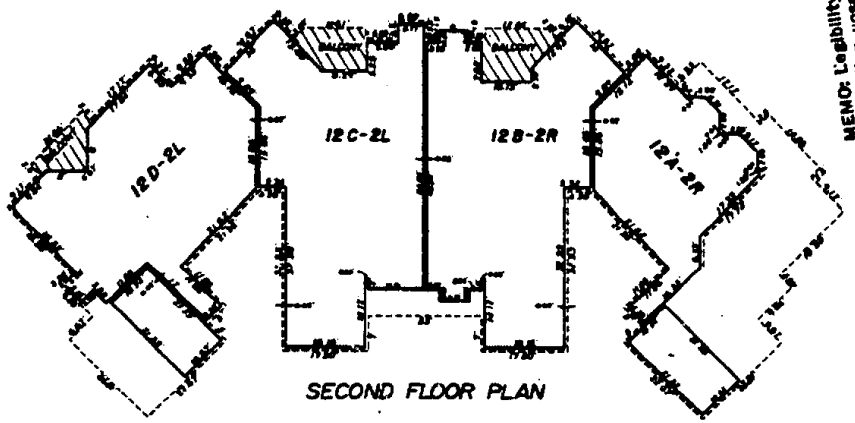
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODWARD & LOVELL, INC.
SURVEYING ● MAPPING
1000 S.E. 17th STREET
FORT LAUDERDALE, FLORIDA

SCALE: 1"=40'
DATE: 6-1-88
JOB NO. 87-0-0
SHEET 2 OF 3



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 12

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 29 ONLY

UNIT		RELATIVE VALUE
11D-1L	(D-1 UNIT)	11
11C-1L	(C-1 UNIT)	10
11B-1R	(B-1 UNIT)	10
11D-1R	(D-2 UNIT)	11
11D-2L	(D-2 UNIT)	11
11C-2L	(C-3 UNIT)	11
11B-2R	(B-3 UNIT)	11
11A-2R	(A-1 UNIT)	9
12D-1L	(D-1 UNIT)	11
12C-1L	(C-1 UNIT)	10
12B-1R	(B-1 UNIT)	10
12D-1R	(D-2 UNIT)	11
12D-2L	(D-2 UNIT)	11
12C-2L	(C-3 UNIT)	11
12B-2R	(B-3 UNIT)	11
12A-2R	(A-1 UNIT)	9
13D-1L	(D-1 UNIT)	11
13C-1L	(C-1 UNIT)	10
13B-1R	(B-1 UNIT)	10
13D-1R	(D-2 UNIT)	11
13D-2L	(D-2 UNIT)	11
13C-2L	(C-3 UNIT)	11
13B-2R	(B-3 UNIT)	11
13A-2R	(A-1 UNIT)	9
14D-1L	(D-1 UNIT)	11
14C-1L	(C-1 UNIT)	10
14B-1R	(B-1 UNIT)	10
14D-1R	(D-2 UNIT)	11
14D-2L	(D-2 UNIT)	11
14C-2L	(C-3 UNIT)	11
14B-2R	(B-3 UNIT)	11
14A-2R	(A-1 UNIT)	9
15D-1L	(D-1 UNIT)	11
15C-1L	(C-1 UNIT)	10
15B-1R	(B-1 UNIT)	10
15D-1R	(D-2 UNIT)	11
15D-2L	(D-2 UNIT)	11
15C-2L	(C-3 UNIT)	11
15B-2R	(B-3 UNIT)	11
15A-2R	(A-1 UNIT)	9
17D-1L	(D-1 UNIT)	11
17C-1L	(C-1 UNIT)	10
17B-1R	(B-1 UNIT)	10
17D-1R	(D-2 UNIT)	11
17D-2L	(D-2 UNIT)	11
17C-2L	(C-3 UNIT)	11
17B-2R	(B-3 UNIT)	11
17A-2R	(A-1 UNIT)	9
18D-1L	(D-1 UNIT)	11
18C-1L	(C-1 UNIT)	10
18B-1R	(B-1 UNIT)	10
18D-1R	(D-1 UNIT)	11
18D-2L	(D-2 UNIT)	11
18C-2L	(C-3 UNIT)	11
18B-2R	(B-3 UNIT)	11
18A-2R	(A-1 UNIT)	9

BK1834PG0821

19D-1L	(D-1 UNIT)	11
19C-1L	(C-1 UNIT)	10
19B-1R	(B-1 UNIT)	10
19D-1R	(D-1 UNIT)	11
19D-2L	(D-2 UNIT)	11
19C-2L	(C-3 UNIT)	11
19B-2R	(B-3 UNIT)	11
19A-2R	(A-1 UNIT)	9
20D-1L	(D-1 UNIT)	11
20C-1L	(C-1 UNIT)	10
20D-1R	(D-1 UNIT)	11
20D-2L	(D-2 UNIT)	11
20B-1R	(B-1 UNIT)	10
20C-2L	(C-2 UNIT)	10
20B-2R	(B-2 UNIT)	10
20A-2R	(A-1 UNIT)	9
21D-2L	(D-2 UNIT)	11
21C-2L	(C-3 UNIT)	11
21B-2R	(B-3 UNIT)	11
21A-2R	(A-1 UNIT)	9
21D-1L	(D-1 UNIT)	11
21C-1L	(C-1 UNIT)	10
21B-1R	(B-1 UNIT)	10
21D-1R	(D-1 UNIT)	11
22D-1L	(D-1 UNIT)	11
22C-1L	(C-1 UNIT)	10
22B-1R	(B-1 UNIT)	10
22D-1R	(D-2 UNIT)	11
22D-2L	(D-2 UNIT)	11
22C-2L	(C-2 UNIT)	10
22B-2R	(B-2 UNIT)	10
22A-2R	(A-1 UNIT)	9
23D-1L	(D-1 UNIT)	11
23C-1L	(C-1 UNIT)	10
23B-1R	(B-1 UNIT)	10
23D-1R	(D-2 UNIT)	11
23D-2L	(D-2 UNIT)	11
23C-2L	(C-3 UNIT)	11
23B-2R	(B-3 UNIT)	11
23A-2R	(A-1 UNIT)	9
24D-1L	(D-1 UNIT)	11
24C-1L	(C-1 UNIT)	10
24B-1R	(B-1 UNIT)	10
24D-1R	(D-2 UNIT)	11
24D-2L	(D-2 UNIT)	11
24C-2L	(C-3 UNIT)	11
24B-2R	(B-3 UNIT)	11
24A-2R	(A-1 UNIT)	9
25D-1L	(D-1 UNIT)	11
25C-1L	(C-1 UNIT)	10
25B-1R	(B-1 UNIT)	10
25D-1R	(D-2 UNIT)	11
25D-2L	(D-2 UNIT)	11
25C-2L	(C-3 UNIT)	11
25B-2R	(B-3 UNIT)	11
25A-2R	(A-1 UNIT)	9
26D-1L	(D-1 UNIT)	11
26C-1L	(C-1 UNIT)	10
26B-1R	(B-1 UNIT)	10
26D-1R	(D-2 UNIT)	11
26D-2L	(D-2 UNIT)	11
26C-2L	(C-3 UNIT)	11
26B-2R	(B-3 UNIT)	11
26A-2R	(A-1 UNIT)	9
27D-1L	(D-1 UNIT)	11
27C-1L	(C-1 UNIT)	10
27B-1R	(B-1 UNIT)	10
27D-1R	(D-2 UNIT)	11
27D-2L	(D-2 UNIT)	11
27C-2L	(C-3 UNIT)	11
27B-2R	(B-3 UNIT)	11
27A-2R	(A-1 UNIT)	9

BK1834 PG0822

29D-1L	(D-1 UNIT)	11
29C-1L	(C-1 UNIT)	10
29B-1R	(B-1 UNIT)	10
29D-1R	(D-2 UNIT)	11
29D-2L	(D-2 UNIT)	11
29C-2L	(C-3 UNIT)	11
29B-2R	(B-3 UNIT)	11
29A-2R	(A-1 UNIT)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1424 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

BK1834 PG0823

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1991 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1991	MONTHLY 1991	FOR 17 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
INCOME:							
MAINTENANCE			142,770.00	11,897.50		8,398.24	699.85
LATE FEES RECEIVED			0.00	0.00		0.00	0.00
SCREENING FEES			0.00	0.00		0.00	0.00
INTEREST EARNED			0.00	0.00		0.00	0.00
SUBSIDIARY CONTRIBUTION			0.00	0.00		0.00	0.00
MISCELLANEOUS RECEIPTS			0.00	0.00		0.00	0.00
TOTAL INCOME----------)			142,770.00	11,897.50		8,398.24	699.85
EXPENSES:							
JANITORIAL SERVICES			9,000.00	750.00		529.41	44.12
BLDG MAINT & SUPPLIES			4,000.00	333.33		235.29	19.61
LAWN MAINTENANCE			25,250.00	2,104.17		1,485.29	123.77
LANDSCAPING & TREE TRIM			7,000.00	583.33		411.76	34.31
PEST CONTROL			1,850.00	154.17		108.82	9.07
POOL CONTRACT			3,900.00	325.00		229.41	19.12
POOL MAINT & SUPPLIES			500.00	41.67		29.41	2.45
SPRINKLER SERVICE & SUPPLIES			4,200.00	350.00		247.06	20.59
RE TAXES			1,000.00	83.33		58.82	4.90
ELECTRICITY			20,000.00	1,666.67		1,176.47	98.04
WATER & SEWER			750.00	62.50		44.12	3.68
PAYROLL TAXES			0.00	0.00		0.00	0.00
PROPERTY & LIAB INS			16,540.00	1,378.33		972.94	81.08
MISC TAXES & INS			250.00	20.83		14.71	1.23
ADMINISTRATIVE EXPENSES							
MANAGEMENT			10,800.00	900.00		635.29	52.94
OFFICE EXPENSES			2,000.00	166.67		117.65	9.80
LEGAL & PROFESSIONAL			500.00	41.67		29.41	2.45
MASTER ASSOCIATION			18,000.00	1,500.00		1,058.82	88.24
BANK FEES			50.00	4.17		2.94	0.25
MISC EXPENSES			150.00	12.50		8.82	0.74
TOTAL EXPENSES			125,740.00	10,478.33		7,396.47	616.37
RESERVES:		LONG TERM					
PAINTING RESERVE	(5 YRS)	64,000.00	12,800.00	1,066.67		752.94	62.75
PAVING RESERVE	(15 YRS)	9,200.00	615.00	51.25		36.18	3.01
ROOF RESERVE	(50 YRS)	150,000.00	3,000.00	250.00		176.47	14.71
POOL RESERVE	(15 YRS)	9,200.00	615.00	51.25		36.18	3.01
TOTAL RESERVES		232,400.00	17,030.00	1,419.17		1,001.76	83.48
GRAND TOTAL EXPENSES			142,770.00	11,897.50		8,398.24	699.85
PER UNIT EXPENSES:							
A-1	(1 PER BLDG)		15,295.34	1,274.61	74.98-monthly per unit owner		
B-1; C-1	(2 PER BLDG)		16,996.43	1,416.37	83.31-monthly per unit owner		
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)		18,696.06	1,558.00	91.64-monthly per unit owner		

BK1834 PG0824

CONSENT OF MORTGAGEE

WHEREAS, THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association (the "Mortgagee"), is the owner and holder of that certain real estate mortgage and security agreement (and the indebtedness secured thereby) given by Parc Court Development Associates, a Florida general partnership (formerly known as Parc Court Development, Ltd., a Florida limited partnership) ("Mortgagor"), to THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, described as:

> Real Estate Mortgage and Security Agreement dated as of October 13, 1988 recorded October 17, 1988, in the Office of the Clerk of the Circuit Court of Broward County, Florida, as Clerk's File No. 88-419642 and recorded in Official Records Book 15875, at Page 815, (the "Mortgage").

WHEREAS, the Mortgage encumbers that certain real property described therein.

NOW, THEREFORE, the Mortgagee does hereby consent to the Seventeenth Amendment to the Declaration of Condominium of Parc Court, a Condominium, adding Phase 12, which condominium is located in JACARANDA PARCEL 214, according to the plat thereof recorded in Plat Book 131 at Page 17, of the Public Records of Broward County, Florida.

Provided, however, that this Consent of Mortgagee shall not in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage, or any of the rights or remedies of the Mortgagee, the Mortgagee does not assume and is not responsible for any of the obligations and liabilities of the Mortgagor, and none of the representations contained in any of the PARC COURT CONDOMINIUM ASSOCIATION, INC. (the "Association") documents shall be deemed to have been made by the Mortgagee or impose any obligations on the Mortgagee; provided however, that all rights, benefits and privileges in favor of the Mortgagor shall inure to the benefit of the Mortgagee or a receiver or third party purchaser in the event of foreclosure or a deed given in lieu of foreclosure in the event that Mortgagee shall ever succeed to the Mortgagor's interest in the Association.

IN WITNESS WHEREOF, the undersigned Mortgagee has caused this Consent of Mortgagee to be executed and its seal to be affixed, this 18th day of April, 1991.

BK18341PG0825

WITNESSES:

Joann Zinger

Lisa C. Goodspeed

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association

By: Linda Napolitano
Linda Napolitano
Vice-President

STATE OF FLORIDA)
COUNTY OF BROWARD)

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me this 17th day of April, 1991, by Linda Napolitano, Vice-President of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, a national banking association, on behalf of THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA.

My commission expires:

Notary Public, State of Fl...
Commission Expires Aug. 14, ...
...

Maria Rao
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L.A. HESTER
COUNTY ADMINISTRATOR

Will Call
Barbara Rabkoff

92373767

SEP 1 11 40 AM '92

EIGHTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 7

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
11	16757	842
12	18341	813
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919	557, as modified in
	16270	711

BK19825PG0250

This Instrument Was Prepared By:
JOEL S. PIOTRKOWSKI, Attorney
807 – 71st Street, Miami Beach, Fla.

	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	564, as re-recorded in
	16714	900
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 7 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 7, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 7. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON

BK19825PG0251

ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 7, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 144 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 1st day of July, 1992.

Witnessed:

Sue Singerman

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership

By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards

Max Richards, Vice-President.
P.O. Box 41-4423
Miami Beach, Fl. 33141

OR 9925 PG 0252

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 1st day of July, 1992, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J. Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC340234
MY COMMISSION EXP. APR. 30 1996

2754A

OR19025PG0253

EXHIBIT "B" TO
EIGHTEENTH AMENDMENT
PHASE 7
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

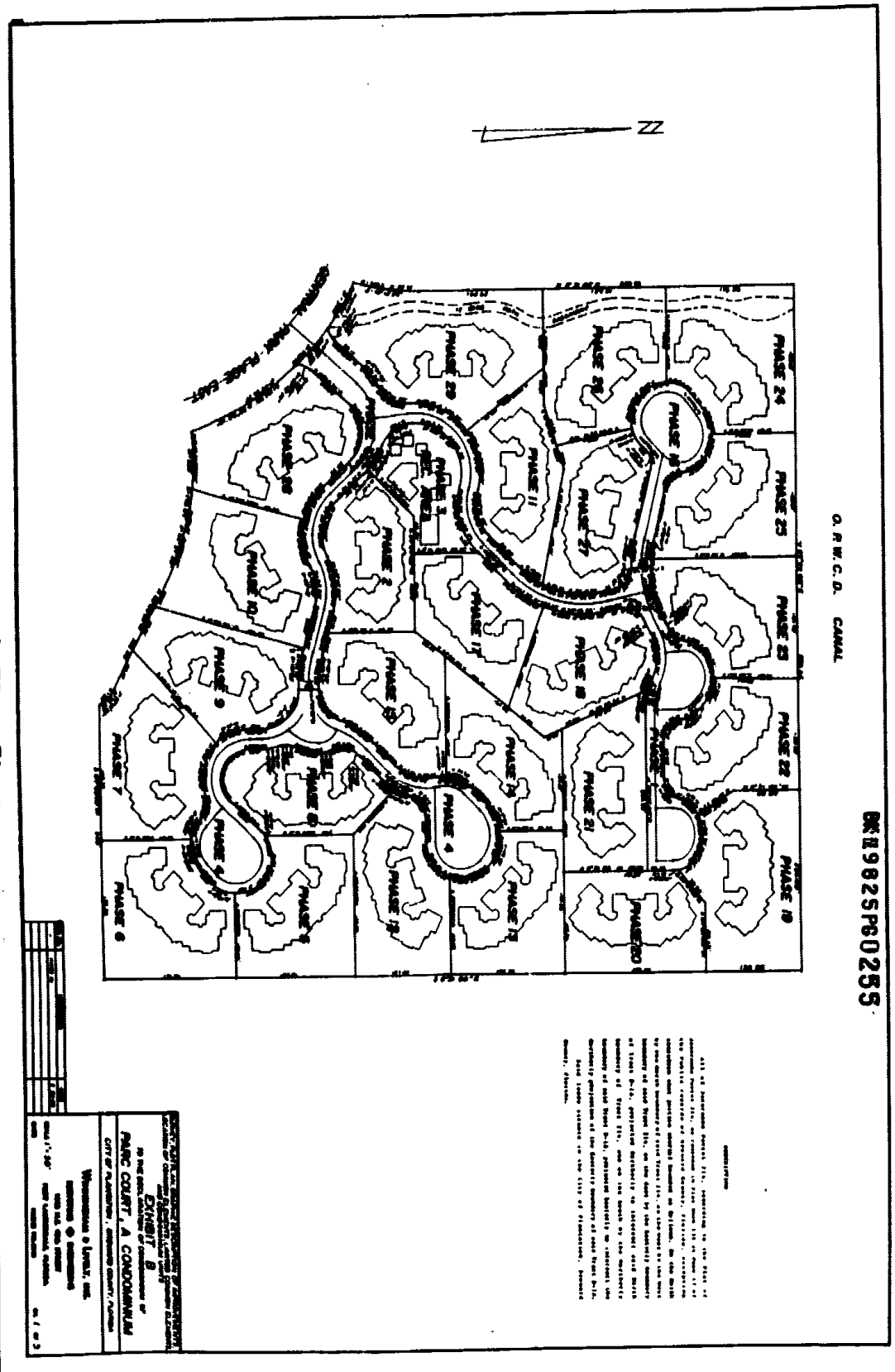
Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00" West (on a true bearing) 175.26 feet along the South boundary of said Tract 214, to the Point of Beginning; thence continue South 89°29'00" West 169.74 feet along said Southerly boundary, to a point of intersection with the arc of a curve running Northwesterly to the left; a radial at said point bearing South 60°55'02" West; thence along the Northerly boundary of Tract D-18 as shown on said plat , on the arc of said curve to the left, having a radius of 50 feet and a central angle of 33°20'57" run Northwesterly 29.10 feet, to a point of tangency; thence run North 62°25'55" West 54.15 feet along said Northerly boundary, being the tangent extended; thence run North 47°21'12" East 161.37 feet, to an intersection with the arc of a curve running Easterly to the left; thence along the arc of said curve to the left (the Northeasterly projection of the last described course being radial to said curve) having a radius of 62.50 feet and a central angle of 66°34'15" run Easterly 72.62 feet, to a point of reverse curvature; thence along the arc of said curve to the right, having a radius of 25 feet and a central angle of 67°51'57" run Easterly 29.61 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 45.50 feet and a central angle of 38°38'46" run Southeasterly 30.69 feet; thence run South 0°31'00" East 118.52 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6080 acres, more or less.

BK19825PG0254

EXHIBIT "B" TO

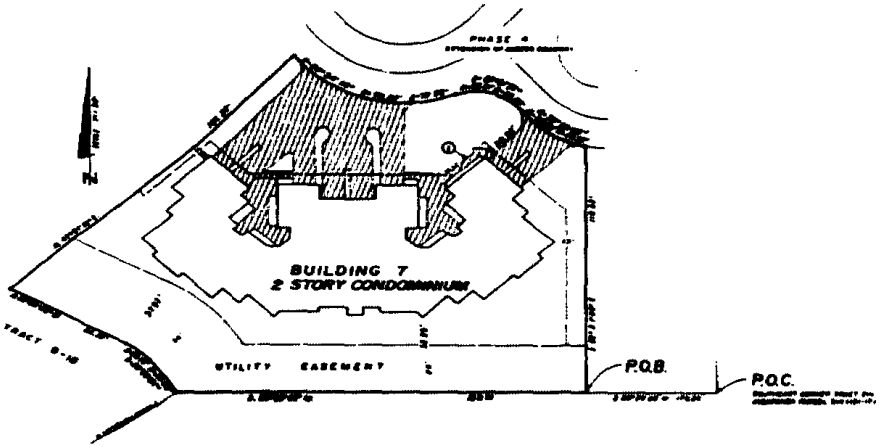
DECLARATION OF CONDOMINIUM



OR 1982 PG 0255

EXHIBIT B

PARC COURT, A CONDOMINIUM



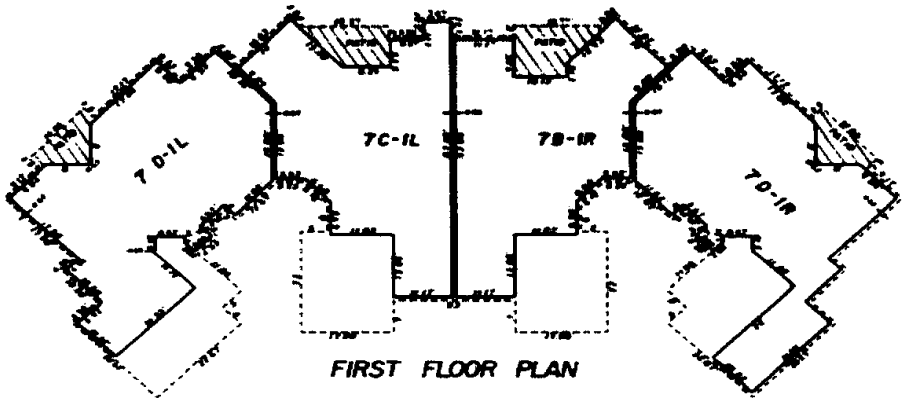
LEGEND

	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
①	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR DRAINAGE AND DRAINAGE PER O.R. 14010-371 AND O.R. 14020-373

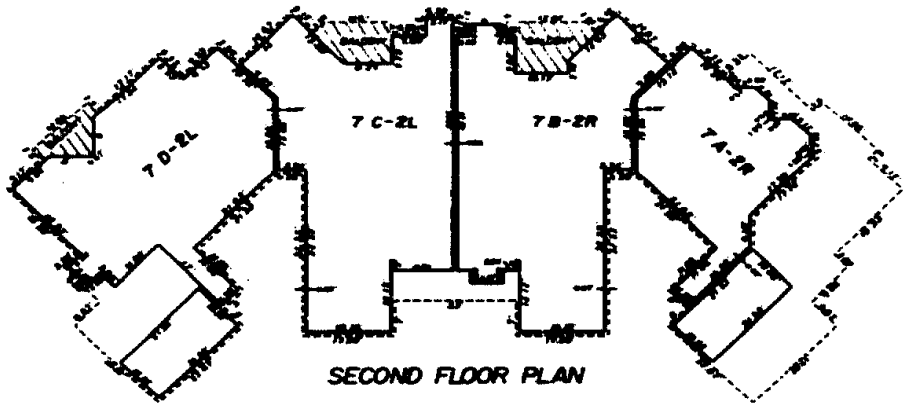
PHASE 7

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 7

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODBURN & LOVELY, INC.

3 of 3

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF UNITS IN PHASES 7, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 ONLY

UNIT		RELATIVE VALUE
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11

BK19825PG0258

17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10

BK11985PG0259

26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1508 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2754A

BK19825PG0260

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

'ARC COURT CONDOMINIUM ASSOCIATION, INC. 1992 BUDGET

		ANNUAL 1992	MONTHLY 1992	FOR 17 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
INCOME:						
MAINTENANCE		159,657	13,305		9,392	783
TOTAL INCOME----------)		159,657	13,305		9,392	783
EXPENSES:						
JANITORIAL SERVICES		8,840	737		520	43
BLDG MAINT & SUPPLIES		5,000	417		294	25
LAWN MAINTENANCE		27,000	2,250		1,588	132
LANDSCAPING & TREE TRIM		8,000	667		471	39
PEST CONTROL & FERTILIZER		9,240	770		544	45
POOL CONTRACT		1,788	149		105	9
POOL MAINT & SUPPLIES		2,500	208		147	12
SPRINKLER SERVICE & SUPPLIES		4,200	350		247	21
ELECTRICITY		20,000	1,667		1,176	98
WATER & SEWER		800	67		47	4
PROPERTY & LIAB INS		16,600	1,383		976	81
MISC TAXES & INS		250	21		15	1
ADMINISTRATIVE EXPENSES:						
MANAGEMENT		11,907	992		700	58
OFFICE EXPENSES		2,000	167		118	10
LEGAL & PROFESSIONAL		2,000	167		118	10
MASTER ASSOCIATION		16,848	1,404		991	83
BANK FEES		50	4		3	0
LICENSES & FEES		604	50		36	3
CONTINGENCY		2,000	167		118	10
TOTAL EXPENSES		139,627	11,636		8,213	684
RESERVES:	LONG TERM					
PAINTING RESERVE	(5 YRS) 64,000.00	12,800	1,067		753	63
PAVING RESERVE	(15 YRS) 9,200.00	615	51		36	3
ROOF RESERVE	(25 YRS) 150,000.00	6,000	500		353	29
POOL RESERVE	(15 YRS) 9,200.00	615	51		36	3
TOTAL RESERVES	232,400.00	20,030	1,669		1,178	98
GRAND TOTAL EXPENSES		159,657	13,305		9,392	783

WORKING CAPITAL BALANCE: 1/1/92

PER UNIT EXPENSES:	ANNUAL	MONTHLY	1992
A-1 (1 PER BLDG)	17,106	1,426	83.85
B-1; C-1 (2 PER BLDG)	19,007	1,584	93.17
B-2; B-3; C-2; C-3; D-1; D-2 (5 PER BLDG)	20,907	1,742	102.49

/PCRU092

RECORDED IN THE OFFICIAL RECORDS BOOK
OF [illegible] COUNTY, FLORIDA
COUNTY ADMINISTRATOR

OR 9825PG0261

92381789

NINETEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 2

92 SEP 8 PM 2:11

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
7	Clerk's File No. 92-373767	
11	16757	842
12	18341	813
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919	557, as modified in
	16270	711

BK#19842PG0818

This Instrument Was Prepared By:
JOEL S. PIOTRKOWSKI, Attorney
627 — 71st Street, Miami Beach, Fla.

49.00
6.50
55.50

	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	564, as re-recorded in
	16714	900
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 2 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 2, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 2. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON

BK09842PG0819

ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 2, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 152 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 1st day of July, 1992.

Witnessed:

Sue Singerman

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership

By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards

Max Richards, Vice-President.
P.O. Box 41-4423
Miami Beach, Fl. 33141

BK#19812PG0820

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 1st day of July, 1992, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

2755A

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC184216
MY COMMISSION EXP. APR. 30,1995

BK#9842PG0821

EXHIBIT "B" TO
NINETEENTH AMENDMENT
PHASE 2
PARC COURT

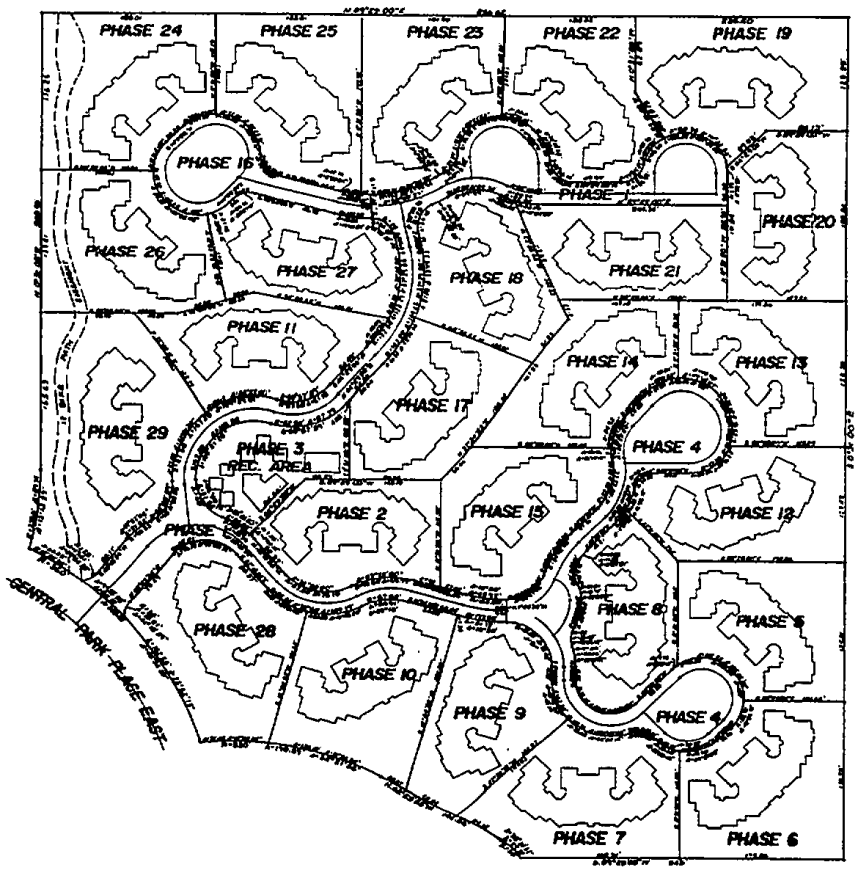
That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the NE corner of said Tract 214; thence run South 0°31" East (on a true meridian) 315.90 feet along the East boundary of said Tract 214; thence run South 89°29' West 306.36 feet; thence run South 23°58'55" East 25.19 feet; thence run South 37°34'05" West 217.97 feet, to the Point of Beginning; thence run South 89°29' West 143.19 feet; thence run South 44°29' West 84.58 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South 42°56'51" West; thence along the arc of said curve to the right, having a radius of 90.53 feet and a central angle of 4°44'14", run Southeasterly 7.49 feet, to a point of tangency; thence run South 42°18'55" East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 57.50 feet and a central angle of 75°50', run Southeasterly and Northeasterly 76.10 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 92.50 feet and a central angle of 43°13', run Easterly 69.77 feet, to a point of tangency; thence run South 74°55'55" East 27.96 feet along the tangent extended; thence run North 0°31' West 115.70 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4548 acres, more or less.

BK#19842PG0822

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM



DESCRIPTION

All of Jacaranda Parcel 21A, according to the Plat of Jacaranda Parcel 21A, as recorded in Plat Book 131 at Page 17 of the Public records of Broward County, Florida, excepting therefrom that portion thereof bounded on Bellow On the North by the North boundary of said Tract 21A, on the West by the West boundary of said Tract 21A, on the East by the Easterly boundary of Tract 21B, projected Northerly to intersect said North boundary of Tract 21A, and on the South by the Northerly boundary of said Tract 21A, projected Easterly to intersect the Northerly projection of the Easterly boundary of said Tract 21B.

Said lands situate in the City of Plantation, Broward County, Florida.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

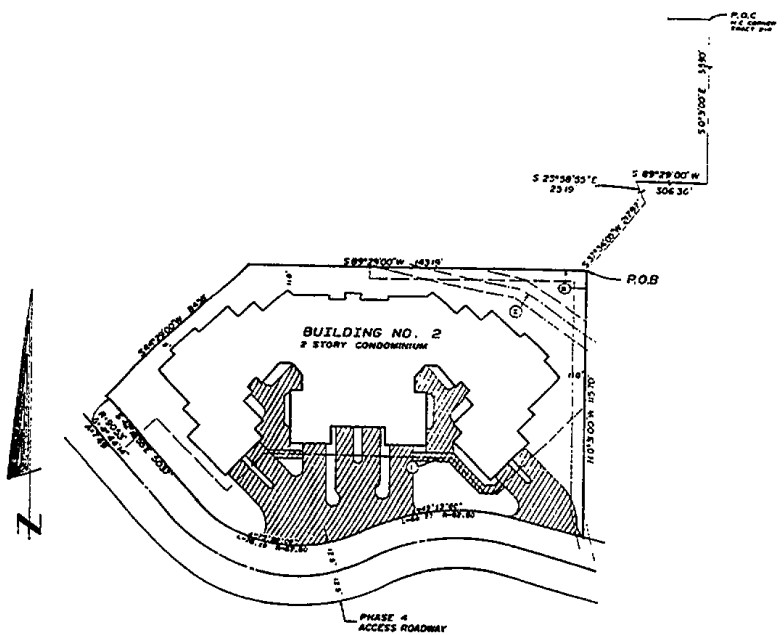
WEDDINGHAM & LIVELY, INC.
SURVEYING ENGINEERING
1000 N.E. 4th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1" = 30'

DATE

SHEET 1 OF 3

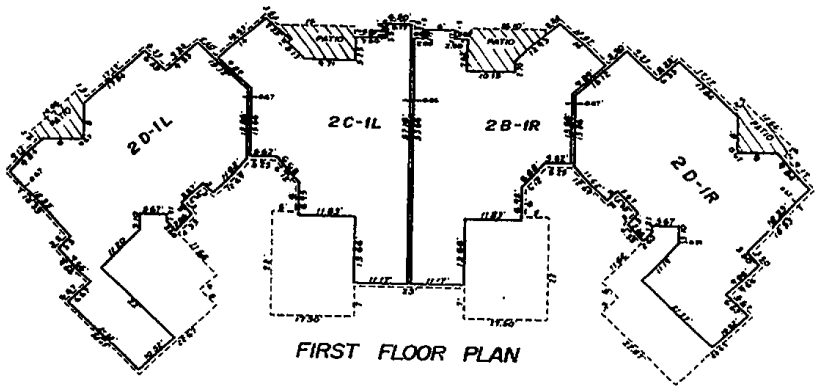
BK 19842 PG 0824



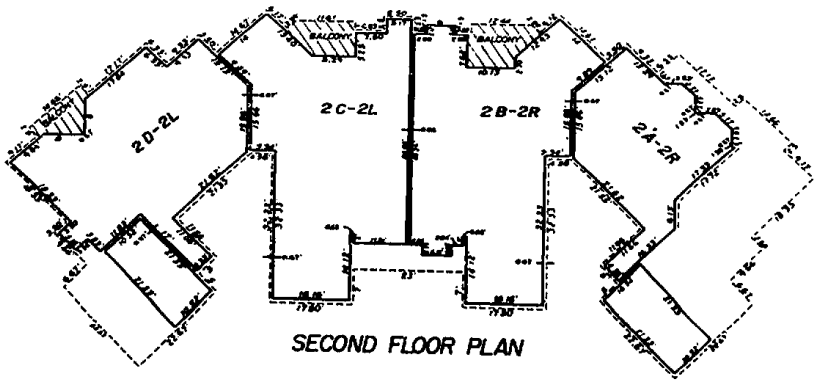
DESCRIPTION OF BUILDING 2
PART OF
PUR HOMES OF SOUTH FLORIDA, INC.

That portion of Tract 214, commencing at the [illegible] of Tract 214, as [illegible] in Plat Book 2 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the northeast corner of said Tract 214; thence [illegible] along the East boundary of said Tract 214; thence due South [illegible] feet; thence [illegible] feet; thence [illegible] feet; thence



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES TO THE DECLARATION OF CONDOMINIUM OF PARC COURT A CONDOMINIUM

1. The condominium property includes a condominium center. All units in the buildings are shown identified numbers as shown and all buildings are shown identified numbers as shown on the attached plans.

2. Each unit shall include that certain part of the building containing the unit which is bounded within the boundaries within the unit, which boundaries are as follows:

Upper and lower boundaries

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersection with the perimetrical boundaries:

Upper Boundary

The horizontal plane of the undecorated finished ceiling. In a unit containing a room in which the ceiling is raised above the level of the ceiling in the rest of the unit, the ceiling shall include the vertical or diagonal surface adjacent the raised ceiling and the horizontal or remaining portions of the unit and the upper boundary shall be the plane of the undecorated finished vertical or diagonal surface that joins the planes of the undecorated finished horizontal portions of the ceiling.

Lower Boundary

The horizontal plane of the undecorated finished floor of a unit containing a room in which the floor or level of such room level of the floor in the rest of the unit (the floor shall include the vertical or diagonal surface connecting the lesser level with the floor of the remaining portions of the unit and the lower boundary shall include the plane of the undecorated finished vertical or diagonal surface that joins the planes of the undecorated finished horizontal portions of the floor.

Perimetrical boundaries.

The perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior surfaces of the walls bounding the unit extended to an intersection with the elevations of the upper and lower boundaries as above. The vertical planes of finished interior surfaces of perimeter or allowed walls bounding the unit and intersecting vertical planes along the lower boundaries of the unit extended to intersect with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but not limited to windows, doors, bay windows and the like, such boundary shall be extended to all such places of light which is the undecorated, unfinished boundaries of such places, which shall include the interior surfaces thereof. The boundaries of such apertures including all frames, window glass, doors, glass, structural members and other portions thereof shall be deemed a part of the boundaries of the unit and shall not be deemed a common elements.

4. Unit dimensions are overlaps to the undecorated walls to the vertical plane of the perpendicular boundary as shown, or the undecorated ceiling and horizontal plane passing 1 foot below the lowest floor elevation plan.

5. All boundary walls and the first floor which separate within a condominium unit undecorated parts of the common elements or the other unit and the second level within the same unit are part of the common elements to the undecorated surfaces of said floors.

6. All conduits and wires and all other common utility lines to service facilities of less than exclusive parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The assigned parking spaces as shown are limited common elements, terraces, patios, porches and balconies exclusively serving a unit or units are limited common elements.

9. All lanes and all portions of this plot plan, not within a condominium unit or units and not shown as a limited common element are parts of the common elements.

10. Each condominium unit shall have as an appurtenance thereto an undivided interest in the common elements and the limited common elements as the same are described and set forth in the declaration of this condominium and this condominium is created under a declaration thereof as provided by Chapter 718, Florida Statutes and the Condominium Act.

11. Condominium property boundary lines are as designated on this plot plan.

12. First floor includes Unit 2D-1L, 2C-1L, 2B-1R & 2D-1R having the following elevations

Lower Elevation +8.0
Upper Elevation +18.0

Second floor includes Units 2D-2L, 2C-2L, 2B-2R & 2A-2R having the following elevations

Upper Elevation +29.0'
Lower Elevation +19.0'

Cathedral Lower Elevation +19.0' to +29.0'
Cathedral Upper Elevation +28.0

Ceiling Elevation +28.0

Numbers for Second Level designated as First Floor and has the following elevations

Floor Elevation +18.0'
Ceiling Elevation +28.0'

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 2

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODBURN & LIVELY, INC.
ENGINEERS & SURVEYORS
1000 S.E. 10th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1"= 30'

DATE

SHEET 3 OF 5

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 7, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11

BK4984PG0826

15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10

BK9842PG0827

25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1592 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2755A

BK#9842PG0828

'ARC COURT CONDOMINIUM ASSOCIATION, INC. 1992 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1992	MONTHLY 1992	FOR 17 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
INCOME:							
MAINTENANCE			159,657	13,305		9,392	783
TOTAL INCOME----------			159,657	13,305		9,392	783
EXPENSES:							
JANITORIAL SERVICES			8,840	737		520	43
BLDG MAINT & SUPPLIES			5,000	417		294	25
LAWN MAINTENANCE			27,000	2,250		1,588	132
LANDSCAPING & TREE TRIM			8,000	667		471	39
PEST CONTROL & FERTILIZER			9,240	770		544	45
POOL CONTRACT			1,788	149		105	9
POOL MAINT & SUPPLIES			2,500	208		147	12
SPRINKLER SERVICE & SUPPLIES			4,200	350		247	21
ELECTRICITY			20,000	1,667		1,176	98
WATER & SEWER			800	67		47	4
PROPERTY & LIAB INS			16,600	1,383		976	81
MISC TAXES & INS			250	21		15	1
ADMINISTRATIVE EXPENSES:							
MANAGEMENT			11,907	992		700	58
OFFICE EXPENSES			2,000	167		118	10
LEGAL & PROFESSIONAL			2,000	167		118	10
MASTER ASSOCIATION			16,848	1,404		991	83
BANK FEES			50	4		3	0
LICENSES & FEES			604	50		36	3
CONTINGENCY			2,000	167		118	10
TOTAL EXPENSES			139,627	11,636		8,213	684
RESERVES:		LONG TERM					
PAINTING RESERVE	(5 YRS)	64,000.00	12,800	1,067		753	63
PAVING RESERVE	(15 YRS)	9,200.00	615	51		36	3
ROOF RESERVE	(25 YRS)	150,000.00	6,000	500		353	29
POOL RESERVE	(15 YRS)	9,200.00	615	51		36	3
TOTAL RESERVES		232,400.00	20,030	1,669		1,178	98
GRAND TOTAL EXPENSES			159,657	13,305		9,392	783
WORKING CAPITAL BALANCE: 1/1/92							

PER UNIT EXPENSES:

		ANNUAL	MONTHLY	1992
A-1	(1 PER BLDG)	17,106	1,426	83.85
B-1; C-1	(2 PER BLDG)	19,007	1,584	93.17
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	20,907	1,742	102.49

/PCBUD92

RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

93267823

TWENTIETH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 6

1993 JUN 24 AM 10:52

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

BK20816PG0957

Phase	O.R.B.	Page
2	19842	818
7	19825	250
11	16757	842
12	18341	813
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919	557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	564, as re-recorded
	16714	900 in
27	16515	157
29	17276	111

Joel Pietrkowski, Esq
627 71 st. street
Miami Beach
33141 Fl.

(11)

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 6, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 6. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 6, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 160 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and

BK20816PG0958

corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 14th day of May, 1993.

Witnessed:

Joel S. Piotrkowski

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards, Vice-President.
P.O. Box 41-4423
Miami Beach, Fl. 33141

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14th day of May, 1993, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J. Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC196216
MY COMMISSION EXP. APR.30,1995

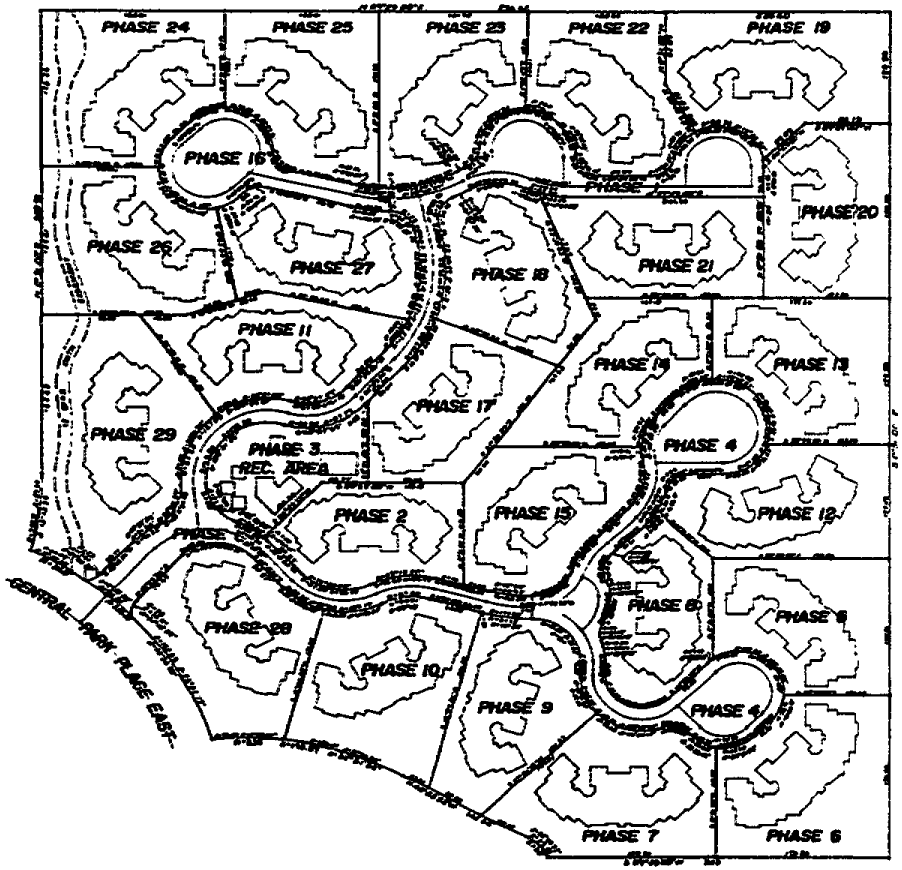
2791A

627 - 71

BK20816PG1959

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM

O. P. W. C. D. CANAL



DESCRIPTION

All of Condominium Parcel Six, according to the Plats of Condominium Parcel Six, as recorded in Plat Book 131 at Page 17 of the Public records of Broward County, Florida, excepting therefrom that portion thereof described as follows: On the West by the West boundary of said Tract Six, on the East by the West boundary of said Tract Six, on the South by the Northerly boundary of Tract Six, projected Northerly to intersect said West boundary of Tract Six, and on the North by the Northerly boundary of said Tract Six, projected Easterly to intersect the Westerly projection of the Southerly boundary of said Tract Six.

Said lands situate in the City of Plantation, Broward County, Florida.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODBURN & LIVELY, INC.

SURVEYING ● ENGINEERING

FORT LAUDERDALE, FLORIDA

SCALE 1" = 50'

DATE

SHEET 1 OF 3

EXHIBIT "B" TO
TWENTIETH AMENDMENT

PHASE 6
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 749.71 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°31'00" East 176.26 feet along said East boundary, to the Southeasterly corner of said Tract 214; thence run South 89°29'00" West 175.26 feet along the South boundary of said Tract 214; thence run North 0°31'00" West 118.52 feet, to a point of intersection with the arc of a curve running Northeasterly to the left; a radial at said point bearing North 9°00'08" East; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 54°31'08" run Northeasterly 43.30 feet, to a point of tangency; thence run North 44°29'00" East 22.20 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 41°26'10" run Northeasterly 32.91 feet; thence run North 89°29'00" East 106.62 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.6397 acres, more or less.

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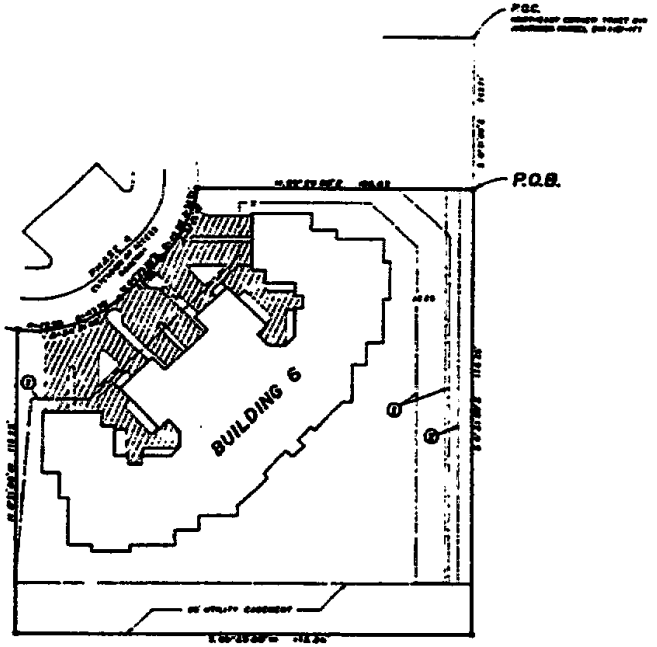
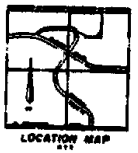




PHASE 6
PARC COURT

That portion of Tract 311, according to the Plat of Lauderdale Forest Plat, as recorded in Plat Book 28, at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 311; thence run South 0°13'00" East (as a true bearing) 705.71 feet along the East boundary of said Tract 311, to the Point of Beginning; thence continue South 0°13'00" East 176.00 feet along said East boundary; thence departing the Southeasterly corner of said Tract 311; thence run South 89°47'00" West 176.00 feet along the South boundary of said Tract 311; thence run North 0°13'00" West 116.00 feet, to a point of intersection with the arc of a curve concave Southwesterly; to the left; a radial of said point bears South 47°00'00" East; thence along the arc of said curve to the left, having a radius of 10.00 feet and a central angle of 14°13'00" run Northwesterly 12.39 feet, to a point of tangency; thence run North 61°13'00" West 33.00 feet along the tangent extension, to a point of curvature of a curve to the right; thence along the arc of said curve to the left, having a radius of 10.00 feet and a central angle of 61°00'18" run Northwesterly a 10.81 feet; thence run North 0°12'42" West 104.81 feet, to the Point of Beginning.

Said condo situate in the City of Plantation, Broward County, Florida and containing 0.2307 acres, more or less.

LEGEND

▨	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
①	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 10419-971 AND O.R. 14626-973
②	INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

CERTIFICATE

I, Charlie C. Hemmings II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material thereon, dated 5-1-92, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimension of the common elements and of each unit can be determined from these materials.

Charlie C. Hemmings II
Registered Land Surveyor No. 4781
State of Florida

PHASE 6

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUMS

EXHIBIT "B"

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

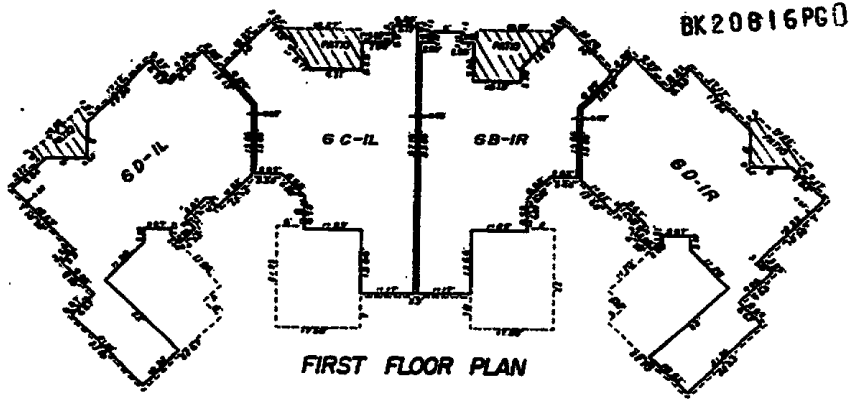
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODWARD & LITTLE INC.
SURVEYING & ENGINEERING
1000 N.E. 45th STREET
FORT LAUDERDALE, FLORIDA

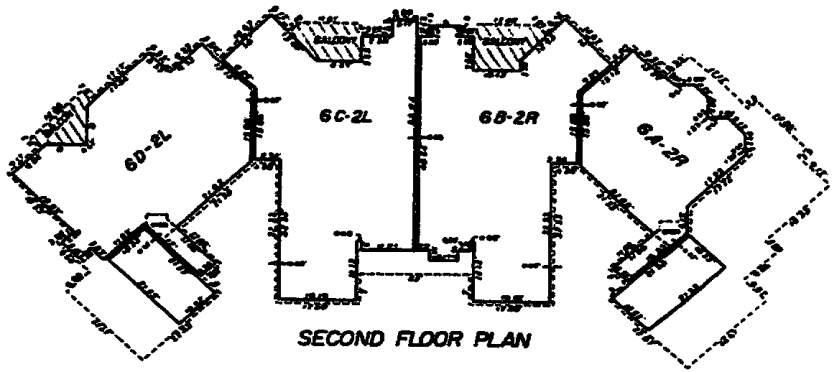
FINAL 5-1-92

1" = 20'
11-8-89

2 8



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

INDICATES LIMITED COMMON ELEMENTS

CONDOMINIUM UNIT BOUNDARY LINE

STRUCTURE BOUNDARY

PHASE 6

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WEDEBRUNN & LOVELY, INC.

SURVEYING AND MAPPING

5200 N.W. 12th STREET

FORT LAUDERDALE, FLORIDA

SCALE 1" = 10'

DATE

SHEET NO. 3 OF 3

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 6, 7, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
6D-1L	(D-1 Unit)	11
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11

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14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10

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24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1676 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2791A

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:							
JANITORIAL SERVICES			9,840	820		518	43
BLDG MAINT & SUPPLIES			17,000	1,417		895	75
LAWN MAINTENANCE			31,200	2,600		1,642	137
LANDSCAPING & TREE TRIM			8,000	667		421	35
PEST CONTROL & FERTILIZER			8,240	687		434	36
POOL CONTRACT			2,020	168		106	9
POOL MAINT & SUPPLIES			2,000	167		105	9
SPRINKLER CONTRACT			2,880	240		152	13
SPRINKLER SUPPLIES			4,200	350		221	18
ELECTRICITY			15,960	1,330		840	70
WATER & SEWER			650	54		34	3
PROPERTY & LIAB INS			21,600	1,800		1,137	95
ADMINISTRATIVE EXPENSES:							
MANAGEMENT			13,954	1,163		734	61
OFFICE EXPENSES			3,500	292		184	15
LEGAL & PROFESSIONAL			2,000	167		105	9
MASTER ASSOCIATION			16,848	1,404		887	74
LICENSES & FEES			872	73		46	4
CONTINGENCY			2,000	167		105	9
TOTAL EXPENSES			162,764	13,564		8,567	714
RESERVES:							
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667		1,053	88
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583		368	31
POOL RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
TOTAL RESERVES		305,000.00	30,000	2,500		1,579	132
GRAND TOTAL EXPENSES			192,764	16,064		10,145	845

WORKING CAPITAL BALANCE: 1/1/92

PER UNIT EXPENSES:		ANNUAL	MONTHLY	1993
A-1	(1 PER BLDG)	20,653	1,721	90.58
B-1; C-1	(2 PER BLDG)	22,948	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	25,243	2,104	110.71

RECORDED IN OFFICIAL RECORDS BOOK

93-290940
TDN-1

20875-0873
O.R. BOOK/PAGE
07-14-93 11:58AM

TWENTY-FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 5

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIUM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
2	19842	818
6		
7	19825	250
11	16757	842
12	18341	813
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919	557, as modified in
	16270	711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688	564, as re-recorded
	6714	900 in
27	16515	157
29	17276	111

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 5, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 5. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 5, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 168 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 14th day of May, 1993.

Witnessed:

Joel S. Piotrkowski

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards, Vice-President.
P.O. Box 41-4423
Miami Beach, Fl. 33141

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14th day of May, 1993, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC184216
MY COMMISSION EXP APR 30,1995

2793A

627-7

EXHIBIT "B" TO
TWENTY-FIRST AMENDMENT

PHASE 5
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 595.70 feet along the East boundary of said Tract 214, to the Point of Beginning; thence continue South 0°31'00" East 154.01 feet along said East boundary; thence run South 89°29'00" West 106.62 feet to a point of intersection with the arc of a curve running Northwesterly and Southwesterly to the left; a radial at said point bearing North 86°57'10" West; thence along the arc of said curve to the left, having a radius of 45.50 feet and a central angle of 128°45'05" run Northwesterly and Southwesterly 102.25 feet; thence run North 0°31'00" West 114 feet; thence run North 89°29'00" East 178.26 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5625 acres, more or less.

EXHIBIT "B" TO

DECLARATION OF CONDOMINIUM

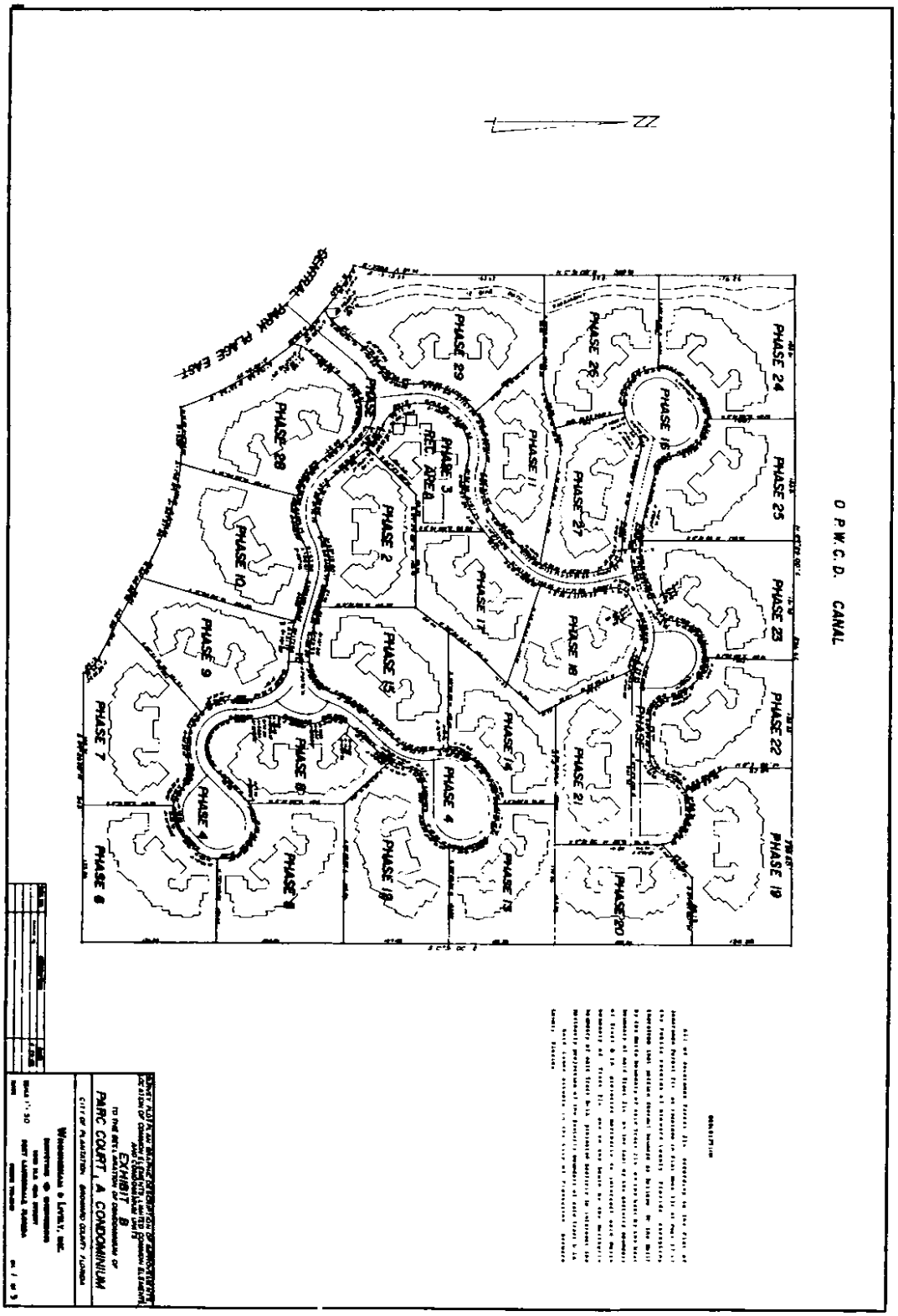


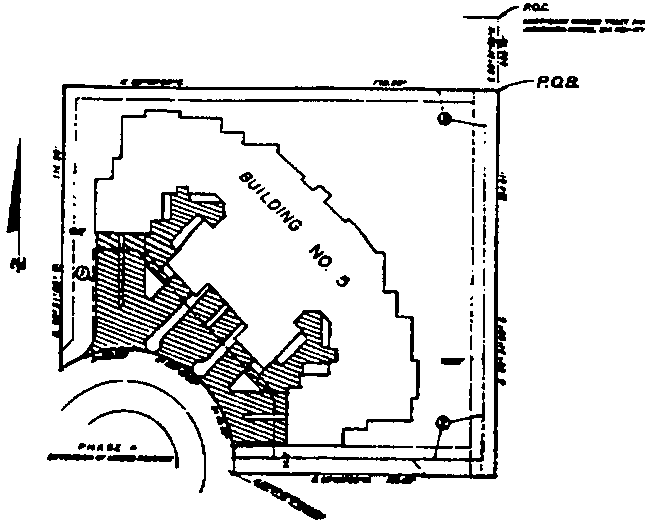
EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

Wedgewood & Lewis, Inc.
SURVEYING & MAPPING
1000 S.E. 10th TERRACE
HALLANDALE, FLORIDA

SHEET 1 OF 3

20875-0878
O. R. BOOK/PAGE



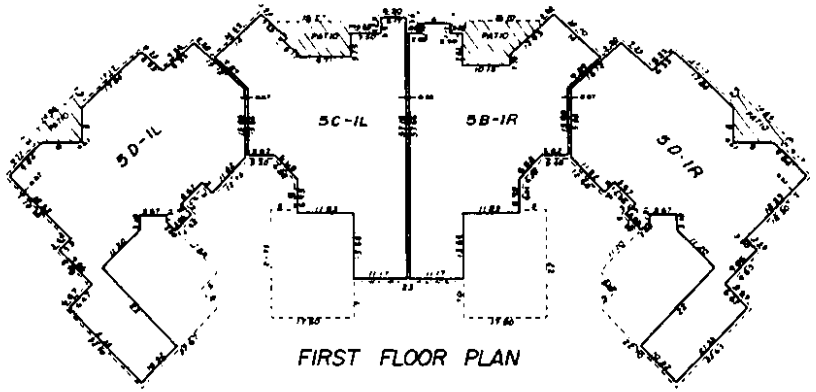
LEGEND

	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS
℄	CENTER LINE
①	BOUNDARY LINE OF CERTAIN APARTMENTS
②	
③	

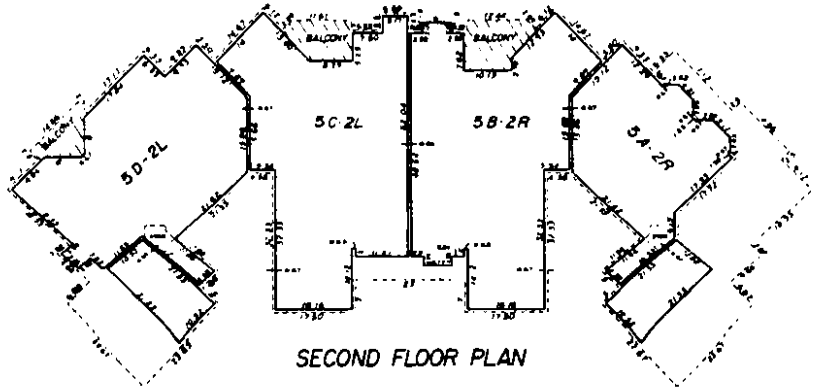
PHASE 5

PARC COURT, A CONDOMINIUM

20875-0879
O. R. BOOK/PAGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- INDICATES LIMITED COMMON ELEMENTS
- CONDOMINIUM UNIT BOUNDARY LINE
- STRUCTURE BOUNDARY

PHASE 5

SURVEY PLAT AND GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WEDEBRUN & LIVELY, INC.

SURVEYORS & ENGINEERS
1900 N.E. 4th STREET
FORT LAUDERDALE, FLORIDA

SCALE: 1" = 10'
DATE: MARCH 1980
SHT. 3 of 3

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 5, 6, 7, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
5D-1L	(D-1 Unit)	11
5C-1L	(C-1 Unit)	10
5B-1R	(B-1 Unit)	10
5D-1R	(D-2 Unit)	11
5D-2L	(D-2 Unit)	11
5C-2L	(C-3 Unit)	11
5B-2R	(B-3 Unit)	11
5A-2R	(A-1 Unit)	9
6D-1L	(D-1 Unit)	11
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9

14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10

23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1760 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:							
JANITORIAL SERVICES			9,840	820		518	43
BLDG MAINT & SUPPLIES			17,000	1,417		895	75
LAWN MAINTENANCE			31,200	2,600		1,642	137
LANDSCAPING & TREE TRIM			8,000	667		421	35
PEST CONTROL & FERTILIZER			8,240	687		434	36
POOL CONTRACT			2,020	168		106	9
POOL MAINT & SUPPLIES			2,000	167		105	9
SPRINKLER CONTRACT			2,880	240		152	13
SPRINKLER SUPPLIES			4,200	350		221	18
ELECTRICITY			15,960	1,330		840	70
WATER & SEWER			650	54		34	3
PROPERTY & LIAB INS			21,600	1,800		1,137	95
ADMINISTRATIVE EXPENSES:							
MANAGEMENT			13,954	1,163		734	61
OFFICE EXPENSES			3,500	292		184	15
LEGAL & PROFESSIONAL			2,000	167		105	9
MASTER ASSOCIATION			16,848	1,404		887	74
LICENSES & FEES			872	73		46	4
CONTINGENCY			2,000	167		105	9
TOTAL EXPENSES			162,764	13,564		8,567	714
RESERVES:							
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667		1,053	88
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583		368	31
POOL RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
TOTAL RESERVES		305,000.00	30,000	2,500		1,579	132
GRAND TOTAL EXPENSES			192,764	16,064		10,145	845

WORKING CAPITAL BALANCE: 1/1/93

PER UNIT EXPENSES:		ANNUAL	MONTHLY	1993
A-1	(1 PER BLDG)	20,653	1,721	90.58
B-1; C-1	(2 PER BLDG)	27,948	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	25,243	2,104	110.71

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
COUNTY ADMINISTRATOR

93 367482 13001
08-31-93 02:10PM

TWENTY-SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 8

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page	
2	19842	818	
5	20875	873	
6	20816	957	
7	19825	250	
11	16757	842	
12	18341	813	
13	17817	274	
14	17709	803	
15	17202	849	
16	16593	423	
17	16959	857	
18	16511	849	
19	15817	287	
20	15817	298	
21	15919	557,	as modified in
	16270	711	
22	16056	0024	
23	16243	932	
24	16593	423	
25	16270	714	
26	16688	564,	as re-recorded
	6714	900	in
27	16515	157	
29	17276	111	

JOEL S. PIOTROWSKI ESQ
627-71 STREET
MIAMI BEACH, FL 33141

BK21055PG 761

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 8, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 8. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 8, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 176 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and

BK21055PG 762

corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 31st day of August, 1993.

Witnessed:

Joel S. Piotrkowski

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards
Max Richards, Vice-President.

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 31st day of August, 1993, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J. Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC184216
MY COMMISSION EXP. APR. 30,1995

2794A

This Instrument Prepared By:
Joel S. Piotrkowski, Esq.
627 - 71st Street
Miami Beach, Fl. 33141

BK21055PG 763

EXHIBIT "B" TO
TWENTY-SECOND AMENDMENT

PHASE 8
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

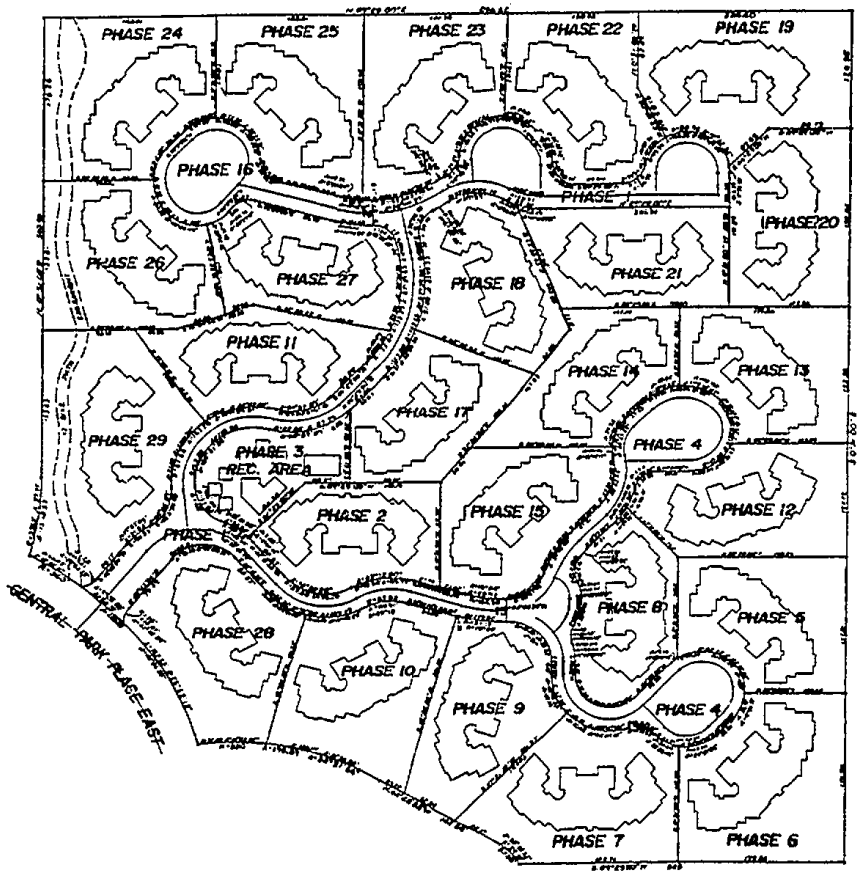
Commencing at the Northeast corner of said Tract 214; thence run South 0°31'00" East (on a true bearing) 595.70 feet along the East line of said Tract 214; thence run South 89°29'00" West 178.26, feet to the Point of Beginning; thence run North 45°31'00" West 79 feet, to a point of intersection with the arc of a curve running Southwesterly to the right; a radial at said point bearing North 60°06'23" West; thence along the arc of said curve to the right, having a radius of 82.50 feet and a central angle of 14°09'28" run Southwesterly 20.39 feet, to a point of tangency; thence run South 44°29'00" West 41.21 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having of 97.50 feet and a central angle of 6°57'01", run Southwesterly 11.83 feet, to a point of point of compound curvature; thence along the arc of said curve to the left, having a radius of 25 feet and a central angle of 66°41'16" run Southerly 29.10 feet, to a point of reverse curvature; thence along the arc of said curve to the right, having a radius of 37.50 feet and a central angle of 28°38'17", run Southerly 18.74 feet, to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 62.50 feet and a central angle of 28°48'05" run Southerly 31.42 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 46°56'12" run Southerly 20.48, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 72.50 feet and a central angle of 18°13'12", run Southerly 23.06 feet, to a point of tangency; thence run South 0°25'55" East 15.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 37.50 feet and a central angle of 135°05'05", run Southeasterly and Northeasterly 88.41 feet, to a point of tangent; thence run North 44°29'00" East 55.20 feet along the tangent extended, to a point of curvature of a curve to the right, thence along the arc of said curve to the right, having a radius of 45.50 feet and a central angle of 9°48'45" run Northeasterly 7.79 feet; thence run North 0°31'00" West 114 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.4453 acres, more or less.

8K21055PG 764

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM

O. P.W. C. D. CANAL



All of Jonathan Dorrel Six, according to the Plat of Jonathan Dorrel Six, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, excepting therefrom that portion thereof described as follows: On the North by the North boundary of said Tract Six, on the West by the West boundary of said Tract Six, on the East by the easterly boundary of Tract Six-A, projected northerly to intersect said North boundary of Tract Six, and on the South by the Northerly boundary of said Tract Six-A, projected easterly to intersect the Northerly projection of the Easterly boundary of said Tract Six-A.

Said lands situate in the City of Plantation, Broward County, Florida.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

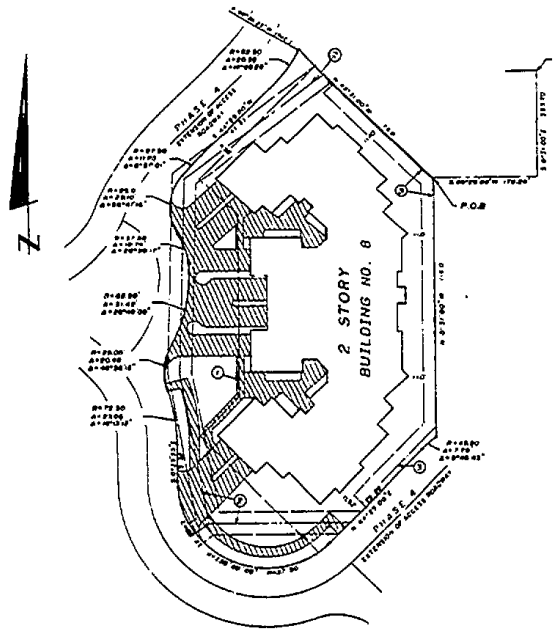
EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

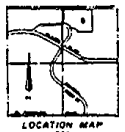
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC.
SURVEYORS & ENGINEERS
5990 N.W. 43rd STREET
FORT LAUDERDALE, FLORIDA

SCALE 1"= 50'
DATE
SHEET 1 OF 3

BK21055PG 766





PHASE 8
PARC COURT

This portion of Tract 21A, according to the Plat of Jacaranda Parcel 21A, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract 21A; thence run South 87°31'00" East (on a true meridian) 549.70 feet along the East line of said Tract 21A; thence run South 89°39'00" West 578.36 feet to the Point of Beginning; thence run North 47°21'00" West 79 feet, to a point of intersection with the arc of a curve running Southwesterly (on the right) a radial at said point bearing North 68°39'39" West; thence along the arc of said curve to the right, having a radius of 82.50 feet and a central angle of 16°05'28" run Southwesterly 28.39 feet, to a point of tangency; thence run South 62°25'07" West 41.71 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 67.50 feet and a central angle of 6°53'01", run Southwesterly 31.43 feet, to a point of point of compound curvature; thence along the arc of said curve to the left, having a radius of 25 feet and a central angle of 64°41'56" run Southeasterly 28.10 feet, to a point of reverse curvature; thence along the arc of said curve to the right, having a radius of 37.50 feet and a central angle of 28°18'17", run Southeasterly 18.74 feet, to a point of compound curvature; thence along the arc of a curve to the right, having a radius of 42.50 feet and a central angle of 78°48'03" run Southeasterly 31.47 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 25 feet and a central angle of 80°56'17" run Southerly 35.80 to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 92.50 feet and a central angle of 13°31'27", run Southerly 21.04 feet, to a point of tangency; thence run South 0°23'51" East 23.33 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 37.50 feet and a central angle of 135°03'05" run Southeasterly and Northeasterly 88.41 feet, to a point of tangent; thence run North 45°29'00" East 35.20 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.50 feet and a central angle of 9°48'45" run Northeasterly 7.79 feet; thence run North 51°32'30" West 116 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 6.4693 acres, more or less

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

//////////	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
①	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14419-971 AND O.R. 14826-873
②	INDICATES CENTER LINE OF 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14820-618
③	INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

CERTIFICATE

I, Charlie C. Winningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e., this Exhibit "C"), together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Charlie C. Winningham II
CHARLIE C. WINNINGHAM II
REGISTERED LAND SURVEYOR No. 3165
STATE OF FLORIDA

DWG NO.	DESCRIPTION	DATE
1	FINAL	7-20-83

PHASE 8

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS.

EXHIBIT "B"

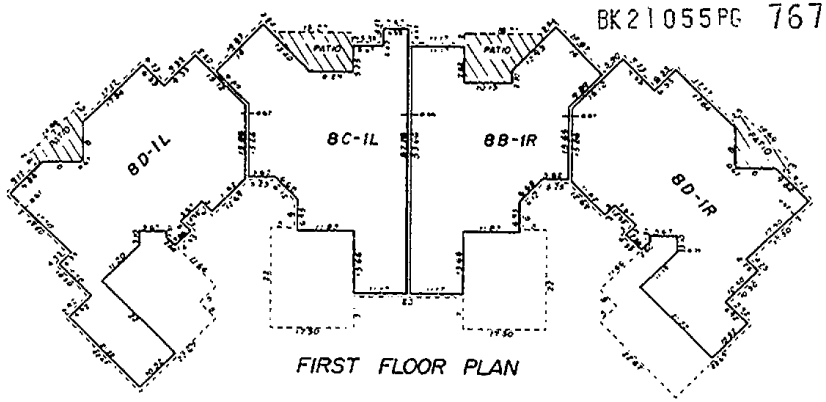
TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

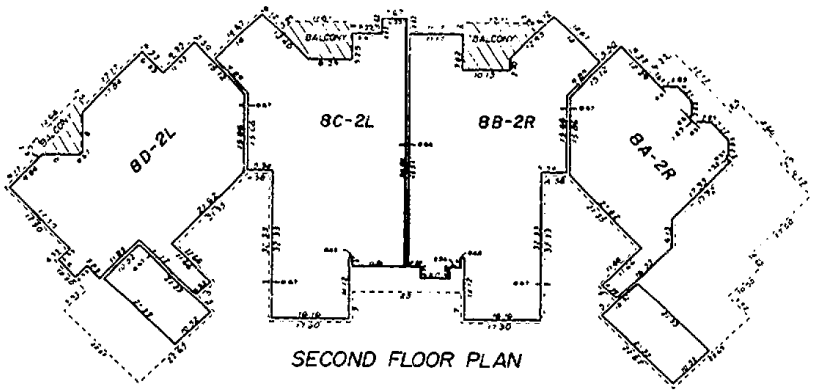
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LEVELY, INC.
SURVEYING & ENGINEERING
1648 N.E. 49th STREET
FORT LAUDERDALE, FLORIDA
PHONE 776-6440

SCALE 1"=20'
DATE
BY CK



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES TO THE DECLARATION OF CONDOMINIUM OF PARC COURT A CONDOMINIUM

1. The condominium property contains 8 condominium units, all of which are dwelling units (certain residents as shown and all residents are shown) and certain undesignated residents as shown on the accompanying plan.

2. Each unit shall include that certain part of the building containing the unit as designated and bounded, as hereinafter set forth, which boundaries are as follows:

Upper and Lower Boundaries

The upper and lower boundaries of each unit shall be the following boundaries extended to an intersection with the perimetrical boundaries:

Upper Boundary

The horizontal plane of the undecorated finished ceiling. In the event a unit shall be the uppermost unit in the building, then the upper boundary shall be the horizontal plane of the undecorated finished ceiling of the roof of the unit. The ceiling shall include the exposed portions of the beams and other structural members which project beyond the undecorated finished ceiling, but shall not include any of the remaining portions of the unit, and the upper boundary shall not include any of the structural members or mechanical systems which may be situated in the unit.

Lower Boundary

The horizontal plane of the undecorated finished floor of the unit. In the event a unit shall be built on a concrete slab, then the lower boundary shall be the horizontal plane of the undecorated finished upper surface of the concrete slab. In the event the unit shall be built over another unit, then the lower boundary shall be the horizontal plane of the undecorated finished surface of the floor of the unit built over.

Perimetrical Boundaries

The perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior surfaces of the walls bounding the unit as described on the plan, with the intersections with the upper and lower boundaries as noted. The perimetrical planes of balconies and/or patios shall be determined in accordance with the foregoing and with the dimensions of balconies and/or patios as shown on the plan. Where there is an aperture in any perimetrical boundary, including, but not limited to, windows, doors and openings for ducts, the boundary of the unit shall include the interior unfinished surfaces of such apertures, including the frames thereof. Exterior surfaces made of glass or other transparent material and the exterior unfinished surfaces of doors shall not be included within the boundaries of the unit.

3. Where there are apertures in any boundary, including, but not limited to, windows, doors and openings, such boundary shall be extended to include the interior unfinished surfaces of such apertures, including the frames thereof. Exterior surfaces made of glass or other transparent material and the exterior unfinished surfaces of doors shall not be included within the boundaries of the unit.

4. Each unit shall have as an appurtenance thereto an undivided share in the common elements and the limited common elements as set forth in the Declaration of Condominium. The undivided share in the common elements and limited common elements appurtenant to each unit shall be as set forth in the Declaration of Condominium.

5. All planes or surfaces are subject to the definitions which are the perimetrical planes previously described as shown, on the attached plans and the horizontal planes previously described relative to the finished floor elevation datum.

6. All interior walls and the first floor walls (except exterior walls) shall be deemed to be limited common elements for the units which they bound. Floors between the first floor and the second floor, walls and floors between units and all other elements of the condominium property are common elements.

7. All lines and all perimeters of the plot plan, the vicinity map, the survey and the graphic description of improvements are hereby incorporated in and made a part of the Declaration of Condominium.

8. All lines and all perimeters of the plot plan, the vicinity map, the survey and the graphic description of improvements are hereby incorporated in and made a part of the Declaration of Condominium.

9. Each condominium unit shall have an undivided share in the common elements and the limited common elements as set forth in the Declaration of Condominium.

10. Condominium property boundaries relative to the condominium units are as shown on the plot plan.

11. Finished floor elevations within the units are as shown on the plot plan, having the following elevations:

Lower Elevation - 9.21
Upper Elevation - 17.21

Finished floor elevations within the units are as shown on the plot plan, having the following elevations:

Upper Elevation - 25.83
Upper Elevation - 17.75
Lower Elevation - 8.48 - 8.65
Upper Elevation - 17.21

Finished floor elevations within the units are as shown on the plot plan, having the following elevations:

Lower Elevation - 9.21
Upper Elevation - 17.21

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

- INDICATES LIMITED COMMON ELEMENTS
- CONDOMINIUM UNIT BOUNDARY LINE
- STRUCTURE BOUNDARY

PHASE 8

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT 8

TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

CITY OF PLANTATION BROWARD COUNTY, FLORIDA

1	FINAL	7-26-83

WINNINGHAM & LIVELY, INC.
SURVEYING ◆ ENGINEERING
1000 N.E. 16th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1" = 10'
DATE

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
5D-1L	(D-1 Unit)	11
5C-1L	(C-1 Unit)	10
5B-1R	(B-1 Unit)	10
5D-1R	(D-2 Unit)	11
5D-2L	(D-2 Unit)	11
5C-2L	(C-3 Unit)	11
5B-2R	(B-3 Unit)	11
5A-2R	(A-1 Unit)	9
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
8D-1L	(D-1 Unit)	11
8C-1L	(C-1 Unit)	10
8B-1R	(B-1 Unit)	10
8D-1R	(D-2 Unit)	11
8D-2L	(D-2 Unit)	11
8C-2L	(C-3 Unit)	11
8B-2R	(B-3 Unit)	11
8A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9

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13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10

22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1844 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2794A

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:							
JANITORIAL SERVICES			9,840	820		518	43
BLDG MAINT & SUPPLIES			17,000	1,417		895	75
LAWN MAINTENANCE			31,200	2,600		1,642	137
LANDSCAPING & TREE TRIM			8,000	667		421	35
PEST CONTROL & FERTILIZER			8,240	687		434	36
POOL CONTRACT			2,020	168		106	9
POOL MAINT & SUPPLIES			2,000	167		105	9
SPRINKLER CONTRACT			2,880	240		152	13
SPRINKLER SUPPLIES			4,200	350		221	18
ELECTRICITY			15,960	1,330		840	70
WATER & SEWER			650	54		34	3
PROPERTY & LIAB INS			21,600	1,800		1,137	95
ADMINISTRATIVE EXPENSES:							
MANAGEMENT			13,954	1,163		734	61
OFFICE EXPENSES			3,500	292		184	15
LEGAL & PROFESSIONAL			2,000	167		105	9
MASTER ASSOCIATION			16,848	1,404		887	74
LICENSES & FEES			872	73		46	4
CONTINGENCY			2,000	167		105	9
TOTAL EXPENSES			162,764	13,564		8,567	714
RESERVES:							
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667		1,053	88
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583		368	31
POOL RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
TOTAL RESERVES		305,000.00	30,000	2,500		1,579	132
GRAND TOTAL EXPENSES			192,764	16,064		10,145	845
WORKING CAPITAL BALANCE: 1/1/92							

PER UNIT EXPENSES:	ANNUAL	MONTHLY	1993
A-1 (1 PER BLDG)	20,653	1,721	90.58
B-1; C-1 (2 PER BLDG)	22,948	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2 (5 PER BLDG)	25,243	2,104	110.71

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

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93-567372
12-13-93 12:43PM

TWENTY-THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 28

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page
2	19842	818
5	20875	873
6	20816	957
7	19825	250
8	21055	761
11	16757	842
12	18341	813
13	17817	274
14	17709	803
15	17202	849
16	16593	423
17	16959	857
18	16511	849
19	15817	287
20	15817	298
21	15919 16270	557, as modified in 711
22	16056	0024
23	16243	932
24	16593	423
25	16270	714
26	16688 6714	564, as re-recorded 900 in
27	16515	157
29	17276	111

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(11) 12

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 28, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 28. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 28, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 184 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and

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corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 24th day of November, 1993.

Witnessed:

Sue-Ann Koretsky

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards
Max Richards, Vice-President.

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 24th day of November, 1993, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J Stein

2804A

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC184216
MY COMMISSION EXP. APR. 30,1995

This Instrument Prepared by:
JOEL S. PIOTROWSKI, Attorney
617-71 Street, Miami Beach, FL 33141

BK2T503PG0961

EXHIBIT "B" TO
TWENTY-THIRD AMENDMENT

PHASE 28
PARC COURT

That portion of Tract 214, according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00' West (on a true bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 60°55'02" West; thence along the arc of said curve to the left (also forming the Northerly boundary of Tract D-1B, as shown on said plat) having a radius of 50 feet and a central angle of 33°20'57", run Northwesterly 29.10 feet, to a point of tangency; thence run North 62°25'55" West 144.56 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 330 feet and a central angle of 21°56'54", run Northwesterly 126.41 feet, to the Point of Beginning; thence continue Westerly 72.48 feet along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 12°35'02", to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 71°50'53" West; thence along the arc of said curve to the left (also forming the Northerly right of way line of Central Park Place East, as shown on said plat) having a radius of 360 feet and a central angle of 25°52'13", run Northwesterly 162.55 feet to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing North 89°29'55" East; thence along the arc of a curve to the right, having a radius of 25 feet and a central angle of 41°15'59", run Northeasterly 18.01 feet to a point of tangency; thence run North 40°45'54" East 70.49 feet along the tangent extended to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.01 feet and a central angle of 96°55'11", run Northeasterly and Southeasterly 76.13 feet to a point of tangency; thence run South 42°18'55" East 50.37 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 82.50 feet and a central angle of 34°01'40", run Southeasterly 49 feet; thence run South 15°04'05" West 151.35 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.6241 acres, more or less.

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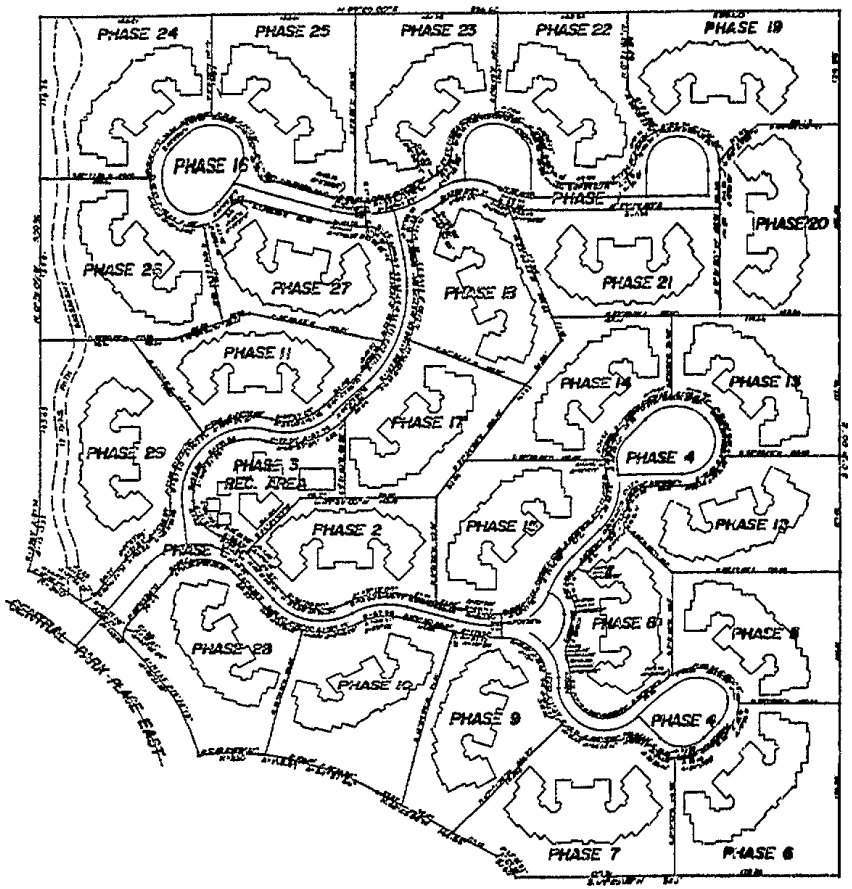
20075 0077
O. R. BOOK/PAGE

EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM

O. P. W. C. D. CANAL



N

DESCRIPTION

All of Jacaranda Parcel 21c, according to the Plat of Jacaranda Parcel 21c, as recorded in Plat Book 131 at Page 37 of the Public records of Broward County, Florida, described somewhat more particularly as follows: Beginning at the most Southerly corner of said Tract 21c, on the North boundary of Tract 21a, as recorded in Plat Book 131 at Page 36 of the Public Records of Broward County, Florida; thence North 89°-56'-00" West along the South boundary of said Tract 21c, a distance of 1,319.26 feet to the Southwest corner of said Tract 21c; thence North 00°-04'-00" East along the West boundary of said Tract 21c, a distance of 1,319.26 feet to the Northwest corner of said Tract 21c; thence South 89°-56'-00" East along the North boundary of said Tract 21c, a distance of 1,319.26 feet to the Northeast corner of said Tract 21c; thence South 00°-04'-00" West along the East boundary of said Tract 21c, a distance of 1,319.26 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS.

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINKENBACH & LIVELY, INC.
SURVEYORS & ENGINEERS
5000 S.W. 42nd STREET
FORT LAUDERDALE, FLORIDA

SCALE 1"=30'
JOB
SHEET 1 OF 3

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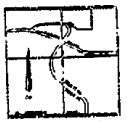
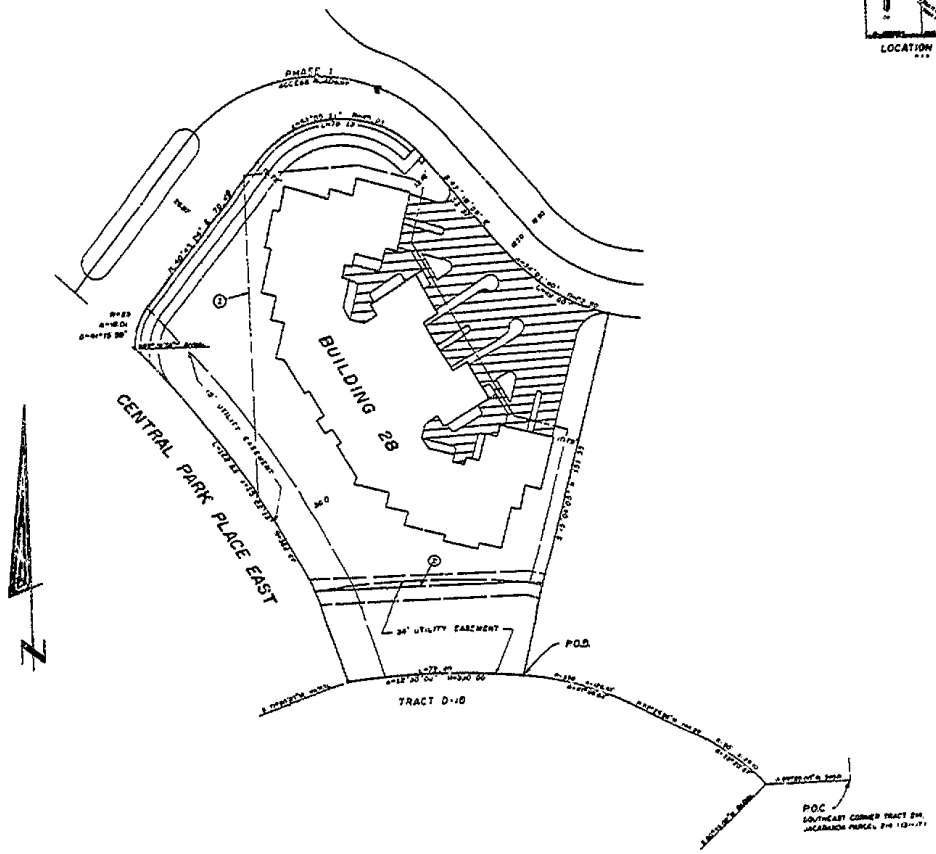


PHASE 28
PARC COURT

That portion of Tract 316, according to the plat of Broadview Manor 315, as recorded in Plat Book 101 at Page 13 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southwest corner of said Tract 316; thence run South 89°25'00" East for a base bearing 145 feet along the South boundary of said Tract 316, to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing South 40°55'07" West; thence along the arc of said curve to the left being a radius of 50 feet and a central angle of 31°50'51", run Northeasterly 29.10 feet, to a point of tangency; thence run North 62°55'55" East 144.56 feet to the point of beginning; thence continue along the same course along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 110 feet and a central angle of 21°56'04", run Northeasterly 126.61 feet, to the point of beginning; thence continue Westerly 72.48 feet along said Northerly boundary, on the arc of said curve to the left, having a radius of 250 feet and a central angle of 16°36'09", to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 11°50'13" West; thence along the arc of said curve to the left being a radius of 250 feet and a central angle of 11°50'13", run Northwesterly 51.64 feet to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing South 89°25'55" East; thence along the arc of said curve to the right, having a radius of 35 feet, and a central angle of 61°15'58", run Northeasterly 37.43 feet to a point of tangency; thence run North 62°55'55" East 10.00 feet along the tangent extended to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 45.02 feet and a central angle of 86°55'11", run Northeasterly and Southeasterly 76.13 feet to a point of tangency; thence run South 42°10'55" East 58.17 feet along the tangent extended, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 83.39 feet and a central angle of 34°01'00", run Southeasterly 49 feet; thence run South 76°04'05" West 151.31 feet, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.661 acres, more or less.



LEGEND

//////	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
①	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14618-571 AND O.R. 14626-678
Ⓟ	INDICATES CENTER LINE OF 80' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14620-618

CERTIFICATE

I, Charlie C. Winningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. this Exhibit "B") together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

WINNINGHAM CORPORATION
By: Charlie C. Winningham II
REGISTERED LAND SURVEYOR NO. 3741
STATE OF FLORIDA

PHASE 28

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC.
SURVEYING ◆ ENGINEERING
1000 N.E. 16th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1" = 20'
DATE 11-29-82

NO.	REVISIONS	DATE
1	FINAL	12-8-82

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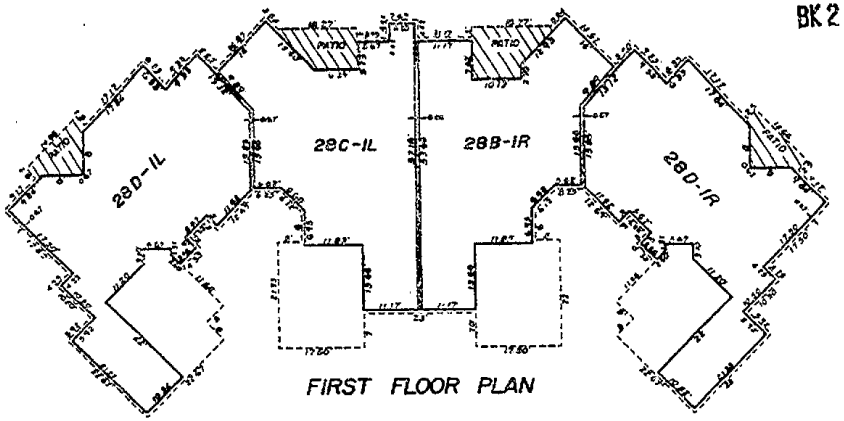
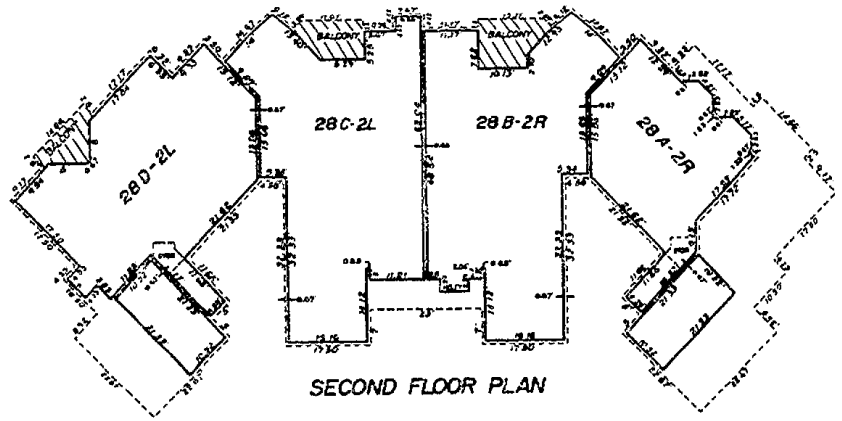


FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES TO THE DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM

1. The condominium property includes 8 condominium units. All units in the building are given identifying numbers as shown and all buildings are given identifying numbers as shown on the attached plan.

2. Each unit shall include that certain part of the building containing the unit which is located within the boundaries within the unit, which boundaries are as follows:

Upper and Lower Boundaries

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersections with the perimetrical boundaries:

Upper Boundary

The horizontal plane of the unfinished finished ceiling. In a unit containing a room in which the ceiling is raised above the level of the ceiling in the rest of the unit, the ceiling shall include the vertical or diagonal surface connecting the lower ceiling with the ceiling of the remaining portion of the unit and the upper boundary shall be the plane of the unfinished finished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portions of the ceiling.

Lower Boundary

The horizontal plane of the unfinished finished floor in a unit containing a room in which the floor is raised above the level of the floor in the rest of the unit the floor shall include the vertical or diagonal surface connecting the lower floor with the floor of the remaining portion of the unit and the lower boundary shall include the plane of the unfinished finished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portions of the floor. Perimetrical boundaries: The perimetrical boundaries of the unit shall be the vertical planes of the unfinished finished interior surfaces of the walls bounding the unit extended to an intersection with the plane of the upper and lower boundaries as noted. The vertical planes of finished interior surfaces of perimeter or common walls separating two adjoining units shall be the vertical planes along the lower boundaries of the unit where there is no wall extended to their planar intersections with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but not limited to windows, doors and openings, such boundaries shall be extended to include all such apertures and all frames, glass or other fixtures in the elements of such apertures so that the perimetrical boundary of such apertures shall be unfinished surfaces facing the interior thereof and all such apertures including but not limited to all frames, glass, doors, screens and other fixtures intended to serve only the unit, but not any of the common elements or any portion thereof shall be included in the boundaries of the unit and shall not be deemed a common element.

4. Unit boundaries are further defined on the unfinished walls by the vertical planes of the perimetrical boundaries as shown, by the unfinished ceiling and by horizontal planes running 1 foot below the first floor finished slab.

5. All bearing walls and the first floor slab located within a condominium unit constitute parts of the common elements to the unfinished surfaces of said walls and said slab. Floors between the first floor and the second floor which a few units and part of the common elements to the unfinished surfaces of said floors.

6. All conduits and wires and all other commonly flows to control operations of location constitute parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The assigned parking spaces as shown are limited common elements. Terraces, porches, patios and balconies adjacent(ing) serving a unit or units are limited common elements.

9. All lands and all portions of this plot plan not within a condominium unit or units are not shown as a limited common element are parts of the common elements.

10. Each condominium unit shall have an an appurtenant thereto an undivided interest in the common elements and the limited common elements as the same are described and set forth in the declaration of this condominium and this percentage is stated under a declaration thereof as provided by Chapter 718, Florida Statutes the Condominium Act.

11. Condominium property boundary lines are as indicated on this plot plan.

12. First floor includes Units 28B-1L,28C-1L,28B-1R &28D-1R having the following elevations

Lower Elevation. = 5.08
Upper Elevation. = 17.26

Second Floor includes Units 28B-2L,28C-2L,28B-2R &28A-2R having the following elevations

Lower Elevation. = 8.67
Upper Elevation. = 20.84

Average Lower Elevation. =8.67 TO =8.67
Average Upper Elevation. =20.84
Ceiling Elevation. =11.00

Storage for Second Floor located on First Floor and has the following elevations

Floor elevation. =8.08
Ceiling elevation =11.00

LEGEND

INDICATES LIMITED COMMON ELEMENTS
CONDOMINIUM UNIT BOUNDARY LINE
STRUCTURE BOUNDARY

PHASE 2B

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WHISENAND & LEVELY, INC.
SURVEYORS & ENGINEERS
1000 N.E. 4th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1" = 10'

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
5D-1L	(D-1 Unit)	11
5C-1L	(C-1 Unit)	10
5B-1R	(B-1 Unit)	10
5D-1R	(D-2 Unit)	11
5D-2L	(D-2 Unit)	11
5C-2L	(C-3 Unit)	11
5B-2R	(B-3 Unit)	11
5A-2R	(A-1 Unit)	9
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
8D-1L	(D-1 Unit)	11
8C-1L	(C-1 Unit)	10
8B-1R	(B-1 Unit)	10
8D-1R	(D-2 Unit)	11
8D-2L	(D-2 Unit)	11
8C-2L	(C-3 Unit)	11
8B-2R	(B-3 Unit)	11
8A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9

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13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10

BK21503P00967

22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
28D-1L	(D-1 Unit)	11
28C-1L	(C-1 Unit)	10
28B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
28D-2L	(D-2 Unit)	11
28C-2L	(C-3 Unit)	11
28B-2R	(B-3 Unit)	11
28A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 1928 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2804A

BK2150PG0960

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET EXHIBIT "F" TO DECLARATION OF CONDOMINIUM

		ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:						
JANITORIAL SERVICES		9,840	820		518	43
BLDG MAINT & SUPPLIES		17,000	1,417		895	75
LAWN MAINTENANCE		31,200	2,600		1,642	137
LANDSCAPING & TREE TRIM		8,000	667		421	35
PEST CONTROL & FERTILIZER		8,240	687		434	36
POOL CONTRACT		2,020	168		106	9
POOL MAINT & SUPPLIES		2,000	167		105	9
SPRINKLER CONTRACT		2,880	240		152	13
SPRINKLER SUPPLIES		4,200	350		221	18
ELECTRICITY		15,960	1,330		840	70
WATER & SEWER		650	54		34	3
PROPERTY & LIAB INS		21,600	1,800		1,137	95
ADMINISTRATIVE EXPENSES:						
MANAGEMENT		13,950	1,163		734	61
OFFICE EXPENSES		3,500	292		184	15
LEGAL & PROFESSIONAL		2,000	167		105	9
MASTER ASSOCIATION		16,848	1,404		887	74
LICENSES & FEES		872	73		46	4
CONTINGENCY		2,000	167		105	9
TOTAL EXPENSES		162,764	13,564		8,567	714
RESERVES:						
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667	1,053	88
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125	79	7
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583	368	31
POOL RESERVE	(10 YRS)	15,000.00	1,500	125	79	7
TOTAL RESERVES		305,000.00	30,000	2,500	1,579	132
GRAND TOTAL EXPENSES			192,764	16,064	10,145	845
WORKING CAPITAL BALANCE: 1/1/92						

PER UNIT EXPENSES:		ANNUAL	MONTHLY	1993
A-1	(1 PER BLDG)	20,653	1,721	90.58
B-1; C-1	(2 PER BLDG)	22,948	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	25,243	2,104	110.71

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21503PG0969

94-060202 T#001
02-08-94 10:44AM

TWENTY-FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 10

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page	
2	19842	818	
5	20875	873	
6	20816	957	
7	19825	250	
8	21055	761	
11	16757	842	
12	18341	813	
13	17817	274	
14	17709	803	
15	17202	849	
16	16593	423	
17	16959	857	
18	16511	849	
19	15817	287	
20	15817	298	
21	15919	557,	as modified in
	16270	711	
22	16056	0024	
23	16243	932	
24	16593	423	
25	16270	714	
26	16688	564,	as re-recorded
	6714	900	in
27	16515	157	
28	21503	959	
29	17276	111	

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3+

12 pgs

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 10, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 10. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 10, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 192 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and

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corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 7th day of February, 1994.

Witnessed:

Isabel Melian

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards
Max Richards, Vice-President.

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 7th day of February, 1994, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J. Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC184216
MY COMMISSION EXP. APR. 30,1995

2805A

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This instrument prepared by:
JOEL S. PERWIN, Attorney
827-71 Street, Miami Beach, FL 33141

PHASE 10
PARC COURT

That portion of Tract 214 according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows;

Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00" West (on a grid bearing) 345 feet along the South boundary of said Tract 214; to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 60°55'02" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-1B as shown on said plat, having a radius of 50 feet and a central angle 33°20'57", run Northwesterly 29.10 feet to a point of tangency; thence run North 62°25'55" West 114.69 feet, along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue North 62°25'55" West 29.87 feet along said Northerly boundary, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 330 feet and a central angle of 21°56'54", run Westerly 126.41 feet; thence run North 15°04'05" East 151.35 feet to a point of intersection with the arc of a curve running Easterly to the left, a radial at said point bearing North 13°39'25" East; thence along the arc of said curve to the left having, a radius of 82.50 feet and a central angle of 41°48'20" run Northeasterly 60.20 to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 43°13' run Easterly 50.91 feet to a point of tangency; thence run South 74°55'55" East 54.08 feet along the tangent extended; thence run South 15°04'05" West 201.82 feet to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida, and containing 0.6319 acres, more or less.

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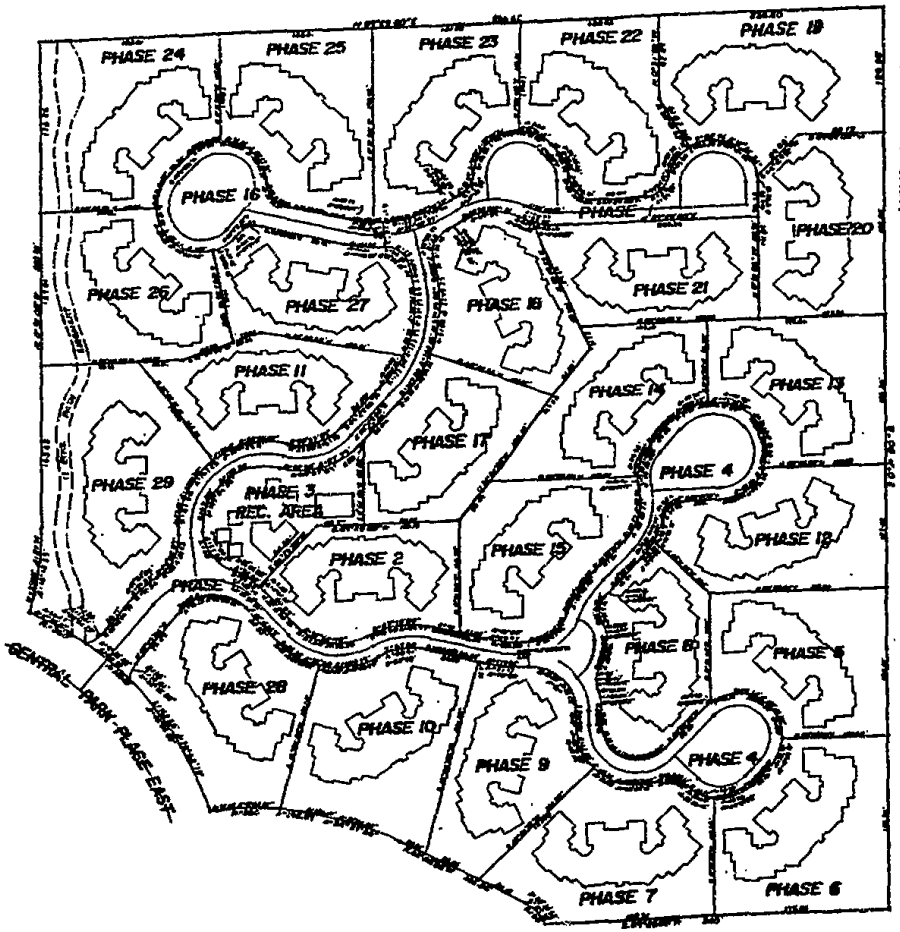
EXHIBIT "B" TO
DECLARATION OF CONDOMINIUM

O. P. W. C. D. CANAL



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DESCRIPTION

All of Anacostia Section Six, according to the Plat of Anacostia Section Six, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, excepting therefrom that portion thereof described as follows, to wit: Beginning at the Northeast corner of said Tract 31; on the East line of said Tract 31, on the East or the Westerly boundary of Tract B-14, portioned herewith as recorded said North boundary of Tract 31, one of the South or the Northerly property of said Tract B-14, portioned herewith as recorded the Westerly prolongation of the Easterly boundary of said Tract B-14, said point being situate in the City of Plantation, Broward County, Florida.

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WILLIAMS & LIVELY, INC.

Scale 1"=50'

Sht. 1 of 3

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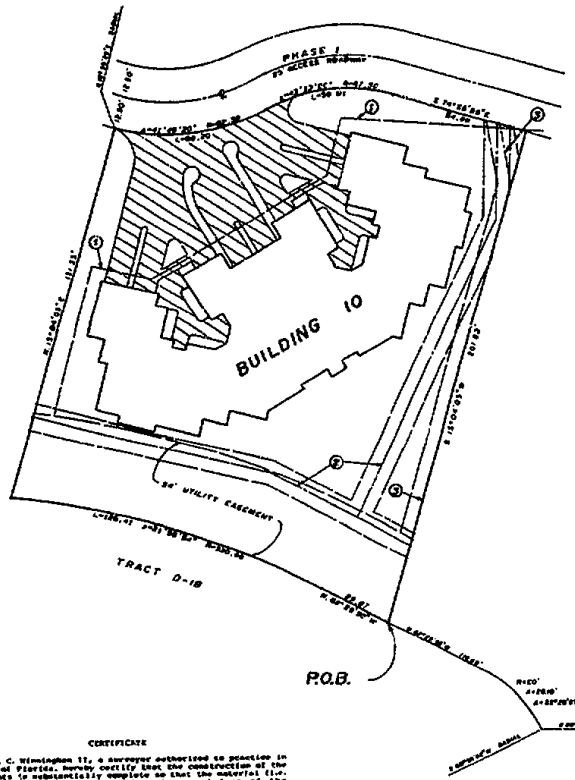

PHASE 10
PARC COURT

That portion of Tract 214 according to the plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at Page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00" West (on a grid bearing) 345 feet along the South boundary of said Tract 214; to a point of intersection with the arc of a curve running Northeasterly to the left, a radial at said point bearing South 46°57'02" West; thence along the arc of said curve to the left also forming the Northerly boundary of Tract D-18 as shown on said plat, having a radius of 50 feet and a central angle 39°26'57", run Northwesterly 34.10 feet to a point of tangency; thence run North 23°29'55" West 116.44 feet, along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue North 62°29'55" West 29.47 feet along said Northerly boundary, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 110 feet and a central angle of 31°26'56", run Westerly 126.61 feet; thence run North 15°00'00" East 151.35 feet to a point of intersection with the arc of a curve running Easterly to the left, a radial at said point bearing North 13°09'41" East; thence along the arc of said curve to the left having, a radius of 82.50 feet and a central angle of 61°08'39" run Northeasterly 88.01 to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 67.50 feet and a central angle of 47°13' run Easterly 58.91 feet to a point of tangency; thence run South 74°54'43" East 54.08 feet along the tangent extended; thence run South 15°04'01" West 201.07 feet to the Point of Beginning.

Said Lands situate in the City of Plantation, Broward County, Florida, and containing 0.839± acres, more or less.

LEGEND

▨	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
(1)	INDICATES BOUNDARY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14418-971 AND O.R. 14626-973
(2)	INDICATES CENTER LINE OF 10' FLORIDA POWER AND LIGHT COMPANY EASEMENT, PER O.R. 14820-816
(3)	INDICATES CENTER LINE OF 10' SOUTHERN BELL EASEMENT

CERTIFICATE

I, Charlie C. Winningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. this Exhibit "B"), together with the provisions of the said Exhibit "B" describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

C.C. WINNINGHAM CORPORATION

By: Charlie C. Winningham II
Registered Land Surveyor No. 5168
STATE OF FLORIDA

REV. NO.	DESCRIPTION	DATE
1	FINAL	12-19-89

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LOVELY, INC.
SURVEYING ENGINEERING
1000 N.E. 4th STREET
FORT LAUDERDALE, FLORIDA

SCALE 1" = 80'
DATE 11-10-89

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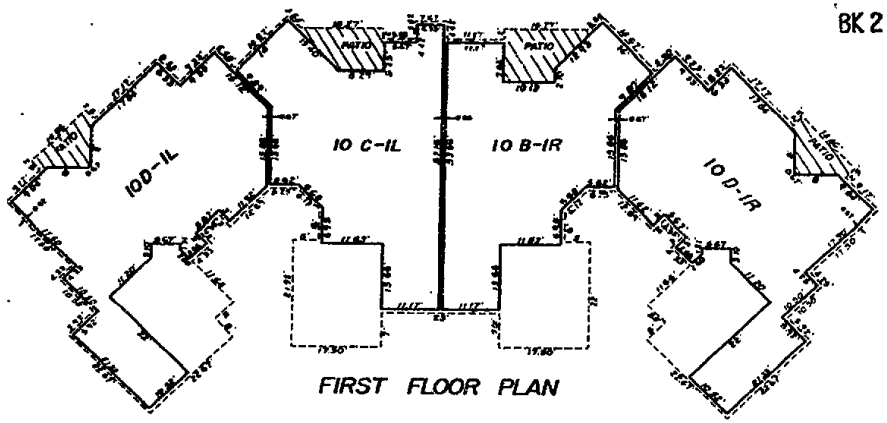
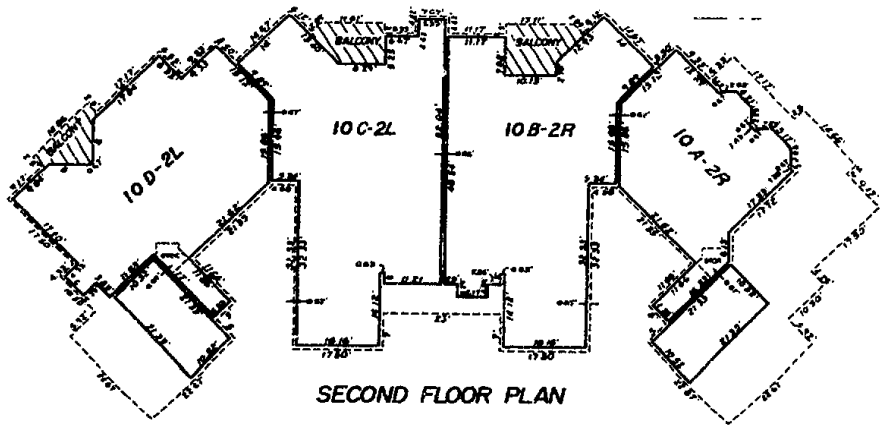


FIRST FLOOR PLAN



SECOND FLOOR PLAN

RIDER TO THE DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM

1. The condominium property includes 8 condominium units. All units in the building are given identifying numbers as shown and all buildings are given identifying numbers as shown on the attached plan.

2. Each unit shall include that certain part of the building containing the unit which is situated within the boundaries within the unit, which boundaries are as follows:

Upper and Lower Boundaries.

The upper and lower boundaries of each unit shall be the following boundaries extended to the intersection with the perimetrical boundaries.

Upper Boundary

The horizontal plane of the unfinished finished ceiling; in a unit containing a room in which the ceiling is raised above the level of the ceiling in the rest of the unit, the ceiling shall include the vertical or diagonal surface connecting the raised ceiling with the ceiling of the remainder portion of the unit and the upper boundary shall be the plane of the unfinished finished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portions of the ceiling.

Lower Boundary.

The horizontal plane of the unfinished finished floor in a unit containing a room in which the floor is raised above the level of the floor in the rest of the unit the floor shall include the vertical or diagonal surface connecting the raised floor with the floor of the remainder portion of the unit and the lower boundary shall include the planes of the unfinished vertical or diagonal surface that joins the planes of the unfinished finished horizontal portion of the floor. Perimetrical boundaries. The perimetrical boundaries of the unit shall be the vertical planes of the unfinished finished interior surfaces of the walls bounding the unit extended to an intersection with the elevations of the upper and lower boundaries as noted. The vertical planes of finished interior surfaces of screened or glassed walls bounding the unit and temporary vertical planes along the lower boundaries of the unit where there is no wall extended to their planes intersections with each other and the upper and lower boundaries.

3. Where there are apertures in any boundary including but not limited to windows, doors, slip lights and ventilation gaps such boundary shall be extended at all such places at right angles to the dimension of such apertures so that the perimetrical boundary of such places shall be coincidental with the unfinished finished interior surfaces of such apertures including all frame and the thereof. Interior surfaces made of glass screening or other transparent material and all framing enclosing thereof shall be included in the boundaries of the unit and shall not be deemed a common element.

4. Unit dimensions are average as the unfinished walls as the vertical plane of the perch exterior boundary as shown, to the undecked ceiling and to horizontal plane passing 1 foot below the first floor finished slab.

5. All bearing walls and the first floor slab located within a condominium unit constitute parts of the common elements up to the unfinished surface of said walls and floor slab. Floors between the first floor and the second floor within a two story unit are part of the common elements up the unfinished surface of said floors.

6. All conduits and wires and all other common utility lines so enclosed constitute of location constitute parts of the common elements.

7. The areas designated as limited common elements are reserved for the use of certain unit owner or owners to the exclusion of other unit owners.

8. The designed portion spaces as shown are Limited Common Elements. Terraces, porches, patios and balconies exclusively service a unit or units are limited Common Elements.

9. All lands and all portions of this plot plan not within a condominium unit or units and not shown as a limited common element are parts of the common elements.

10. Each condominium unit shall have as an appurtenance thereto an undivided interest in the common elements and the limited common elements as the same are described and set forth in the declaration of this condominium to created under a declaration thereof as provided by Chapter 718, Florida Statutes the Condominium Act.

11. Condominium property boundary lines are as delineated on this plot plan.

12. First Floor includes Units 10D-1L, 10C-1L, 10B-1R & 10D-1R having the following elevations.

Lower Elevation: +8.96
Upper Elevation: +18.96

Second Floor includes Units 10D-2L, 10C-2L, 10B-2R & 10A-2R having the following elevations.

Floor Elevation: +28.67
Ceiling Elevation: +37.67

Interior Lower Elevation: +27 TO +28.67
Exterior Lower Elevation: +28.96
CEILING ELEVATION: +38.96

Storage for Second Floor located at First Floor and has the following elevations:

Floor elevation: +8.96±
Ceiling elevation: +18.96

LEGEND

INDICATES LIMITED COMMON ELEMENTS
CONDOMINIUM UNIT BOUNDARY LINE
STRUCTURE BOUNDARY

PHASE 10

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND CONDOMINIUM UNITS

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WHISNANT & LIVELY, INC.
SURVEYORS & ENGINEERS
1000 N.E. 4th STREET
FORT LAUDERDALE, FLORIDA

DATE	DESCRIPTION	DATE
1	FINAL	10-18-83

SCALE 1" = 10'
DATE
PHONE 763-6610
SH OF

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
5D-1L	(D-1 Unit)	11
5C-1L	(C-1 Unit)	10
5B-1R	(B-1 Unit)	10
5D-1R	(D-2 Unit)	11
5D-2L	(D-2 Unit)	11
5C-2L	(C-3 Unit)	11
5B-2R	(B-3 Unit)	11
5A-2R	(A-1 Unit)	9
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
8D-1L	(D-1 Unit)	11
8C-1L	(C-1 Unit)	10
8B-1R	(B-1 Unit)	10
8D-1R	(D-2 Unit)	11
8D-2L	(D-2 Unit)	11
8C-2L	(C-3 Unit)	11
8B-2R	(B-3 Unit)	11
8A-2R	(A-1 Unit)	9
10D-1L	(D-1 Unit)	11
10C-1L	(C-1 Unit)	10
10B-1R	(B-1 Unit)	10
10D-1R	(D-2 Unit)	11
10D-2L	(D-2 Unit)	11
10C-2L	(C-3 Unit)	11
10B-2R	(B-3 Unit)	11
10A-2R	(A-1 Unit)	9
11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9

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12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11
20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11

BK2T734PG0503

21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
28D-1L	(D-1 Unit)	11
28C-1L	(C-1 Unit)	10
28B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
28D-2L	(D-2 Unit)	11
28C-2L	(C-3 Unit)	11
28B-2R	(B-3 Unit)	11
28A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11

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29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 2012 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2805A

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PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET

EXHIBIT "F" TO DECLARATION OF CONDOMINIUM

			ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:							
JANITORIAL SERVICES			9,840	820		518	43
BLDG MAINT & SUPPLIES			17,000	1,417		895	75
LAWN MAINTENANCE			31,200	2,600		1,642	137
LANDSCAPING & TREE TRIM			8,000	667		421	35
PEST CONTROL & FERTILIZER			8,240	687		434	36
POOL CONTRACT			2,028	169		106	9
POOL MAINT & SUPPLIES			2,000	167		105	9
SPRINKLER CONTRACT			2,880	240		152	13
SPRINKLER SUPPLIES			4,200	350		221	18
ELECTRICITY			15,960	1,330		840	70
WATER & SEWER			650	54		34	3
PROPERTY & LIAB INS			21,600	1,800		1,137	95
ADMINISTRATIVE EXPENSES:							
MANAGEMENT			13,954	1,163		734	61
OFFICE EXPENSES			3,500	292		184	15
LEGAL & PROFESSIONAL			2,000	167		105	9
MASTER ASSOCIATION			16,848	1,404		887	74
LICENSES & FEES			872	73		46	4
CONTINGENCY			2,000	167		105	9
TOTAL EXPENSES			162,764	13,564		8,567	714
RESERVES:							
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667		1,053	88
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583		368	31
POOL RESERVE	(10 YRS)	15,000.00	1,500	125		79	7
TOTAL RESERVES		305,000.00	30,000	2,500		1,579	132
GRAND TOTAL EXPENSES			192,764	16,064		10,145	845
WORKING CAPITAL BALANCE: 1/1/92							

PER UNIT EXPENSES:		ANNUAL	MONTHLY	1993
A-1	(1 PER BLDG)	20,653	1,721	90.58
B-1; C-1	(2 PER BLDG)	22,948	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	25,243	2,104	110.71

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21734PG0506

94-164077
04-06-94 10:57AM

TWENTY-FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM, ADDING PHASE 9

THIS AMENDMENT to Declaration of Condominium, is made by SIMA INVESTMENTS LIMITED, a Florida Limited Partnership ("DEVELOPER").

P R E A M B L E:

PARC COURT, A CONDOMINIUM was created by the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15452, Page 742, of the Public Records of Broward County, Florida, as amended by the First Amendment to the Declaration of Condominium of Parc Court, A Condominium, recorded in Official Records Book 15817, Page 287, of the Public Records of Broward County, Florida (collectively the "DECLARATION"). In Paragraph 23 of the DECLARATION, DEVELOPER reserved the right to add one or more additional phases to the CONDOMINIUM, pursuant to Section 718.403, Florida Statutes.

The following phases have previously been added to the CONDOMINIM pursuant to Amendments to the Declaration which Amendments for the respective phases are recorded in the Official Records Book and Page of the Public Records of Broward County, Florida, set forth below for the phase:

Phase	O.R.B.	Page	
2	19842	818	
5	20875	873	
6	20816	957	
7	19825	250	
8	21055	761	
10	21734	495	
11	16757	842	
12	18341	813	
13	17817	274	
14	17709	803	
15	17202	849	
16	16593	423	
17	16959	857	
18	16511	849	
19	15817	287	
20	15817	298	
21	15919	557,	as modified in
	16270	711	
22	16056	0024	
23	16243	932	
24	16593	423	
25	16270	714	
26	16688	564,	as re-recorded
	6714	900	in
27	16515	157	
28	21503	959	
29	17276	111	

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(12)

DEVELOPER now desires to amend the DECLARATION to add Phase 6 to the CONDOMINIUM.

NOW, THEREFORE, DEVELOPER hereby amends the DECLARATION as follows:

1. The recitations set forth in the Preamble to this Amendment are true and accurate and are incorporated herein by this reference Any and all defined terms used in this Amendment, if not defined herein, shall have the meaning attributed to them in the DECLARATION.

2. Attached hereto as Exhibit "B" is the legal description of the land which constitutes Phase 9, and a survey of the land and a graphic description of the improvements in which UNITS are located and a plot plan thereof that, together with the DECLARATION, are in sufficient detail to indentify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions, in Phase 9. Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION are hereby amended by adding thereto Exhibit "B" of this Amendment, and the fee simple title to the property described in Exhibit "B" of this Amendment is hereby submitted to the CONDOMINIUM FORM OF OWNERSHIP as part of the CONDOMINIUM. Accordingly, the complete legal description of the land now comprising the CONDOMINIUM, and the complete survey of the land and graphic description of the improvements in which UNITS are located and the plot plan thereof that, together with the DECLARATION, are in sufficient detail to identify the COMMON ELEMENTS and each UNIT and their relative locations and approximate dimensions in the entire CONDOMINIUM as hereby amended by adding Phase 9, now consists of Exhibit "A" and Exhibit "B" Part 1 of the DECLARATION, as same may have been previously amended by the addition of prior phases and Exhibit "B" of this Amendment.

3. With this Amendment, there are a total of 200 UNITS in the CONDOMINIUM. Exhibit "C" of the DECLARATION, which sets forth each UNIT OWNER'S undivided share in the COMMON ELEMENTS (and

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corresponding share of the COMMON EXPENSES), is hereby amended pursuant to Paragraph 8 of the DECLARATION to be the Exhibit "C" attached to this Amendment. Such undivided interest may be diluted as additional phases are added to the CONDOMINIUM pursuant to Paragraph 23 of the DECLARATION.

4. Exhibit "F" to the DECLARATION is amended by ading the revised Notes to Estimated Operating Budget attached hereto as Exhibit "F".

5. Except as the DECLARATION is expressly or impliedly amended as provided herein, all of the terms and provisions of the DECLARATION shall remain in full force and effect, and are hereby ratified and confirmed. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of the DEVELOPER as provided in Paragraph 23 and 24 of the DECLARATION with respect to any phases or lands not heretofore or herein added to the CONDOMINIUM.

IN WITNESS WHEREOF, the DEVELOPER has caused this Amendment to Declaration of Condominium to be executed this 6th day of April, 1994.

Witnessed:

Isabel Melian

Susan J. Stein

SIMA INVESTMENTS LIMITED, a Florida Limited Partnership
By: SIMA INVESTMENTS, INC., a Florida corporation

By: Max Richards
Max Richards, Vice-President.

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 6th day of April, 1994, by Max Richards, Vice-President of Sima Investments, Inc., a Florida corporation, General Partner of Sima Investments Limited, a Florida Limited Partnership, who is personally known to be and who did take an oath.

Susan J. Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC180216
MY COMMISSION EXP. APR. 30,1995

2806A
This Instrument Prepared By:
Joel S. Piotrkowski, Esq.
627 - 71st Street
Miami Beach, Fl. 33141

BK21966PG0938

EXHIBIT "B"

PHASE 9
PARC COURT

That portion of Tract 214, according to the Plat of Jacaranda Parcel 214, as recorded in Plat Book 131 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Tract 214; thence run South 89°29'00" West (on a true bearing) 345 feet along the South boundary of said Tract 214, to a point of intersection with the arc of a curve running Northwesterly to the left, a radial at said point bearing South 60°55'02" West; thence along the Northerly boundary of Tract D-1B as shown on said plat on the arc of said curve to the left, having a radius of 50 feet and a central angle of 33°20'57" run Northwesterly 29.10 feet, to a point of tangency; thence run North 62°25'55" West 54.15 feet along said Northerly boundary, being the tangent extended, to the Point of Beginning; thence continue North 62°25'55" West 60.54 feet, along said Northerly boundary; thence run North 15°04'05" East 201.82 feet; thence run South 74°55'55" East 1.36 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 16°30' run Easterly 51.12 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 91° run Southeasterly 75.44 feet, to a point of tangency; thence run South 0°25'55" East 15.33 feet, along the tangent extended, to a point of curvature a curve to the left; thence along the arc of said curve to the left, having a radius of 62.50 feet and a central angle of 43°12'53" run Southeasterly 47.14 feet; thence run South 47°21'12" West 161.37 feet along a line radial to the last described curve, to the Point of Beginning.

Said lands situate in the City of Plantation, Broward County, Florida and containing 0.5256 acres, more or less.

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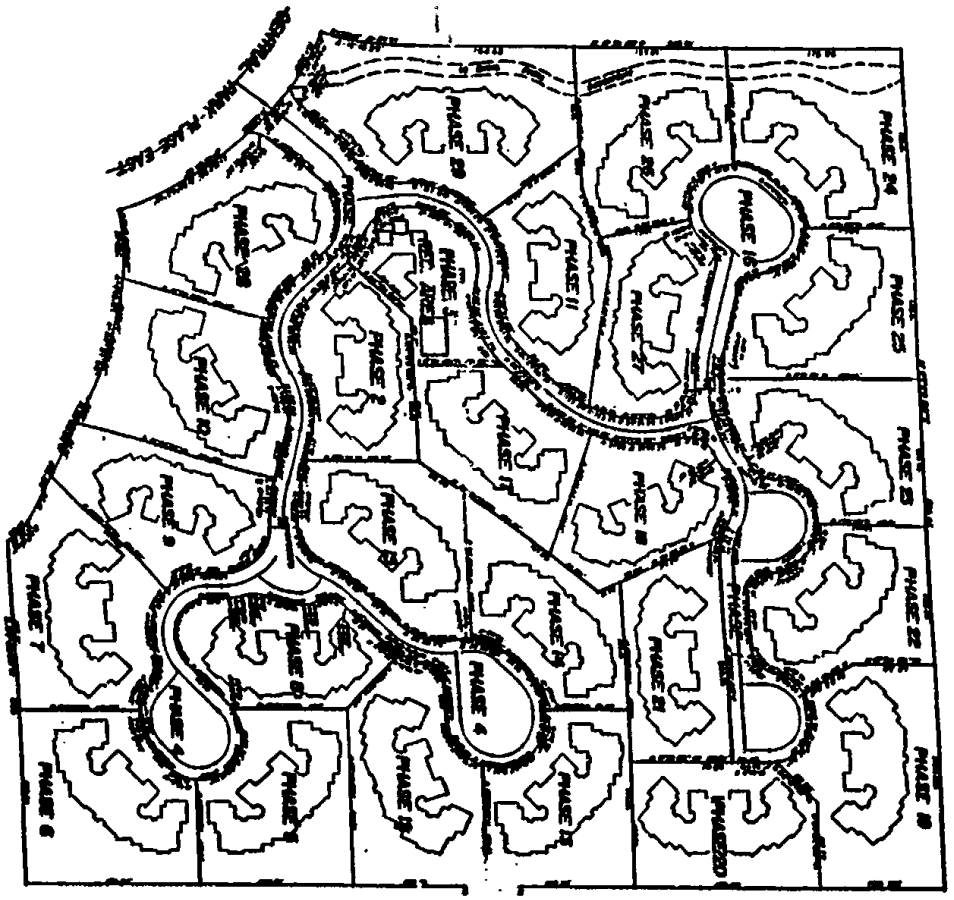
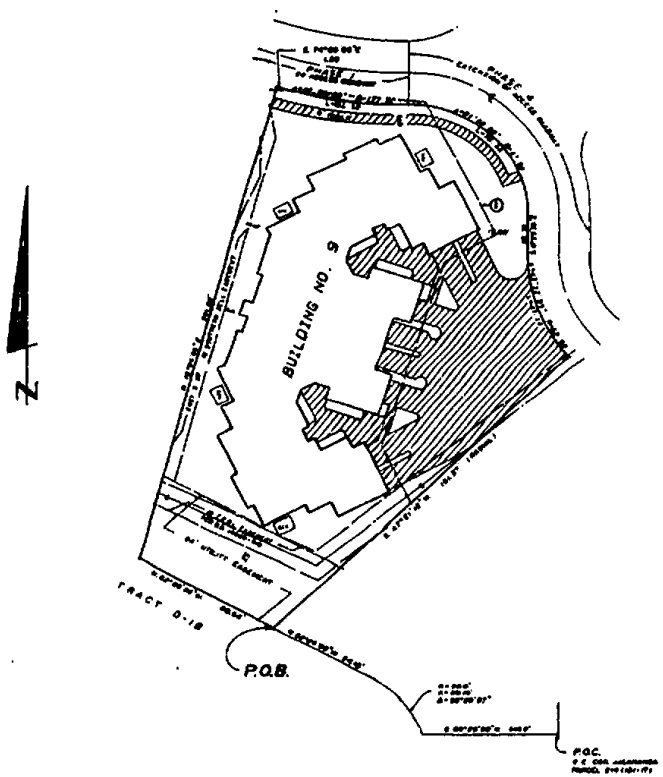
EXHIBIT "B" TO

DECLARATION OF CONDOMINIUM





MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

PHASE 9
PARC COURT

That portion of Tract D1C, according to the Plat of Jacaranda Parcel D1C, as recorded in Plat Book 126 at page 17 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southwest corner of said Tract D1C; thence run North 88°29'09" West (on a Grid Bearing) 265 feet along the South boundary of said Tract D1C, to a point of intersection with said and a curve concave northeasterly; to the west; a radial to said point bearing South 84°59'42" West; thence along said northwesterly boundary of Tract D-18 as shown on said plat on the arc of said curve to the left, having a radius of 50 feet and a central angle of 23°48'51" run Northwesterly 20.10 feet; to a point of tangency; thence run North 32°28'15" West 54.15 feet along said northerly boundary, along the tangent extended, to the point of beginning; thence continue North 57°31'51" West 58.44 feet, along said Northerly boundary; thence run North 15°45'05" East 181.21 feet; thence run South 47°53'55" East 1.96 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left, having a radius of 177.50 feet and a central angle of 14°38'00" run Easterly 51.16 feet, to a point of reverse curvature; thence along the arc of a curve to the right, having a radius of 47.50 feet and a central angle of 91° run Southeasterly 75.46 feet, to a point of tangency; thence run South 67°53'55" East 10.33 feet, along the tangent extended, to a point of curvature; a curve to the left; thence along the arc of said curve to the left, having a radius of 42.50 feet and a central angle of 40°48'05" run Southeasterly 47.78 feet; thence run South 27°05'10" West 161.89 feet along a line radial to the last described curve, to the Point of Beginning.

Said Lands situate in the City of Plantation, Broward County, Florida and containing 0.6350 acres, more or less.

LEGEND

▨	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS
℄	INDICATES CENTER LINE
F.P.&L.	INDICATES FLORIDA POWER AND LIGHT COMPANY
①	INDICATES SOUTHERLY LINE OF PERPETUAL, NONEXCLUSIVE UTILITY EASEMENT AND EASEMENT FOR INGRESS AND EGRESS PER O.R. 14416-971 AND O.R. 14626-973

CERTIFICATE

I, Charles C. Cunningham II, a surveyor authorized to practice in the State of Florida, hereby certify that the construction of the improvements is substantially complete so that the material (i.e. Exhibit "B") together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

Charles C. Cunningham II
REGISTERED LAND SURVEYOR NO. 3746
STATE OF FLORIDA

PHASE 9

EXHIBIT "B"

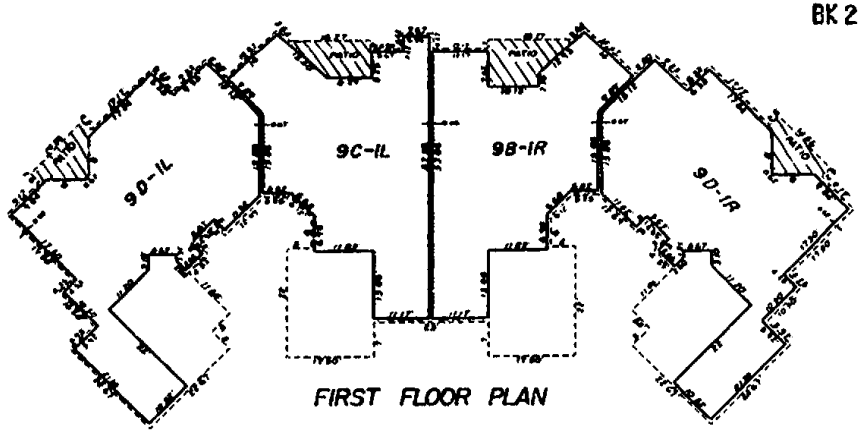
TO THE DECLARATION OF CONDOMINIUM OF

PARC COURT, A CONDOMINIUM

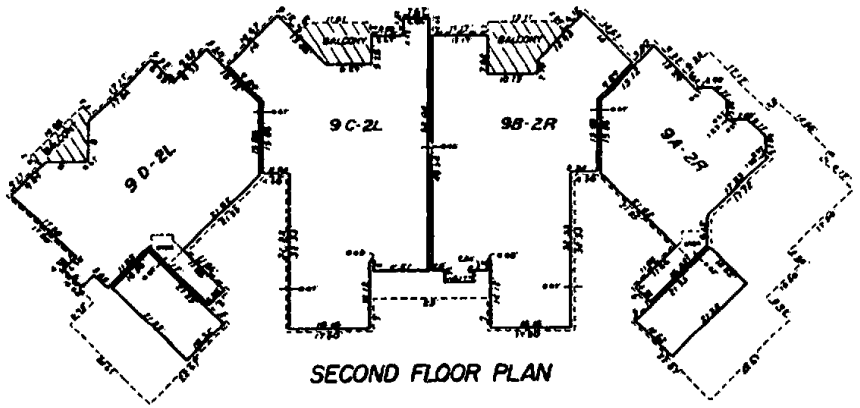
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WOODWARD & LEVELS, INC.
SURVEYORS & ENGINEERS
5500 N.E. 62nd STREET
FORT LAUDERDALE, FLORIDA
PHONE 772-2440

SCALE: 1"=50'
DATE: 12-3-80



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

LEGEND

- INDICATES LIMITED COMMON ELEMENTS
- CONDOMINIUM UNIT BOUNDARY LINE
- STRUCTURE BOUNDARY

PHASE 9

EXHIBIT B
TO THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WHEELER & LYNCH, INC.

EXHIBIT "C" TO DECLARATION OF CONDOMINIUM

OF

PARC COURT, A CONDOMINIUM

UNDIVIDED SHARE OF COMMON ELEMENTS OF
UNITS IN PHASES 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 ONLY

UNIT		RELATIVE VALUE
2D-1L	(D-1 Unit)	11
2C-1L	(C-1 Unit)	10
2B-1R	(B-1 Unit)	10
2D-1R	(D-2 Unit)	11
2D-2L	(D-2 Unit)	11
2C-2L	(C-3 Unit)	11
2B-2R	(B-3 Unit)	11
2A-2R	(A-1 Unit)	9
5D-1L	(D-1 Unit)	11
5C-1L	(C-1 Unit)	10
5B-1R	(B-1 Unit)	10
5D-1R	(D-2 Unit)	11
5D-2L	(D-2 Unit)	11
5C-2L	(C-3 Unit)	11
5B-2R	(B-3 Unit)	11
5A-2R	(A-1 Unit)	9
6C-1L	(C-1 Unit)	10
6B-1R	(B-1 Unit)	10
6D-1R	(D-2 Unit)	11
6D-2L	(D-2 Unit)	11
6C-2L	(C-3 Unit)	11
6B-2R	(B-3 Unit)	11
6A-2R	(A-1 Unit)	9
7D-1L	(D-1 Unit)	11
7C-1L	(C-1 Unit)	10
7B-1R	(B-1 Unit)	10
7D-1R	(D-2 Unit)	11
7D-2L	(D-2 Unit)	11
7C-2L	(C-3 Unit)	11
7B-2R	(B-3 Unit)	11
7A-2R	(A-1 Unit)	9
8D-1L	(D-1 Unit)	11
8C-1L	(C-1 Unit)	10
8B-1R	(B-1 Unit)	10
8D-1R	(D-2 Unit)	11
8D-2L	(D-2 Unit)	11
8C-2L	(C-3 Unit)	11
8B-2R	(B-3 Unit)	11
8A-2R	(A-1 Unit)	9
9D-1L	(D-1 Unit)	11
9C-1L	(C-1 Unit)	10
9B-1R	(B-1 Unit)	10
9D-1R	(D-2 Unit)	11
9D-2L	(D-2 Unit)	11
9C-2L	(C-3 Unit)	11
9B-2R	(B-3 Unit)	11
9A-2R	A-1 Unit)	9
10D-1L	(D-1 Unit)	11
10C-1L	(C-1 Unit)	10
10B-1R	(B-1 Unit)	10
10D-1R	(D-2 Unit)	11
10D-2L	(D-2 Unit)	11
10C-2L	(C-3 Unit)	11
10B-2R	(B-3 Unit)	11
10A-2R	(A-1 Unit)	9

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11D-1L	(D-1 Unit)	11
11C-1L	(C-1 Unit)	10
11B-1R	(B-1 Unit)	10
11D-1R	(D-2 Unit)	11
11D-2L	(D-2 Unit)	11
11C-2L	(C-3 Unit)	11
11B-2R	(B-3 Unit)	11
11A-2R	(A-1 Unit)	9
12D-1L	(D-1 Unit)	11
12C-1L	(C-1 Unit)	10
12B-1R	(B-1 Unit)	10
12D-1R	(D-2 Unit)	11
12D-2L	(D-2 Unit)	11
12C-2L	(C-3 Unit)	11
12B-2R	(B-3 Unit)	11
12A-2R	(A-1 Unit)	9
13D-1L	(D-1 Unit)	11
13C-1L	(C-1 Unit)	10
13B-1R	(B-1 Unit)	10
13D-1R	(D-2 Unit)	11
13D-2L	(D-2 Unit)	11
13C-2L	(C-3 Unit)	11
13B-2R	(B-3 Unit)	11
13A-2R	(A-1 Unit)	9
14D-1L	(D-1 Unit)	11
14C-1L	(C-1 Unit)	10
14B-1R	(B-1 Unit)	10
14D-1R	(D-2 Unit)	11
14D-2L	(D-2 Unit)	11
14C-2L	(C-3 Unit)	11
14B-2R	(B-3 Unit)	11
14A-2R	(A-1 Unit)	9
15D-1L	(D-1 Unit)	11
15C-1L	(C-1 Unit)	10
15B-1R	(B-1 Unit)	10
15D-1R	(D-2 Unit)	11
15D-2L	(D-2 Unit)	11
15C-2L	(D-3 Unit)	11
15B-2R	(B-3 Unit)	11
15A-2R	(A-1 Unit)	9
17D-1L	(D-1 Unit)	11
17C-1L	(C-1 Unit)	10
17B-1R	(B-1 Unit)	10
17D-1R	(D-2 Unit)	11
17D-2L	(D-2 Unit)	11
17C-2L	(C-3 Unit)	11
17B-2R	(B-3 Unit)	11
17A-2R	(A-1 Unit)	9
18D-1L	(D-1 Unit)	11
18C-1L	(C-1 Unit)	10
18B-1R	(B-1 Unit)	10
18D-1R	(D-1 Unit)	11
18D-2L	(D-2 Unit)	11
18C-2L	(C-3 Unit)	11
18B-2R	(B-3 Unit)	11
18A-2R	(A-1 Unit)	9
19D-1L	(D-1 Unit)	11
19C-1L	(C-1 Unit)	10
19B-1R	(B-1 Unit)	10
19D-1R	(D-1 Unit)	11
19D-2L	(D-2 Unit)	11
19C-2L	(C-3 Unit)	11
19B-2R	(B-3 Unit)	11
19A-2R	(A-1 Unit)	9
20D-1L	(D-1 Unit)	11
20C-1L	(C-1 Unit)	10
20D-1R	(D-1 Unit)	11

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20D-2L	(D-2 Unit)	11
20B-1R	(B-1 Unit)	10
20C-2L	(C-2 Unit)	10
20B-2R	(B-2 Unit)	10
20A-2R	(A-1 Unit)	9
21D-2L	(D-2 Unit)	11
21C-2L	(C-3 Unit)	11
21B-2R	(B-3 Unit)	11
21A-2R	(A-1 Unit)	9
21D-1L	(D-1 Unit)	11
21C-1L	(C-1 Unit)	10
21B-1R	(B-1 Unit)	10
21D-1R	(D-1 Unit)	11
22D-1L	(D-1 Unit)	11
22C-1L	(C-1 Unit)	10
22B-1R	(B-1 Unit)	10
22D-1R	(D-2 Unit)	11
22D-2L	(D-2 Unit)	11
22C-2L	(C-2 Unit)	10
22B-2R	(B-2 Unit)	10
22A-2R	(A-1 Unit)	9
23D-1L	(D-1 Unit)	11
23C-1L	(C-1 Unit)	10
23B-1R	(B-1 Unit)	10
23D-1R	(D-2 Unit)	11
23D-2L	(D-2 Unit)	11
23C-2L	(C-3 Unit)	11
23B-2R	(B-3 Unit)	11
23A-2R	(A-1 Unit)	9
24D-1L	(D-1 Unit)	11
24C-1L	(C-1 Unit)	10
24B-1R	(B-1 Unit)	10
24D-1R	(D-2 Unit)	11
24D-2L	(D-2 Unit)	11
24C-2L	(C-3 Unit)	11
24B-2R	(B-3 Unit)	11
24A-2R	(A-1 Unit)	9
25D-1L	(D-1 Unit)	11
25C-1L	(C-1 Unit)	10
25B-1R	(B-1 Unit)	10
25D-1R	(D-2 Unit)	11
25D-2L	(D-2 Unit)	11
25C-2L	(C-3 Unit)	11
25B-2R	(B-3 Unit)	11
25A-2R	(A-1 Unit)	9
26D-1L	(D-1 Unit)	11
26C-1L	(C-1 Unit)	10
26B-1R	(B-1 Unit)	10
26D-1R	(D-2 Unit)	11
26D-2L	(D-2 Unit)	11
26C-2L	(C-3 Unit)	11
26B-2R	(B-3 Unit)	11
26A-2R	(A-1 Unit)	9
27D-1L	(D-1 Unit)	11
27C-1L	(C-1 Unit)	10
27B-1R	(B-1 Unit)	10
27D-1R	(D-2 Unit)	11
27D-2L	(D-2 Unit)	11
27C-2L	(C-3 Unit)	11
27B-2R	(B-3 Unit)	11
27A-2R	(A-1 Unit)	9
28D-1L	(D-1 Unit)	11
28C-1L	(C-1 Unit)	10
28B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
28D-2L	(D-2 Unit)	11
28C-2L	(C-3 Unit)	11

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28B-2R	(B-3 Unit)	11
28A-2R	(A-1 Unit)	9
29D-1L	(D-1 Unit)	11
29C-1L	(C-1 Unit)	10
29B-1R	(B-1 Unit)	10
29D-1R	(D-2 Unit)	11
29D-2L	(D-2 Unit)	11
29C-2L	(C-3 Unit)	11
29B-2R	(B-3 Unit)	11
29A-2R	(A-1 Unit)	9

THE UNDIVIDED SHARE OF EACH UNIT IN THE COMMON ELEMENTS IS EQUAL TO THE RELATIVE VALUE FOR THE UNIT SET FORTH ABOVE, DIVIDED BY 2096 (THE TOTAL OF THE RELATIVE VALUE FOR ALL UNITS).

2806A

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

PARC COURT CONDOMINIUM ASSOCIATION, INC. 1993 BUDGET

EXHIBIT "F" TO
DECLARATION OF CONDOMINIUM

			ANNUAL 1993	MONTHLY 1993	FOR 19 BLDGS	ANNUAL PER BLDG	MONTHLY PER BLDG
EXPENSES:							
JANITORIAL SERVICES			9,840	820		518	43
BLDG MAINT & SUPPLIES			17,000	1,417		895	75
LAWN MAINTENANCE			31,200	2,600		1,642	137
PEST CONTROL & FERTILIZER			8,000	667		421	35
POOL CONTRACT			8,210	687		432	36
POOL MAINT & SUPPLIES			2,020	168		106	9
SPRINKLER CONTRACT			2,000	167		105	9
SPRINKLER SUPPLIES			2,880	240		152	13
ELECTRICITY			4,200	350		221	18
WATER & SEWER			15,960	1,330		840	70
PROPERTY & LIAB INS			650	54		34	3
ADMINISTRATIVE EXPENSES:			21,600	1,800		1,137	95
MANAGEMENT							
OFFICE EXPENSES			13,956	1,163		734	61
LEGAL & PROFESSIONAL			3,500	292		184	15
MASTER ASSOCIATION			2,000	167		105	9
LICENSES & FEES			16,046	1,004		807	74
CONTINGENCY			872	73		46	4
TOTAL EXPENSES			2,000	167		105	9
			162,764	13,564		8,567	714
RESERVES:							
PAINTING RESERVE	(5 YRS)	100,000.00	20,000	1,667			
PAVING RESERVE	(10 YRS)	15,000.00	1,500	125		1,053	88
ROOF RESERVE	(25 YRS)	175,000.00	7,000	583		79	7
POOL RESERVE	(10 YRS)	15,000.00	1,500	125		368	31
						79	7
TOTAL RESERVES		305,000.00	30,000	2,500		1,579	132
GRAND TOTAL EXPENSES			192,764	16,064		10,145	845
BORRING CAPITAL BALANCE: 1/1/93							

PER UNIT EXPENSES:

		ANNUAL	MONTHLY	1993
A-1	(1 PER BLDG)	20,653	1,721	90.58
B-1; C-1	(2 PER BLDG)	22,940	1,912	100.65
B-2; B-3; C-2; C-3; D-1; D-2	(5 PER BLDG)	25,243	2,104	110.71

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21966PG0914

97-512759 T#001
09-29-97 11:00AM

Record & Return To: Will Call

This instrument was prepared by:
LEE H. BURG, Esquire,
BECKER & POLIAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Parc Court, a Condominium, as recorded in Official Records Book 15452 at Page 742 of the Public Records of Broward County, Florida, were duly adopted in the manner provided in Article 21, Section 21.1.2 of the Declaration of Condominium, at a meeting held May 27, 1997.

IN WITNESS WHEREOF, we have affixed our hands this 9th day of September, 1997, at Plantation, Broward County, Florida.

WITNESSES

Sign Nikki Booth

Print Nikki Booth

Sign Lorraine Amaro

Print Lorraine Amaro

PARC COURT CONDOMINIUM ASSOCIATION, INC.

By: Paul Burkhart
Paul Burkhart, President
9243 NW 9 Place
Plantation, FL 33324

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of September, 1997, by Paul Burkhart, as President of Parc Court Condominium Association, Inc., a Florida not-for-profit corporation.

Personally Known ✓ OR
Produced Identification ___

Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

sign Bonnie J Rapp

print Bonnie J Rapp

My Commission expires:

BONNIE J RAPP
My Commission CC418798
Expires Oct 24, 1998
Bonded by NFNU
800-224-4388

BK27058PG0755

100563_1

BJ
DAT

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF PARC COURT, A CONDOMINIUM

NOTE: **NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE ~~LINED THROUGH~~.**

1. Amendment to Article 18 entitled *USE RESTRICTIONS*, of the Declaration of Condominium to add new Sections 18.1.4, 18.1.5, 18.1.6 and 18.1.7 to read as follows:

18. Use Restrictions. The use of the CONDOMINIUM PROPERTY of the CONDOMINIUM shall be in accordance with the following provisions:

18.1.4 No unit owner may rent his/her unit for one full year after acquiring title to said unit.

18.1.5 No unit owner may rent his/her unit without screening and approval by the Board of Directors. Any unit leased without said screening and approval shall be terminated immediately.

18.1.6 The Association shall be permitted to collect rents from the tenant of any unit that is delinquent for more than 60 days in the payment of any assessment. All such rents shall be applied to interest, costs, attorneys' fees and delinquencies and any balance shall thereafter be delivered to the unit owner.

18.1.7 No unit owner shall be entitled to rent his/her unit while there exists any delinquency in the payment of assessments.

BK27058PG0756

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

INSTR # 99674129
OR BK 29998 PG 0684
RECORDED 11/05/1999 09:39 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1058

This document prepared by:
Kaye & Roger, P.A.
6261 N.W. 6th Way, #103
Fort Lauderdale, FL 33309

KAYE & ROGER P.A.
WILL CALL #109

CERTIFICATE OF AMENDMENT
OF
PARC COURT CONDOMINIUM ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached amendments to the Declaration of Condominium of Parc Court, a condominium, as described in Official Records Book 15452 at Page 742 of the Public Records of Broward County, Florida were duly adopted pursuant to the documents.

IN WITNESS WHEREOF, we have affixed our hands this 2nd day of November, 1999, at Plantation, Broward County, Florida.

By: Paul Burkhart (PRES)
Print: PAUL BURKHART
Attest: Barbara Levy-Jacobs (SECRY)
Print: Barbara Levy-Jacobs

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of November, 1999, by Paul Burkhart as President and Barbara Levy-Jacobs as Secretary Parc Court Condominium Association, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:
sign Trudy R. Zengler
print Trudy R. Zengler
State of Florida at Large

My Commission Expires:
9/21/01

NOTARY PUBLIC STATE OF FLORIDA
TRUDY R. ZENGLER
COMMISSION # CC 682091
EXPIRES SEP 21, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

2

AMENDMENT TO
THE DECLARATION OF CONDOMINIUM OF
PARC COURT, A CONDOMINIUM

(additions indicated by underlining, deletions by "----" and unaffected language by ". . .")

21. Amendment of DECLARATION and Limitations on Amendments to ARTICLES and BYLAWS.

. . .

21.1.2.2 Resolution of Adoption. A resolution adopting a proposed amendment may be proposed by either the BOARD or by not less than one-third (1/3) of the UNIT OWNERS. Approval of an amendment must be by not less than ~~sixty-seven (67%) percent~~ a majority of the votes of all UNIT OWNERS. UNIT OWNERS not present in person or by proxy at a meeting considering an amendment may express their approval in writing, provided such approval is delivered to the Secretary within thirty (30) days after the meeting.

. . .